

# SIMMONS TOWER EXECUTIVE SUITES IN DOWNTOWN LITTLE ROCK

425 West Capitol Avenue | Little Rock, AR 72201



**KALEY TUCKER, RPA**  
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## AMENITIES

Arkansas's tallest building stands 40 stories high at the corner of Broadway and Capitol Avenue — the cornerstone of Little Rock's "Central Business District." Within walking distance are the Statehouse Convention Center, live performance venues, dozens of dining options, city, county and state offices, as well as several parks and walking trails.

- Month-to-Month lease terms
- Locally owned and owner-occupied
- On-site management and maintenance
- Floor-to-ceiling windows
- 8 conference rooms seating up to 40
- Wi-Fi included
- Common area, mail room, and break room
- Shared copy center
- 15th-floor common area terrace
- Plumbing available in some suites
- Level 2 Fitness Center with showers and locker rooms
- Indoor bicycle storage
- Attached parking garage with skybridge
- On-site 24-hour security
- On-site banking, full-service salon, massage therapist, and restaurants



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PARTNERS**

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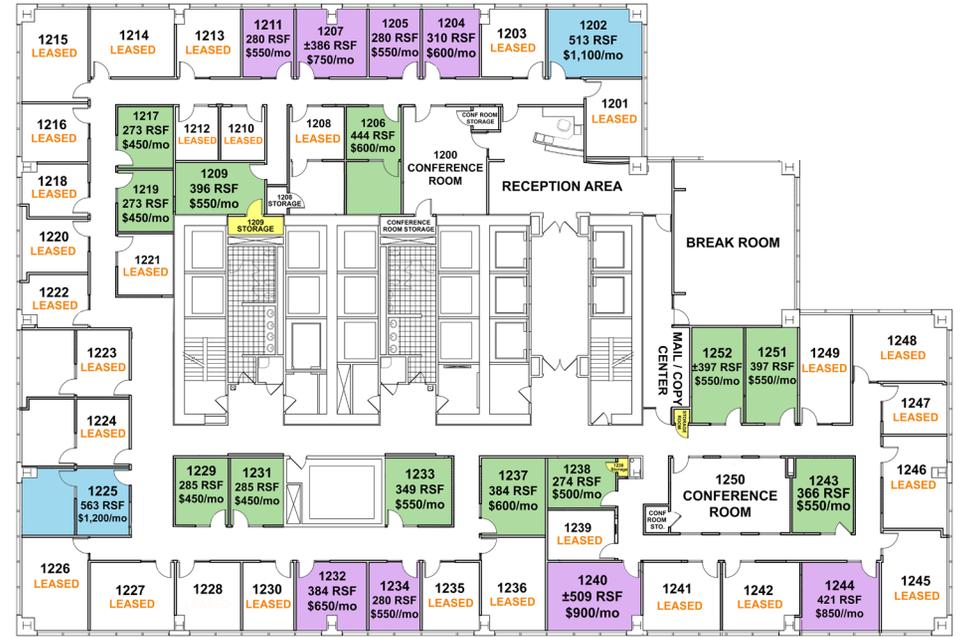
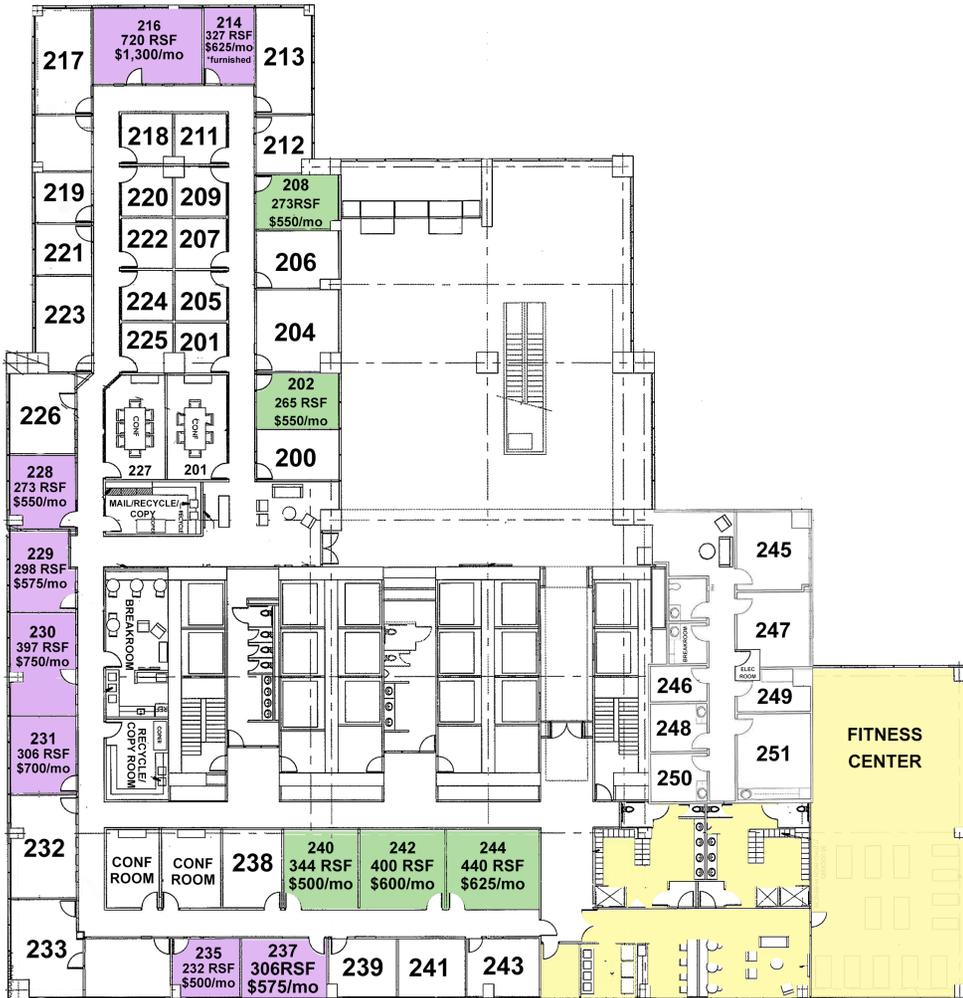
# SIMMONS TOWER

PREMIUM SUITES

EXTERIOR SUITES

INTERIOR SUITES

FITNESS CENTER



## 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

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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