

NORTH LITTLE ROCK
201 WEST BROADWAY STREET SUITE A

Office Space For Lease In Heart Of Argenta Arts & Innovation District Riverview Centre Suite A



OFFERING SUMMARY

Lease Rate:	\$6,500.00 per month (MG)
Building Size:	17,000 SF
Available SF:	5,000 SF
Lot Size:	1.1 Acres
Number of Units:	1
Year Built:	1985
Renovated:	2020
Zoning:	C-6
Market:	Central Arkansas
Submarket:	North Little Rock

PROPERTY OVERVIEW

Located in a Federal designated Opportunity Zone, Newly renovated space with a full kitchen and shower. Current plan has 10 private offices with 2 work stations and a file room.

PROPERTY HIGHLIGHTS

- Great location within 5-10 minute walk of restaurants, breweries, services, and entertainment
- Good access with plenty of parking and adjacent to Rock Region streetcar stop
- Building amenities include shower, security system, full kitchen
- 10 Private Offices with 2 work stations and a file room
- Newly renovated space and fully furnished (additional monthly charge for furnishings)
- Located in Opportunity Zone
- One block from Dickey Stephens Park and Three blocks from Simmons Bank Arena

GREG NABHOLZ

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	36 months
Total Space:	5,000 SF	Lease Rate:	\$6,500.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	5,000 SF	Modified Gross	\$6,500 per month	-

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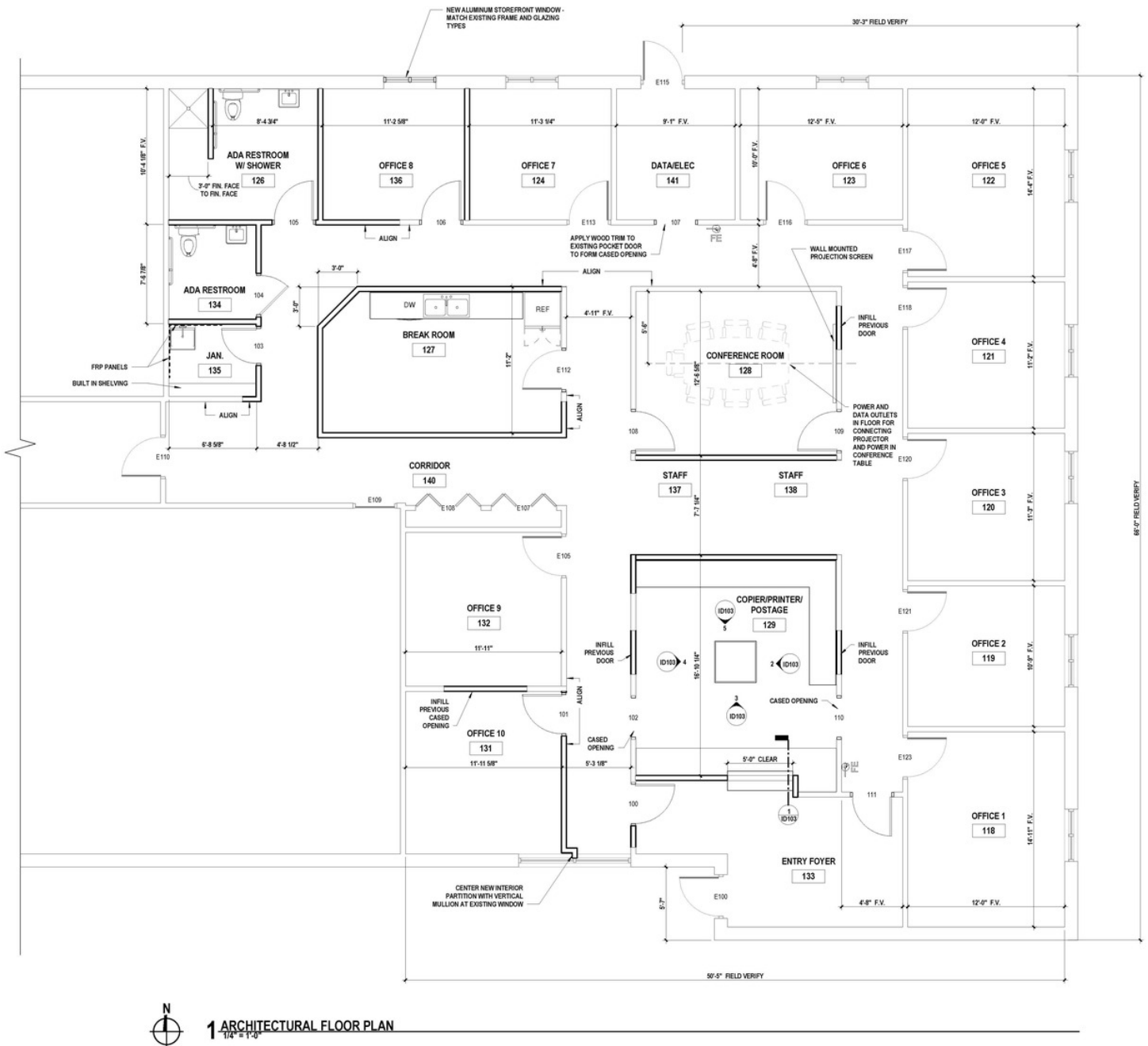
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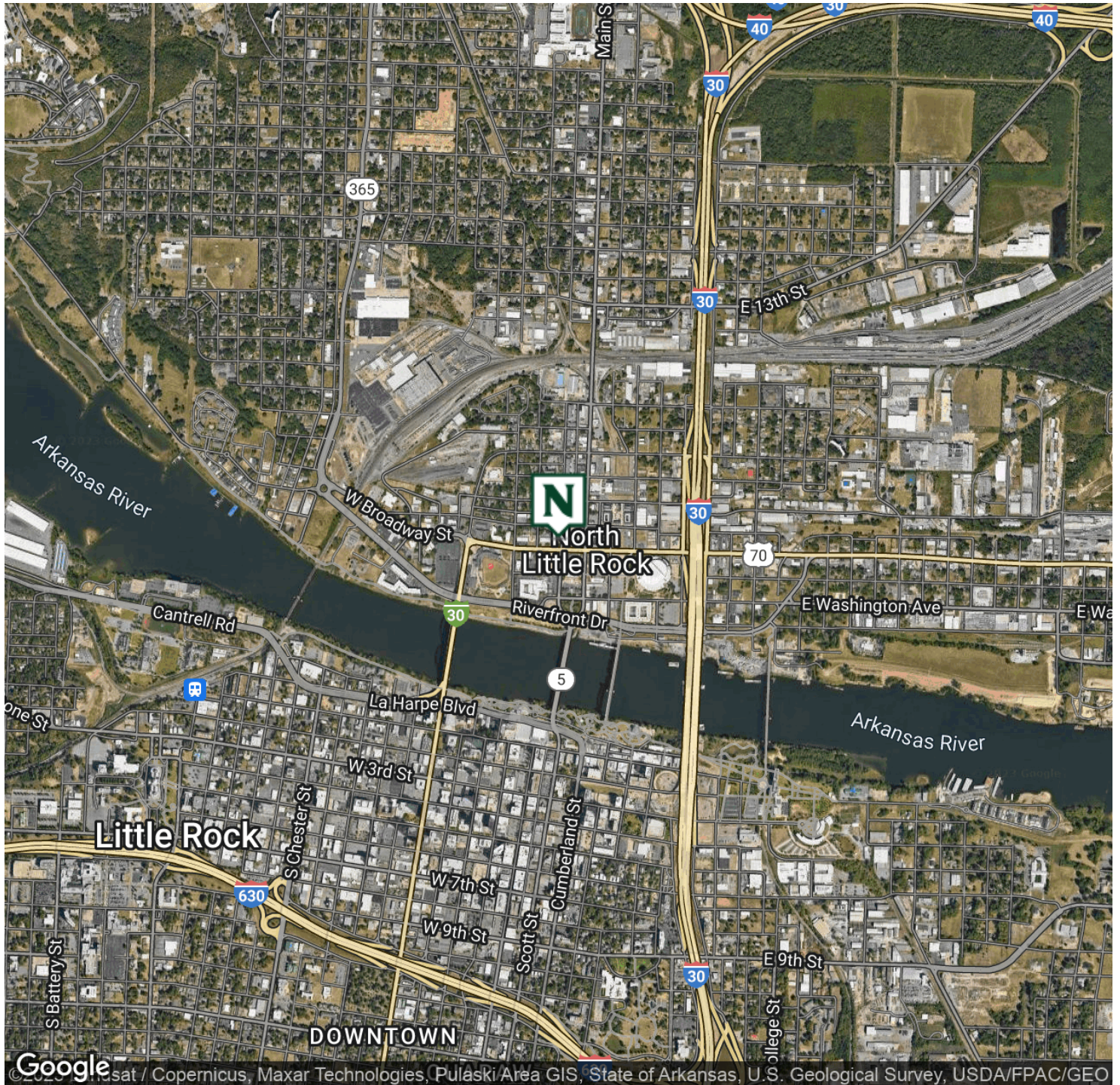


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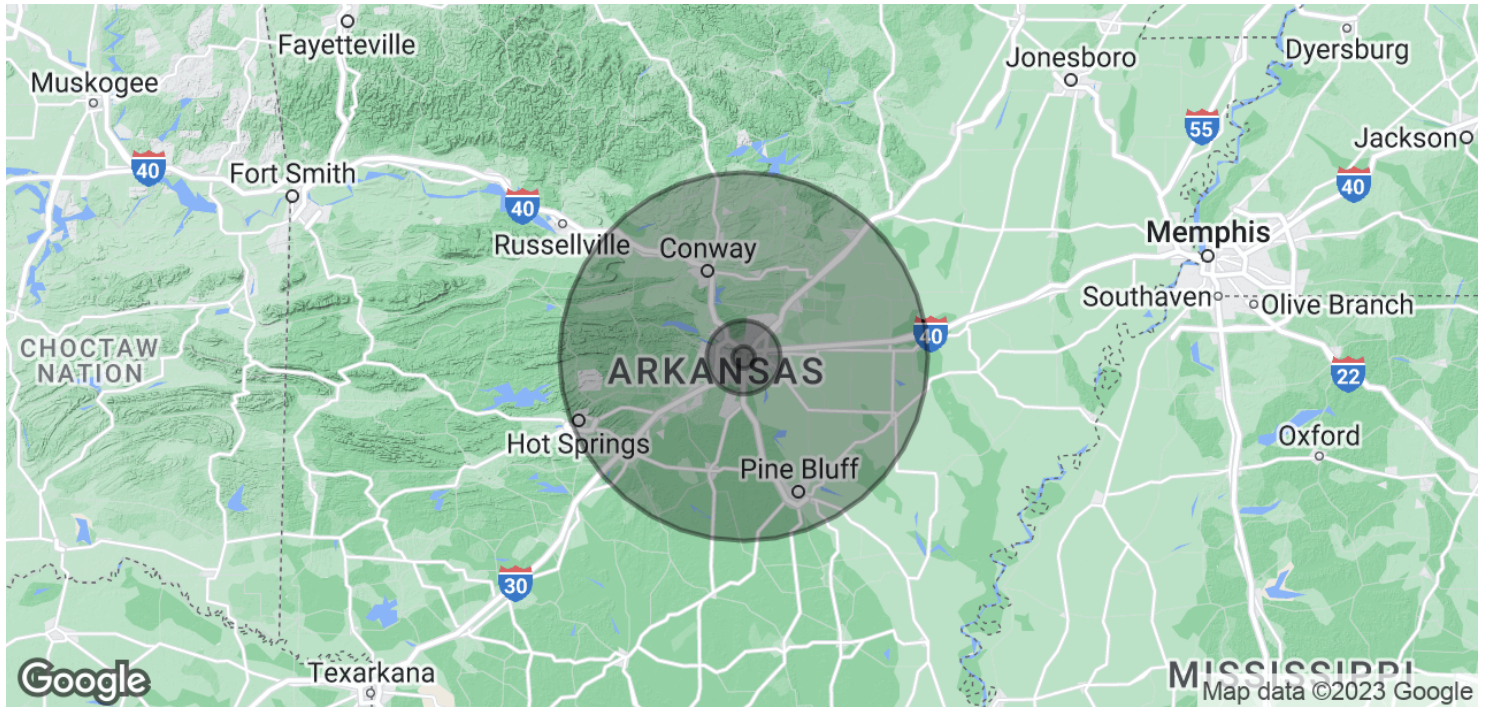
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POPULATION	3 MILES	10 MILES	50 MILES
Total Population	51,115	301,091	1,031,351
Average Age	37.0	36.0	36.4
Average Age (Male)	34.2	34.2	35.1
Average Age (Female)	39.2	37.7	37.7

HOUSEHOLDS & INCOME	3 MILES	10 MILES	50 MILES
Total Households	23,578	127,634	405,366
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$44,221	\$58,422	\$60,215
Average House Value	\$166,119	\$159,884	\$154,600

* Demographic data derived from 2020 ACS - US Census

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