



**355 Ledgelawn Dr., Conway, AR**

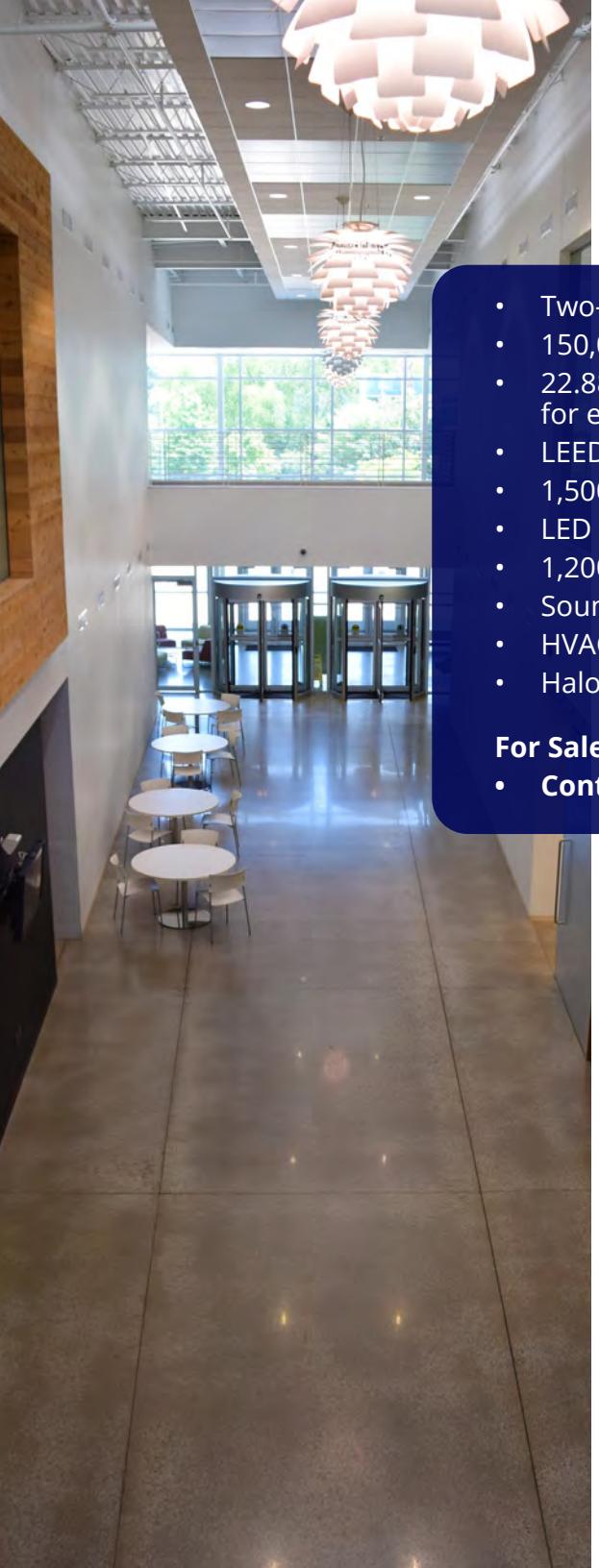
For Sale or Lease: Up to 150K SF Office Space

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# Office Space Available on Quiet Campus for Sale or Lease

- Two-story class A office building
- 150,000 total SF (may be subdivided)
- 22.88 acres – with additional land available for expansion
- LEED certified - constructed in 2009
- 1,500 kw 3-phase generator on site
- LED lighting throughout with proximity sensing
- 1,200 parking spaces surround the building
- Sound masking for entire building
- HVAC-zoned for possible demising for lease space
- Halo A/V conference room

## For Sale or For Lease

- Contact agent for pricing details

### Open/collaborative floor plan:

- Subdividing available for smaller lease options as small as 10,000 SF
- Multiple conference rooms of varying sizes
- 13 breakout meeting rooms

### Common area includes:

- Fitness facility
- Cafeteria/restaurant and dining space
- Game area
- Outdoor volleyball court and patio
- Below market assumable financing available
- Details available upon request



# Property Photos



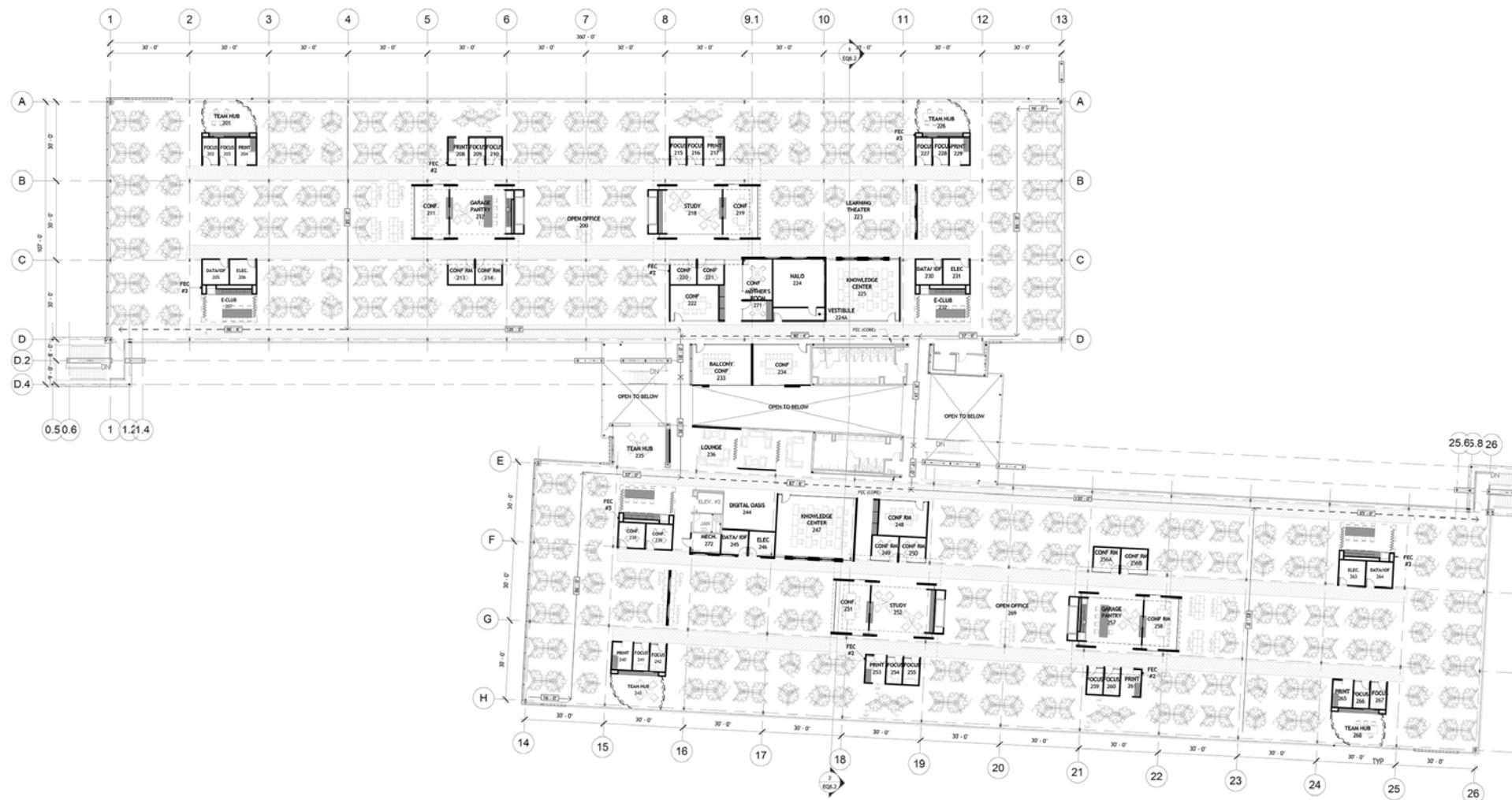
# Property Photos



## First Floor



## Second Floor



## Site Plan

WILCOX GROUP ARCHITECTS

1. **WALK WAY SWALE** IS 30' FOR ALL DIRECTION.
2. **REFER TO LANDSCAPE PLANS FOR SITE LANDSCAPING.**
3. **REFER TO SITE GRADING PACKAGE FOR ADDITIONAL GRADING AND UTILITY INFORMATION NOT INCLUDED IN THIS CONTRACT**
4. **DRIVEWAY STRUCTURES AND UTILITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND ARE NOT INCLUDED IN THIS CONTRACT**
5. **UNLESS OTHERWISE NOTED, ALL STANDARD PARKING SPACES ARE 8' WIDE BY 20' DEEP**
6. **UNLESS OTHERWISE NOTED, ALL SWALEWALK ARE 8' WIDE**
7. **ALL HALLWAY PARKING AND MARKET/VERANDA AREAS ARE TO BE SLOPED NO GREATER THAN 1%.**



**HP CONWAY**  
CONWAY DEVELOPMENT CORPORATION  
CONWAY, ARKANSAS

CONWAY DEVELOPMENT CO.

DEVELOPMENT C

08-013  
PACKAGE 3  
12/02/08

GENERAL NOTICE TO CONTRACTOR

The existence and location of any underground utility pipes or structures shown on the drawings are obtained by a search of the available records. To the best of our knowledge, there are no existing utilities except as shown on these drawings, and we assume no responsibility as to the accuracy of these depicted locations on these drawings. The Contractor is required to take all precautionary measures to protect the utility lines shown, and all other lines not of record and not shown on these drawings by verification of their location in the field prior to the initiation of construction.

#### Safety Notice to Contractor

In accordance with generally accepted construction practices, the Contractor will be solely and completely responsible for conditions of the job site, including the safety of all persons and property during the performance of the work. This requirement will apply continuously throughout the duration of the project and will not be limited to normal working hours.

This duty of the Engineer to conduct construction review of the Contractor's performance is not intended to include review of the adequacy of the Contractor's safety measures in or near the construction site.

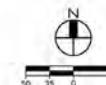
#### OWNERSHIP OF DOCUMENTS

This document and the ideas and designs  
incorporated therein, are the instrument of  
professional services, as the property of Kurt Jones,  
& Associates, Inc., and is not to be used in whole  
or part for any other project without the written  
authorization of Kurt Jones & Associates, Inc.

**PARKING SCHEDULE**

PARKING SCHEDULE	
REGULAR SPACES	1,037 71
HANDICAPPED SPACES	22 11
REGULAR COMPACT SPACES	258 13
COMPACT SPACES FOR LE & FEV	43 31
FULL SIZE SPACES FOR LE & FEV	17 11
<b>TOTAL SPACES</b>	<b>1,200 100</b>
LEED SITES 3-4 OPTION 2 PREFERRED PARKING FOR LOW EMISSIONING & FUEL-EFFICIENT VEHICLES (LE & FEV)	60 51

NOTE: ALL CONTACT SHAPES ARE  $\frac{1}{2}$  IN.



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WILCOX GROUP

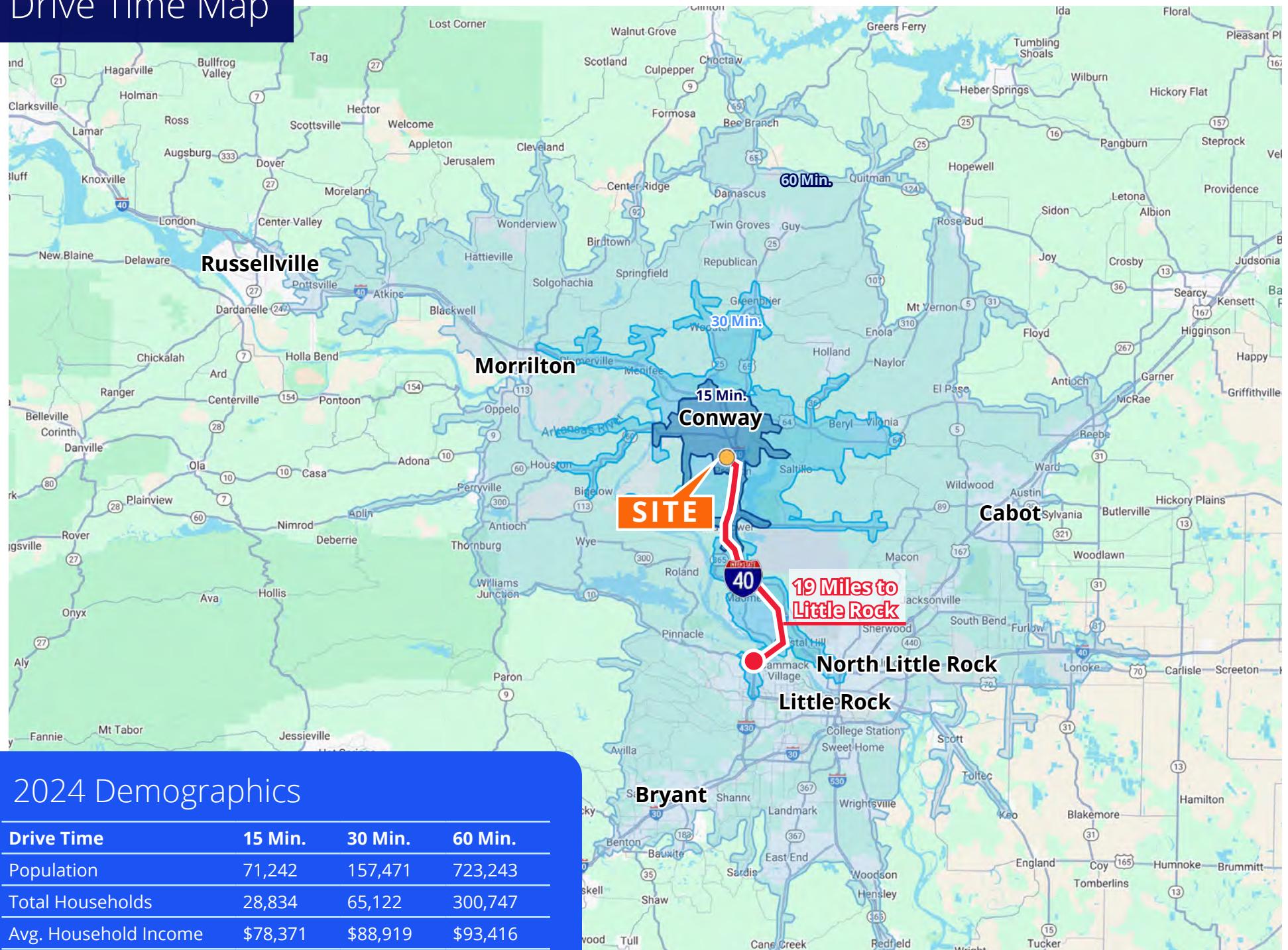
ARCHITECTS

C1,1

# Neighborhood Aerial



# Drive Time Map



## 2024 Demographics

Drive Time	15 Min.	30 Min.	60 Min.
Population	71,242	157,471	723,243
Total Households	28,834	65,122	300,747
Avg. Household Income	\$78,371	\$88,919	\$93,416

**70,000**

2023 population



**2.51%**

annual growth rate

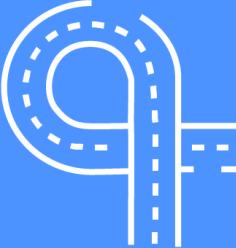
**Fastest-growing**  
Arkansas city for  
**2nd** year in a row

Known as the **City of Colleges**

**3**

**COLLEGES**

- University of Central Arkansas
- Hendrix College
- Central Baptist College

**30** 

minute drive to Little Rock on I-40

**Major employers** include

- Nabholz Construction
- Conway Regional Health System
- Westrock Coffee
- Virco
- Baptist Health Medical Center
- University of Central Arkansas
- Acxiom
- International Paper
- Smurfit Westrock
- Snap On

**County seat** for **Faulkner County** and part of the central Arkansas MSA

## About Little Rock MSA

**759,255**

2023 population



**2.5%**

unemployment rate

**23.19**

minutes average commuting time

Average home price

**\$205,854**



### Corporate Headquarters include

- Alleviant Health Centers
- American Taekwondo Association
- Bank OZK
- BSR REIT
- Dillard's Inc.
- EAST Initiative
- First Orion Corp.
- Heifer International
- Inuovo Inc.
- The McLarty Companies
- Rock Dental Brands
- Simmons Bank
- Southwest Power Pool
- Stephens Inc.
- Uniti Group
- William J. Clinton Foundation
- Windstream Communication
- Winrock International
- Winthrop Rockefeller Foundation
- World Services for the Blind

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