

DOWNTOWN OFFICE BUILDING FOR SALE

Two Union National Plaza | 105 W. Capitol Avenue | Little Rock, AR 72201



BRANDON SHEARD

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AVAILABLE

±73,888 SF Office Building (Gross)

PRICE

\$4,000,000

HIGHLIGHTS

- Prime location at the corner of S. Louisiana and W. Capitol, just one block from Main Street in Downtown Little Rock
- Recent improvements include roof replacement in 2022
- Adjacent to the revitalized Boyle Building, soon to house the Arkansas Attorney General's office
- Excellent visibility with ±330' of frontage along W. Capitol Ave and S. Louisiana St
- Steps away from the River Market District, Main Street Creative Corridor, Financial Quarter, and Commercial Business District
- Abundant affordable parking opportunities throughout downtown, including free street parking, and 11 dedicated parking spaces
- Excellent walkability with essential amenities, including banks, law firms, restaurants, and cultural venues nearby
- A strategic investment opportunity in Little Rock's vibrant urban core, perfect for establishing or expanding your business
- Easy access to major thoroughfares, just blocks from I-630 and I-30



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Two Union Plaza: A Prime Opportunity in Downtown Little Rock

Located at the corner of S. Louisiana and W. Capitol, Two Union Plaza offers an exceptional opportunity to establish a presence in Downtown Little Rock. This $\pm 73,889$ SF office building features excellent visibility, boasting $\pm 330'$ of frontage along W. Capitol Ave and S. Louisiana St. Its unique architectural design and prominent location at a major intersection set this property apart from any other building in the downtown area. Just one block from Main Street, Two Union is steps away from key destinations such as the River Market District, Main Street Creative Corridor, Financial Quarter, and Commercial Business District.

The recent \$35 million revitalization of the adjacent Boyle Building, which will soon house the Arkansas Attorney General's office, further enhances this location's appeal, promising to attract new businesses and invigorate the area. With a competitive sale price of \$4,000,000 and a zoning classification of UU (Urban Use), Two Union Plaza is an attractive option for businesses seeking a strategic location. The property offers customizable office space ideal for both startups and established companies. Ample parking options throughout downtown, including free street parking along S. Louisiana, ensure convenient access for employees and visitors. Its advantageous location near essential amenities—including banks, law firms, and a diverse array of restaurants and cultural venues—positions this property as an ideal space for companies looking to thrive in Little Rock's vibrant urban core. Tenants will benefit from easy access to major thoroughfares, just blocks from I-630 and I-30, making Two Union Plaza a prime choice for businesses looking to connect with the heart of the city.



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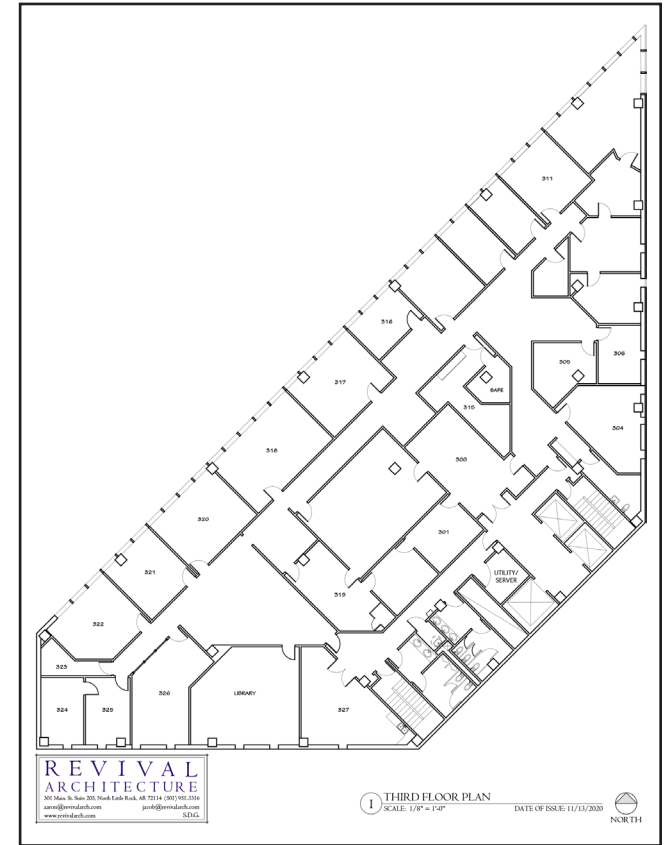
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FLOOR	SF
Ground	±14,448 SF
2nd	±11,345 SF
3rd	±12,155 SF
4th	±12,155 SF
5th	±12,155 SF
6th	±11,631 SF
TOTAL	±73,888 SF

Ground Floor



3rd Floor



***Additional floor plans available upon request**

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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

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