

For Sale/Lease

525 W Capitol Avenue,
Little Rock, AR

Features

- **Reduced price: \$4,092,100**
- Lease rate: \$14.50/SF, Modified Gross
- Building size: 40,921 SF
- New boiler and chiller
- Amenities include: large auditorium, elevator, on-site basement storage



Accelerating success.

1 Allied Drive, Suite 1500
Little Rock, AR 72202
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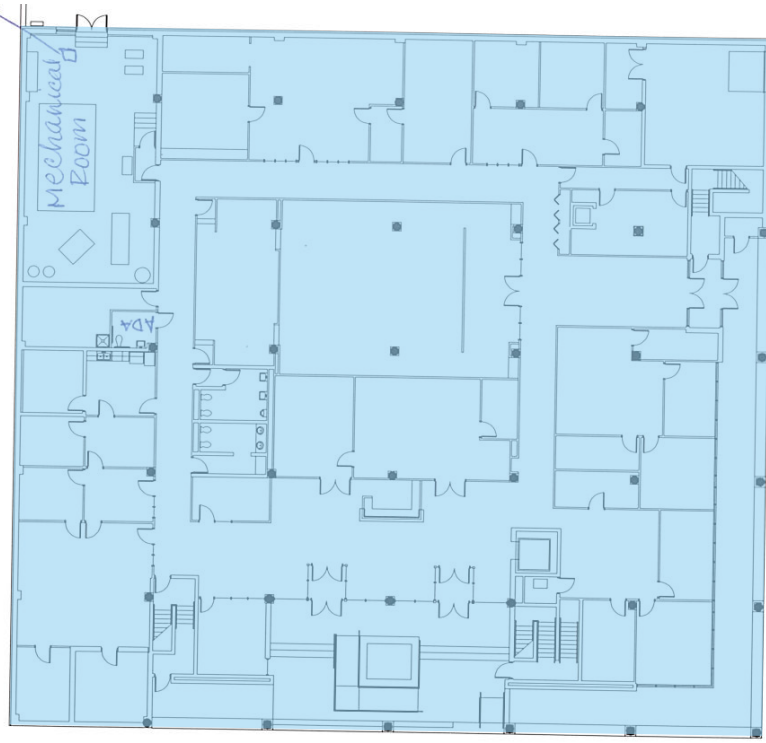
525 WEST CAPITOL AVE RENOVATIONS

**Spec architectural rendering*

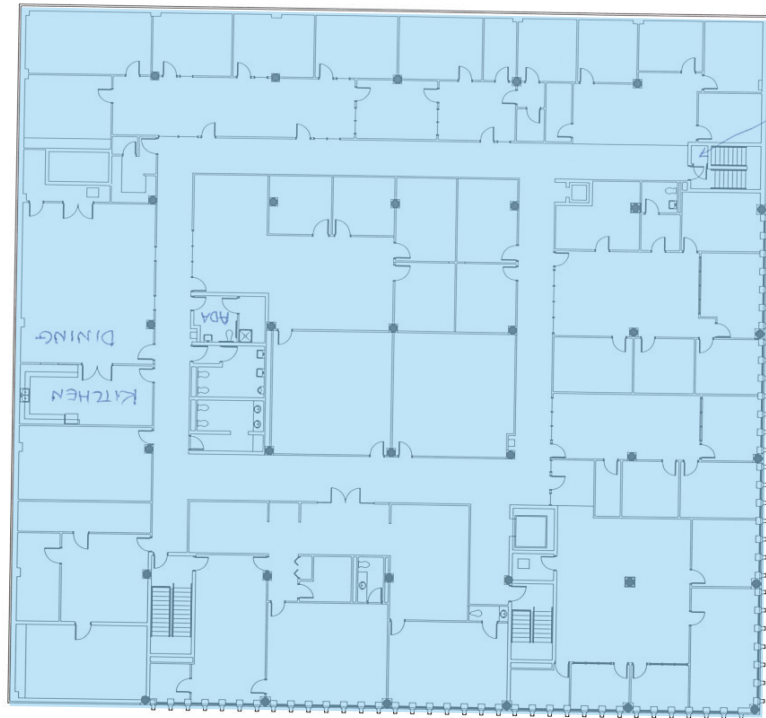
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1st Floor Plan
18,269 SF



2nd Floor Plan
21,128 SF



Basement
(not shown)
1,524 SF

Located in the heart of Downtown Little Rock

525 W Capitol Ave Features



114
Parking Spaces
On Site



Two-Story
Building with
Basement



Fibre-Optic
Enabled

The Area

525 W Capitol Avenue offers a unique full-building availability, conveniently located in Little Rock's central business district. With on-site parking and functional existing floor plans, this property is well positioned to suit the needs of many office tenants and users.



Public Transit
On Bus Route

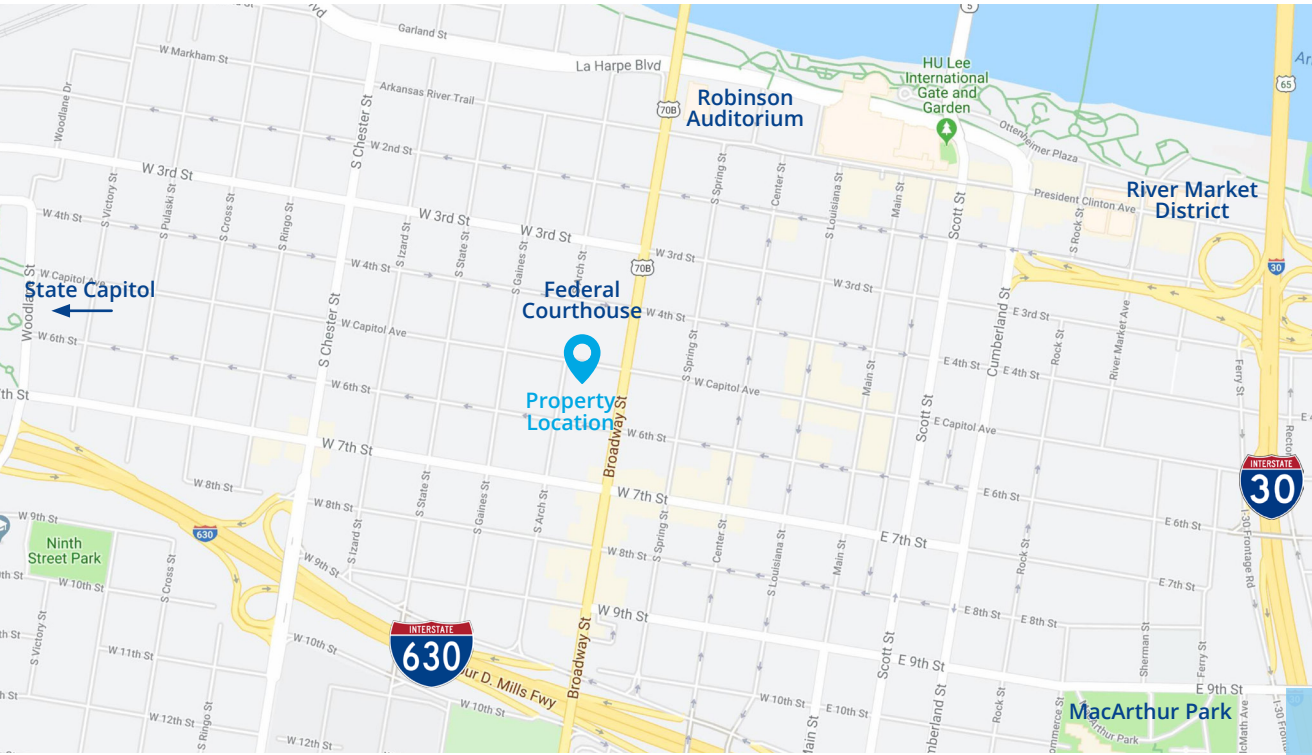


I-30 & I-630
Easy Access

Distance

Nearest parking	Contiguous surface lot
Airport	10 min. drive
I-30 access	5 min. drive
I-630 access	2 min. drive

Neighborhood Map



Contact Us

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Reduced Price
\$4,092,100

Current Interior Photos



Spec Architectural Renderings

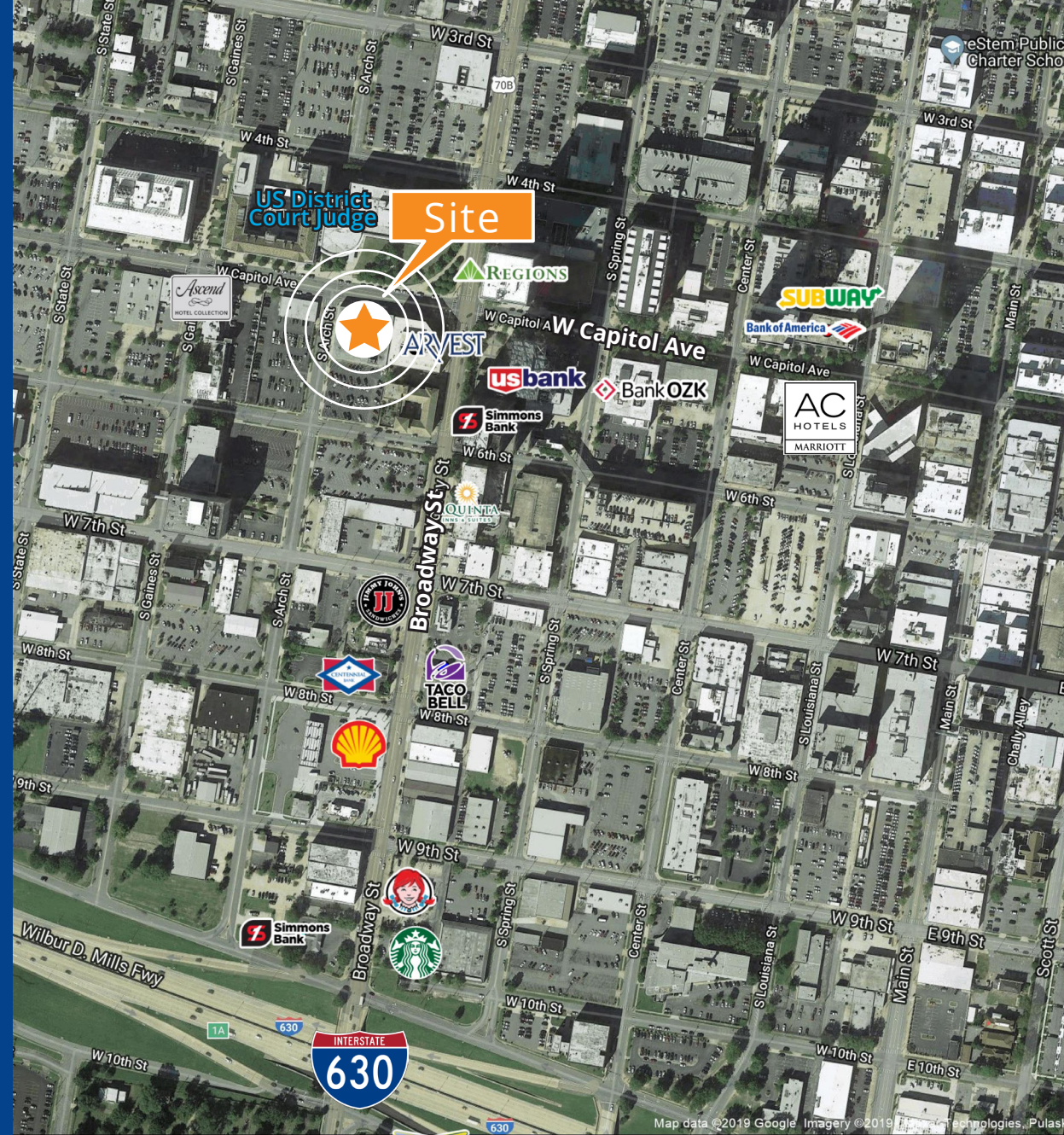




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