

## The Olive

808 Olive St, North Little Rock, AR 72114



**Cope Gracy**

Riverwalk Real Estate

, Rogers, AR 72757

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# The Olive

Upon Request

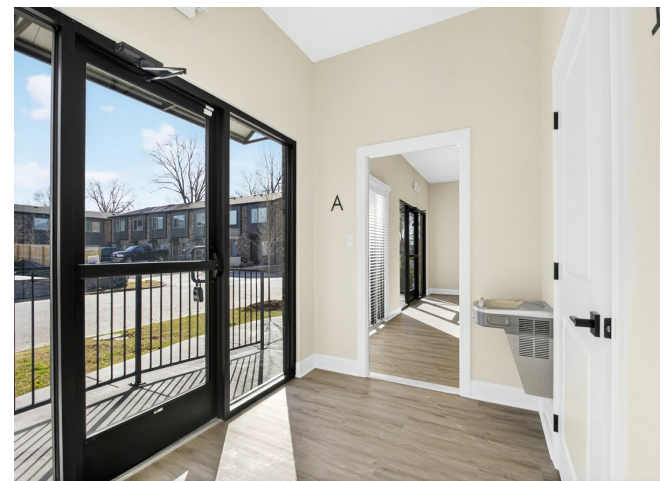
Retail and office suites available in New Construction building, located in the heart of the vibrant Argenta Arts District. 808 N Olive is a charming three-suite commercial building offering a blend of historic character and modern functionality.

The property features a versatile retail or office space on...

- Modern New Construction Design with Open Floor Plans, energy efficient systems, contemporary finishes and lots of natural light
- Growing Redevelopment Area and Convenient access to I-30
- Prime Downtown North Little Rock Location with Easy access to the Argenta Entertainment District, Simmons Bank Arena and the Arkansas River Trail
- Quick access to some of the best dining, entertainment, and outdoor recreation in Central Arkansas

For more information visit:

<https://www.loopnet.com/Listing/808-Olive-St-North-Little-Rock-AR/39639189/>



Rental Rate:	Upon Request
Property Type:	Office
Building Class:	A
Rentable Building Area:	2,321 SF
Year Built:	2026
Walk Score ®:	57 (Somewhat Walkable)
Transit Score ®:	47 (Some Transit)
Rental Rate Mo:	Upon Request

## 1st Floor Ste A

Space Available	1,190 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Retail and office suites available in New Construction building, located in the heart of the vibrant Argenta Arts District. 808 N Olive is a charming three-suite commercial building offering a blend of historic character and modern functionality. The property features a versatile retail or office space on the first floor, ideal for a boutique, studio, or professional office, with large street-facing windows that provide excellent visibility and natural light. Upstairs, you'll find two private office suites with shared access, perfect for small businesses, creative professionals, or startups seeking a central Argenta address. 1st Floor - Suite A, 1,190 sqft with lease rates starting at \$2,100 per month including water, trash and electric 2nd Floor - Suite B, 508 sqft with lease rates starting at \$1,100 per month including water, trash and electric 2nd Floor - Suite C, 341 sqft with lease rates starting at \$900 per month including water, trash and electric With its prime location just steps from Main Street, dining, entertainment, and the downtown trolley line, this property offers exceptional convenience and walkability. Whether you're an investor seeking income potential or a business owner looking for a standout location in North Little Rock's most dynamic neighborhood, 808 N Olive delivers opportunity and appeal in equal measure.

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## 2nd Floor Ste B

Space Available	508 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1st Floor - Suite A, 1,190 sqft with lease rates starting at \$2,100 per month including water, trash and electric 2nd Floor - Suite B, 508 sqft with lease rates starting at \$1,100 per month including water, trash and electric 2nd Floor - Suite C, 341 sqft with lease rates starting at \$900 per month including water, trash and electric

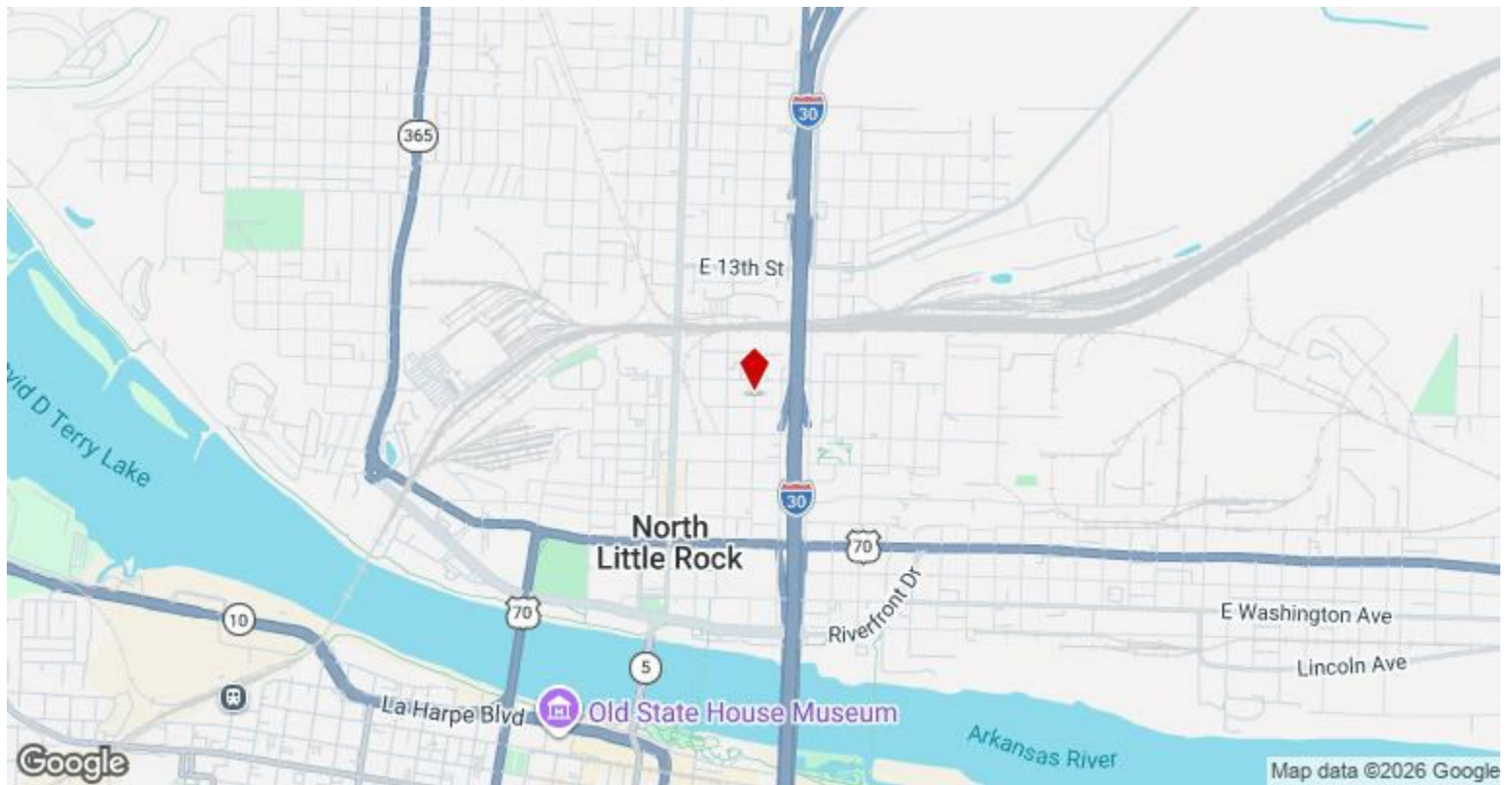
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## 2nd Floor Ste C

Space Available	341 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1st Floor - Suite A, 1,190 sqft with lease rates starting at \$2,100 per month including water, trash and electric 2nd Floor - Suite B, 508 sqft with lease rates starting at \$1,100 per month including water, trash and electric 2nd Floor - Suite C, 341 sqft with lease rates starting at \$900 per month including water, trash and electric

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## 808 Olive St, North Little Rock, AR 72114

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2nd Floor - Suite B, 508 sqft with lease rates starting at \$1,100 per month including water, trash and electric

2nd Floor - Suite C, 341 sqft with lease rates starting at \$900 per month including water, trash and electric

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# Property Photos



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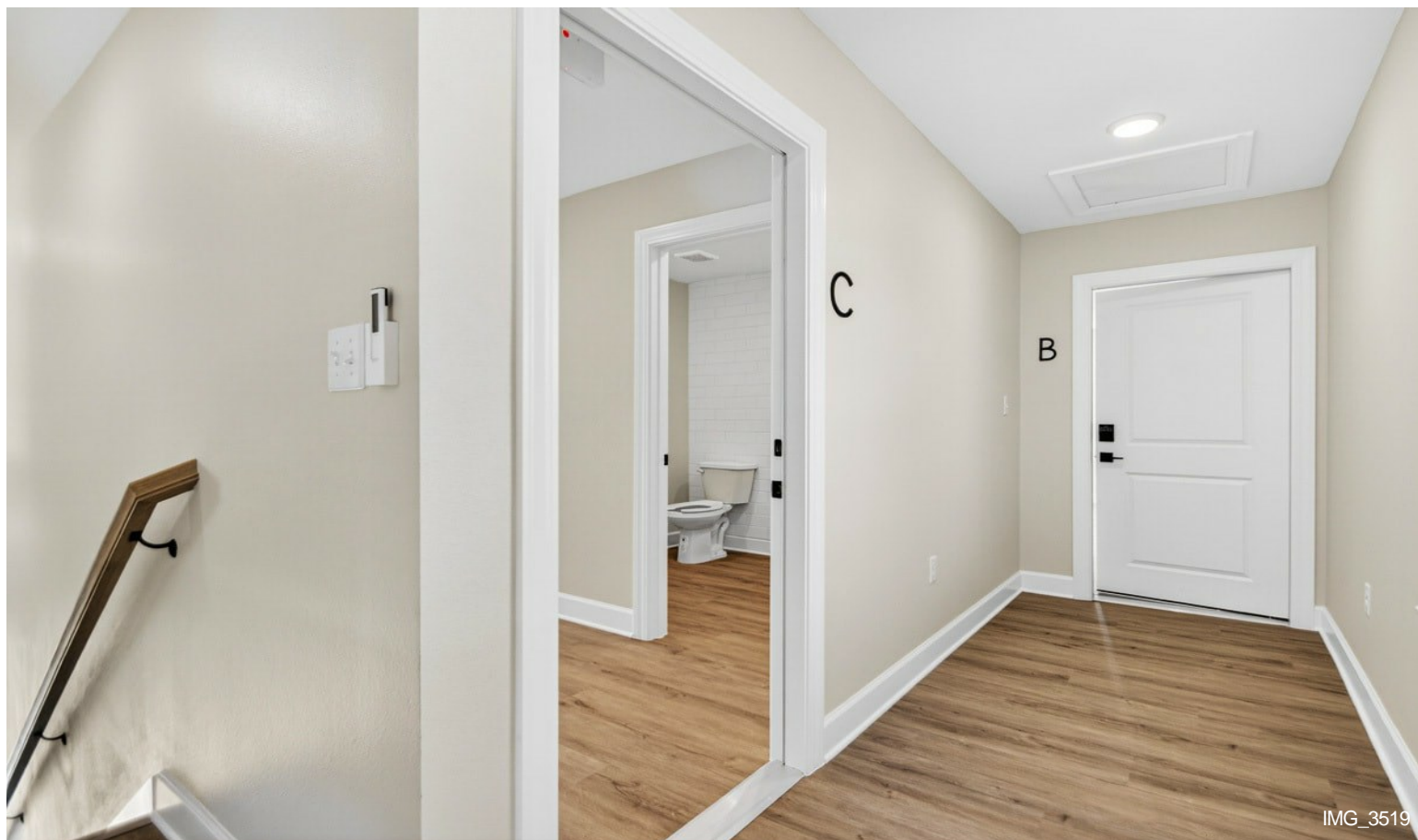


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# Property Photos



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# Property Photos



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# Property Photos



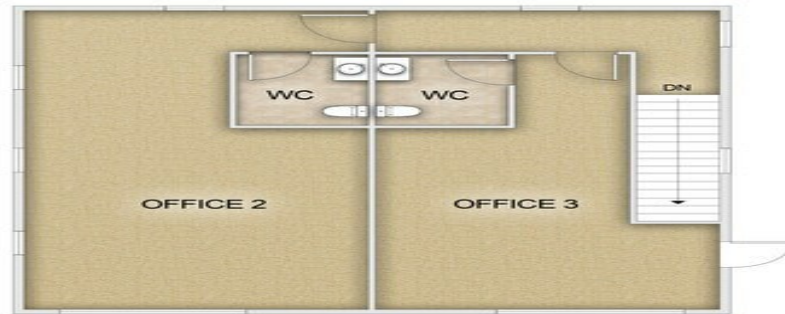
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SECOND FLOOR



FIRST FLOOR

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