PREMIER OFFICE SPACE FOR LEASE

Simmons Tower | 425 W Capitol Ave | Little Rock, AR 72201

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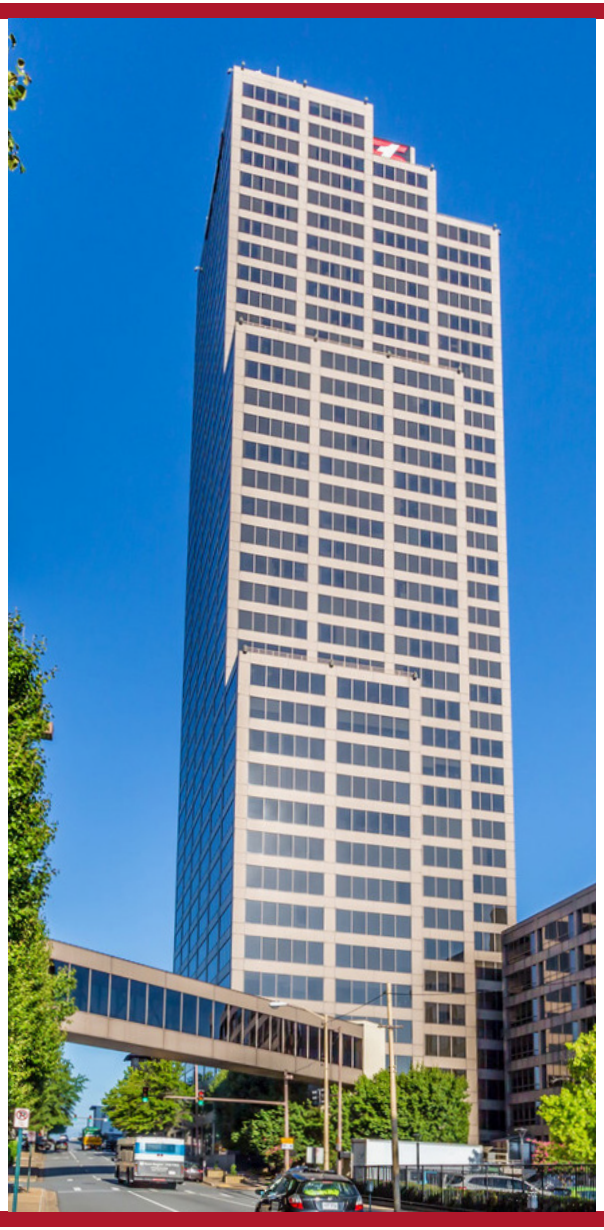
COMMENTS

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.

AMENITIES

- High-rise views of the river, metro area, and region
- Locally owned and owner-occupied
- On-site management and maintenance
- Shared conference facilities available
- Floor-to-ceiling windows
- High-performance fiber optic technology
- Professional office community
- Level 2 Fitness Center with showers and locker rooms
- Indoor bicycle storage
- On-site banking and restaurants
- Attached parking garage with sky-bridge
- Luxurious office suites that are move-in ready

SCAN QR CODE TO VIEW FLOOR PLANS



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AVAILABILITY

FLOOR	SUITE	SQUARE FEET	COMMENTS
1	Lobby Space 14	±938 RSF	Retail ground-floor space with walk-in cooler available; new flooring and paint; space capable of tying into building's grease trap; move-in ready
	Lobby Space 19	±1,071 RSF	Retail ground-floor space suited for a restaurant; connected to the building's grease trap; move-in ready
3	325	±2,236 RSF	Landlord to paint and carpet the space to tenant's specifications
	350	±3,779 RSF	
4	400	±5,040 RSF	10 private offices, private balcony access, multiple conference rooms, a large work room/file storage, and kitchenette/break room
	435	±2,006 RSF	3 private offices, reception area, private kitchen with appliances, cubicle space; fully furnished and newly renovated; move-in ready
7	700	±1,652 RSF	Build-to-suit; Northern views; four exterior offices, IT room, reception area
	710	±3,143 RSF	Build-to-suit; 2 private offices, reception, copy room
9	900 - Full Floor	±19,128 RSF	Move-in ready, separate server room, "Plug & Play" furniture available
11	1100 - Full Floor	±19,128 RSF	Move-in ready, separate server room, "Plug & Play" furniture available
16	1600	±3,258 RSF	This suite can be combined with Suite 1680 for up to ±7,247 RSF
	1680	±3,989 RSF	River views, build-to-suit; This suite can be combined with Suite 1600 for up to ±7,247 RSF
31	3100	±2,733 RSF	Southwest panoramic views. This space has an open floor plan and includes 2 private offices
32	3250	±815 RSF	Open floor plan with East Village and River views; move-in ready; Can be combined with Suite 3275 to create a ±3,008 RSF space
	3275	±2,193 RSF	6 private offices, conference room, reception area, kitchenette, and beautiful south east views; Can be combined with Suite 3250 to create a ±3,008 RSF space
34	3400 - Full Floor	±14,433 RSF	29 exterior offices – equally sized, several administrative internal offices, large conference room overlooking the River, a spacious break room and beautiful reception area
37	3750	±8,824 RSF	High-rise views of State Capitol Building and Arkansas River with private balcony

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Suite 400

7th Floor Conference Room

Suite 1680

Suite 400

Suite 1680

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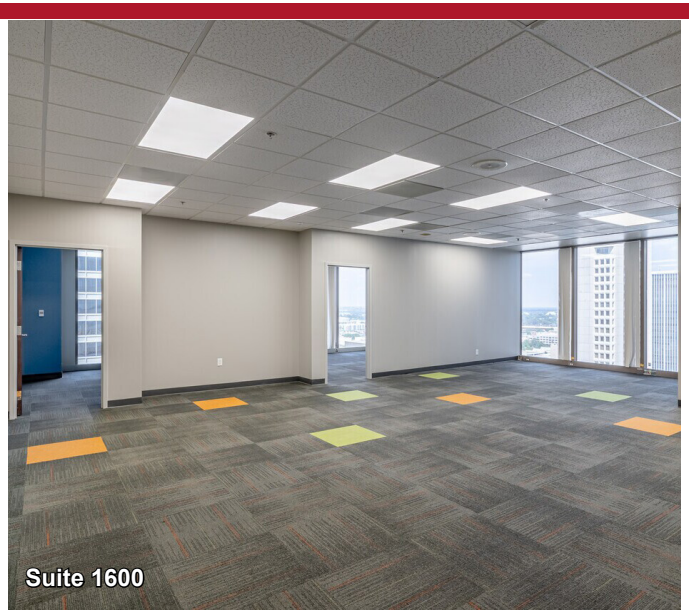
Suite 1600


Suite 1600

Suite 3100

Suite 3250

Suite 3400

Suite 3400

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ABOUT LITTLE ROCK

The City of Little Rock, "Where America Comes Together," is located at the crossroad of Interstate 30 and Interstate 40, the most heavily traveled interstate in the nation. This is the second fastest-growing region of the United States, with 40 percent of the nation's population and buying power within a 550-mile radius of Little Rock, and more than one million people living within 50 minutes of downtown. Little Rock is the capital and largest city in the State of Arkansas, and it is the county seat of Pulaski County.

Little Rock sits on the south bank of the Arkansas River, and derives its name from a rock formation along the river, named "La Petite Roche" by French explorer Jean-Baptiste Bènard de La Harpe in the 1720s. Little Rock serves as a cultural and economic center within Arkansas. The city is home to several cultural institutions including the Arkansas Art Center, the Arkansas Repertory Theatre, and the Arkansas Symphony Orchestra, as well as many large corporations, including Dillard's, Windstream Communications, Acxiom, Stephens Inc., Heifer International, and the Clinton Foundation.

Little Rock is home to two universities that are part of the University of Arkansas System: University of Arkansas at Little Rock and University of Arkansas for Medical Sciences. Philander Smith College and Arkansas Baptist College are also located in Little Rock.

Little Rock is served by two primary Interstate Highways (I-40 and I-30) and four auxiliary Interstates (I-430, I-440, I-630, and I-530). Seven airlines operate flights from Clinton International Airport in Little Rock, and Amtrak provides twice daily rail service from the city.

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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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AGENT

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Kelley Commercial Partners is the agent for the owner of the property described herein. 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, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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Springdale, AR 72762
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CHAIN_LINKS
RETAIL ADVISORS