

For Sale:
\$1,365,000

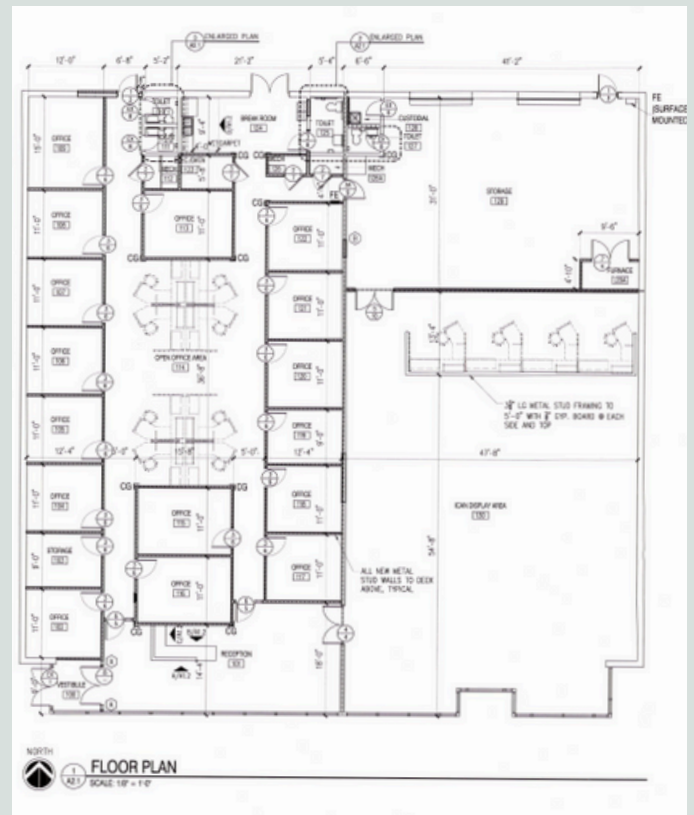
Lease Rate:
\$12.00 / SF
NNN

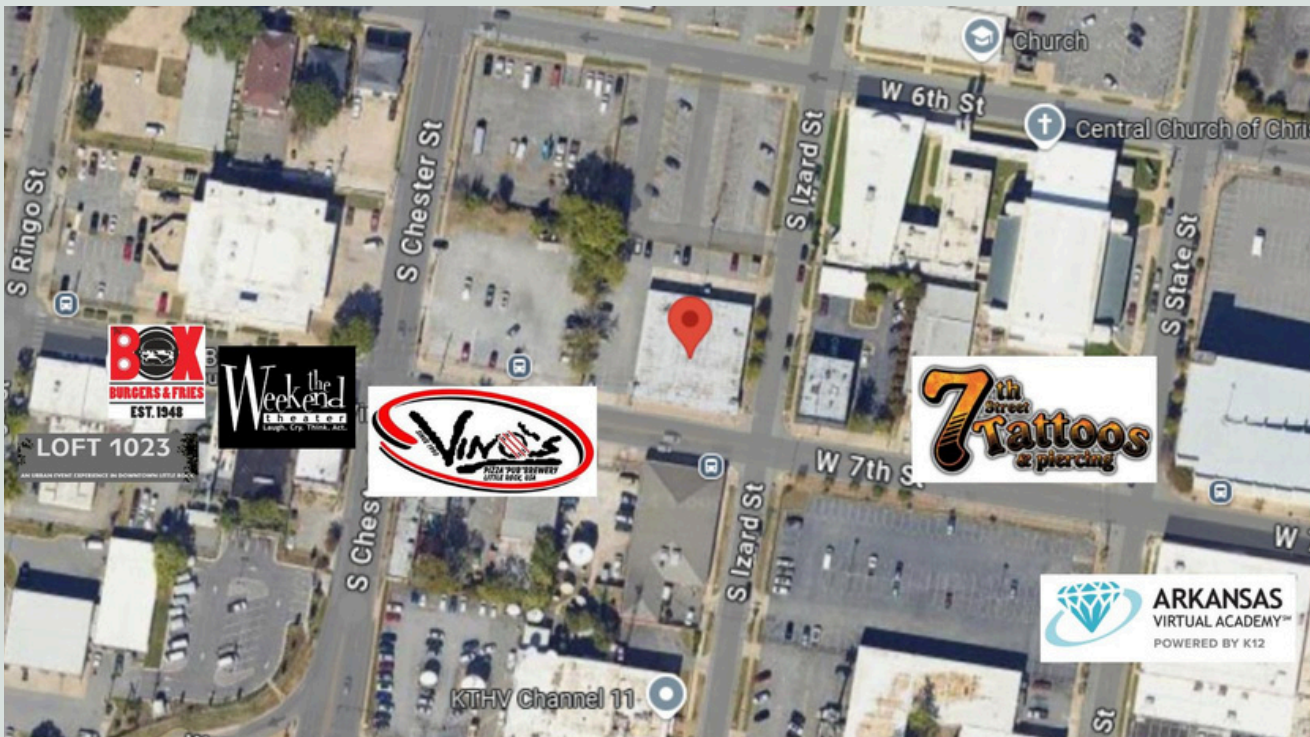
DOWNTOWN LITTLE ROCK OFFICE / RETAIL SPACE AVAILABLE

900 W Seventh Street
Little Rock, AR 72201

About the Property:

- **5,000 - 10,000 SF** available
- **Highly visible**, located in downtown Little Rock on the corner of 7th & Izard Street
- **Tenant improvement allowance** negotiable
- Property has approx. **26 parking spaces**, with additional street parking available
- Traffic count: 12,000± VPD on 7th Street
- Located near the Arkansas State Capitol, River Market, and situated among a variety of dining and entertainment
- Close access to I-630 & I-30 corridors via Chester Street





All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material is prohibited without consent of Haybar Real Estate.

AGENCY/OWNERSHIP DISCLOSURE

Haybar Real Estate is the agent for the owner of the property described herein and has an ownership interest.

For more information, contact:

ASHLEY FONDREN
ashley@hosto.com

LAUREN ATKINS
latkins@hosto.com