



Colliers

For sale or lease

1300 W 6th Street, Little Rock, AR

For Sale or Lease: Single-Tenant Office Building Near Capitol

Features:

- Building size: approximately 6,600 SF
- Lot size: 0.41 acres
- **Reduced lease rate: \$13.00/SF, MG**
- **Reduced sale price: \$800,000**
- Street parking and private parking lot
- Walking distance from Arkansas State Capitol building
- Landlord pays taxes, insurance, and structural maintenance
- Tenant pays janitorial, utilities, and interior maintenance

Lease rate:

\$13.00
SF MG

Sale price:

\$800K

Contact us:

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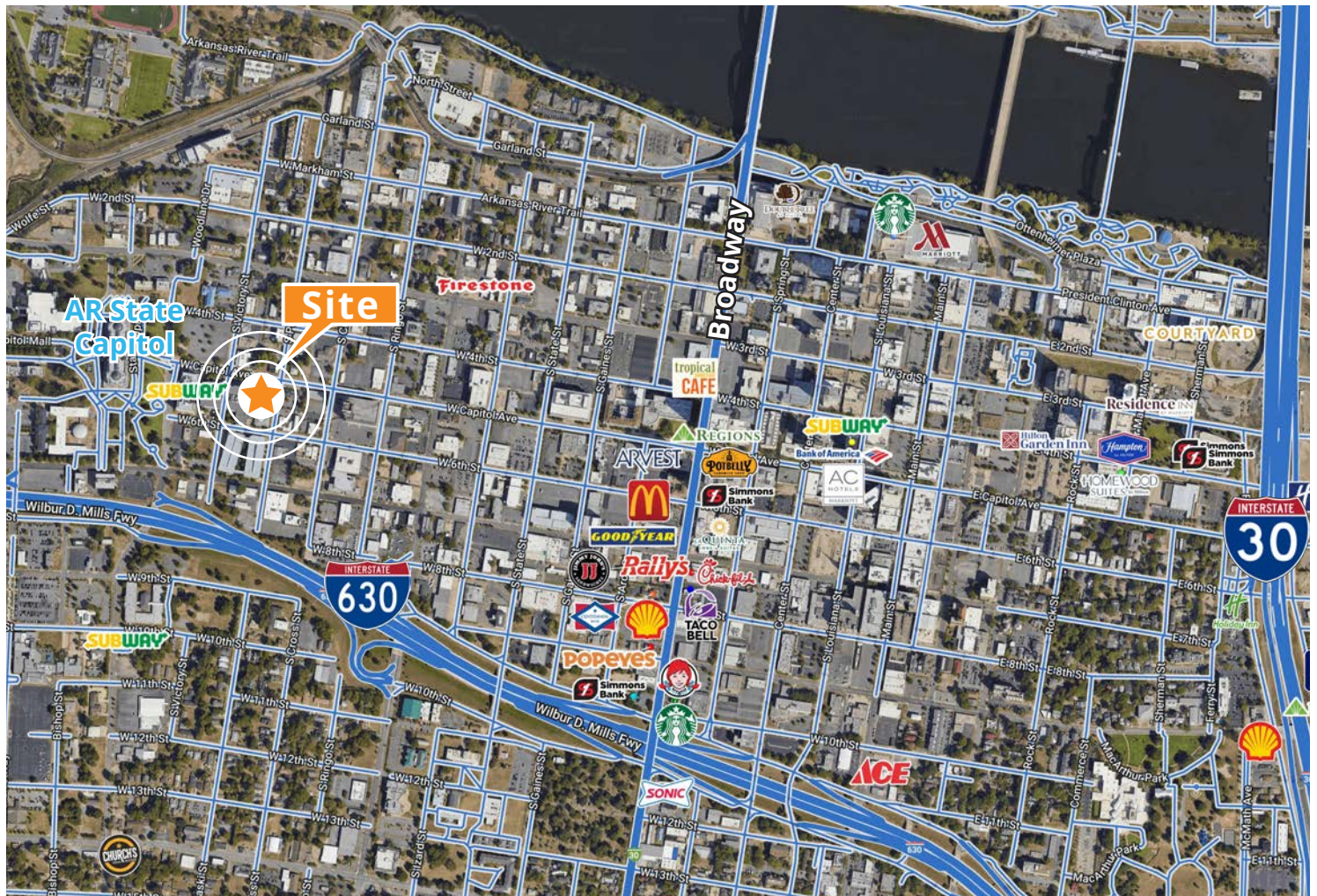
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Accelerating success.

Neighborhood Map



Area Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	5,498	54,196	124,982
Est. Households	2,615	25,248	57,076
Est. Average Household Income	\$89,827	\$74,347	\$81,606

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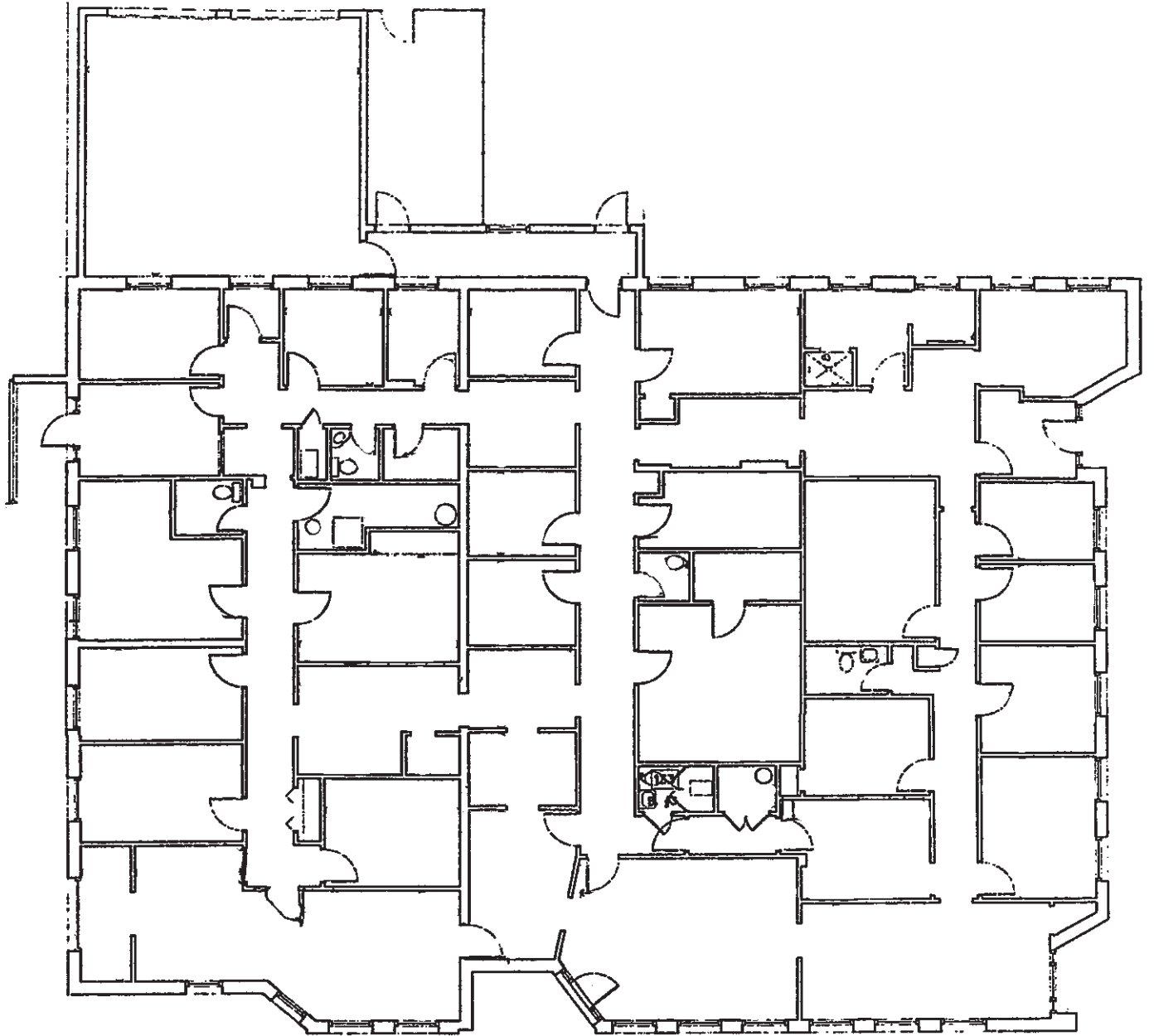
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Floor Plan



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