



Colliers

Accelerating success.

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

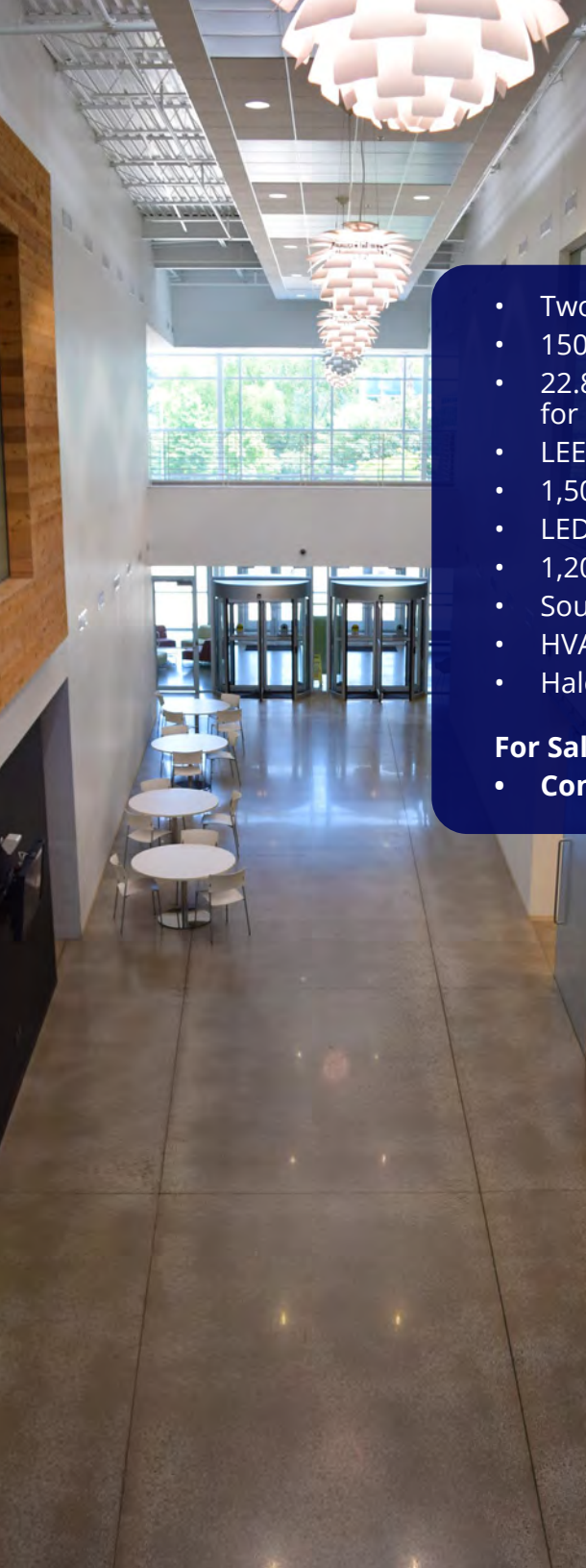
- **Contact agent for pricing details**

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



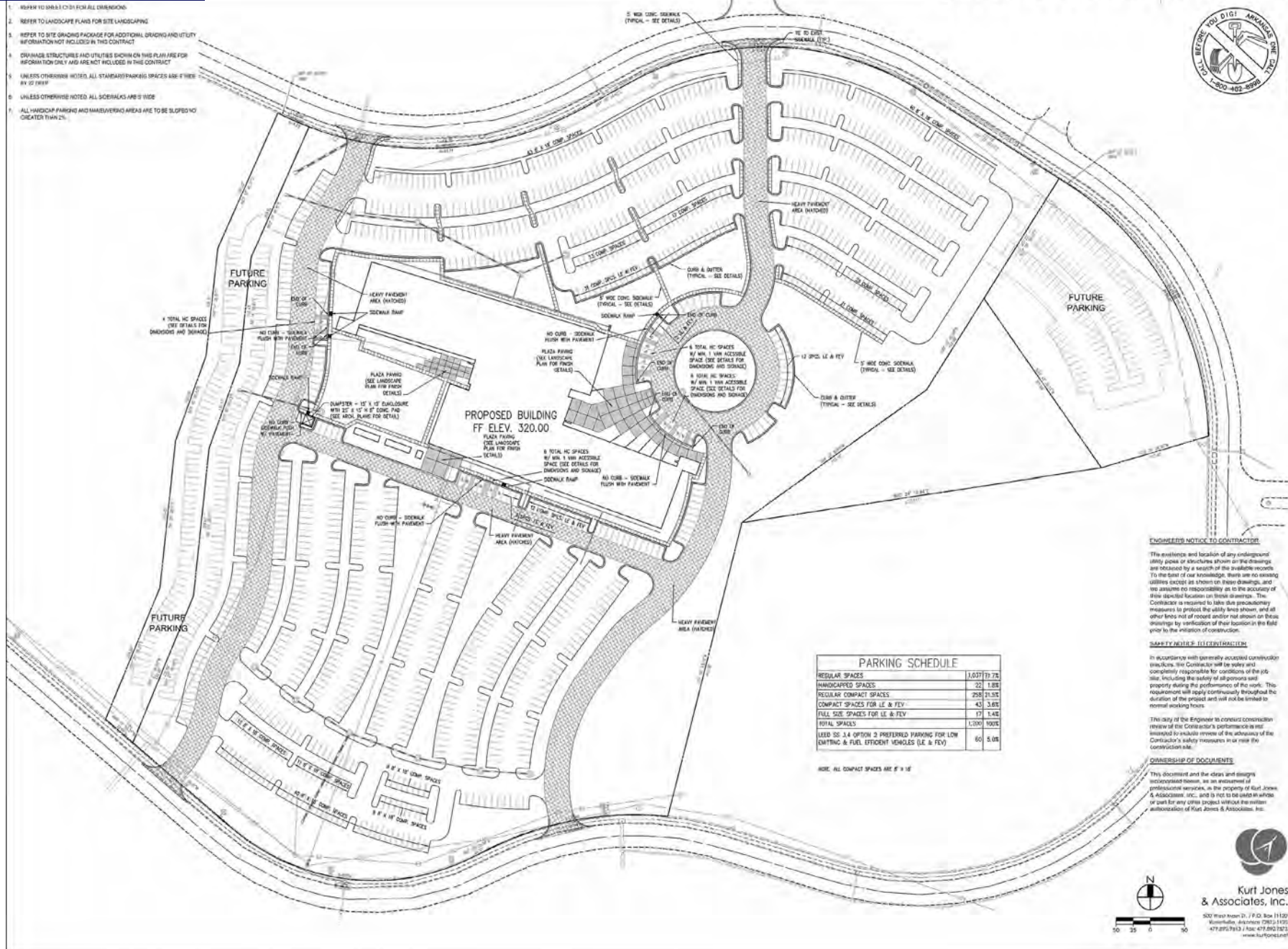
Second Floor



Site Plan

WILCOX GROUP ARCHITECTS

1. REFER TO SABLE CD-1 FOR ALL DIMENSIONS.
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. DRAINAGE 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' X 18'.
6. UNLESS OTHERWISE NOTED, ALL SIDEWALKS ARE 5' WIDE.
7. ALL HANDICAP PARKING AND MANEUVERING AREAS ARE TO BE SLOPED NO GREATER THAN 2%.



ENGINEER'S NOTICE TO CONTRACTOR

The existence and location of all underground utility pipes or structures shown on the drawings are indicated 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 location on these drawings. The Contractor is required to take due precautionary measures to protect the utility lines shown, and all other lines not of record and/or 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.

The duty of the Engineer to conduct construction review of the Contractor's performance is not intended to insulate review of the adequacy of the Contractor's safety measures or to raise the contractor's liability.

OWNERSHIP OF DOCUMENTS

This document and the plans and designs incorporated herein, are an instrument of professional service, in the property of Kurt Jones & Associates, Inc., and it is not to be used in whole or in part for any other project without the written authorization of Kurt Jones & Associates, Inc.



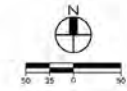
HP CONWAY
CONWAY DEVELOPMENT CORPORATION
CONWAY, ARKANSAS

Project No. 08-013
Sole Practitioner
12/02/08



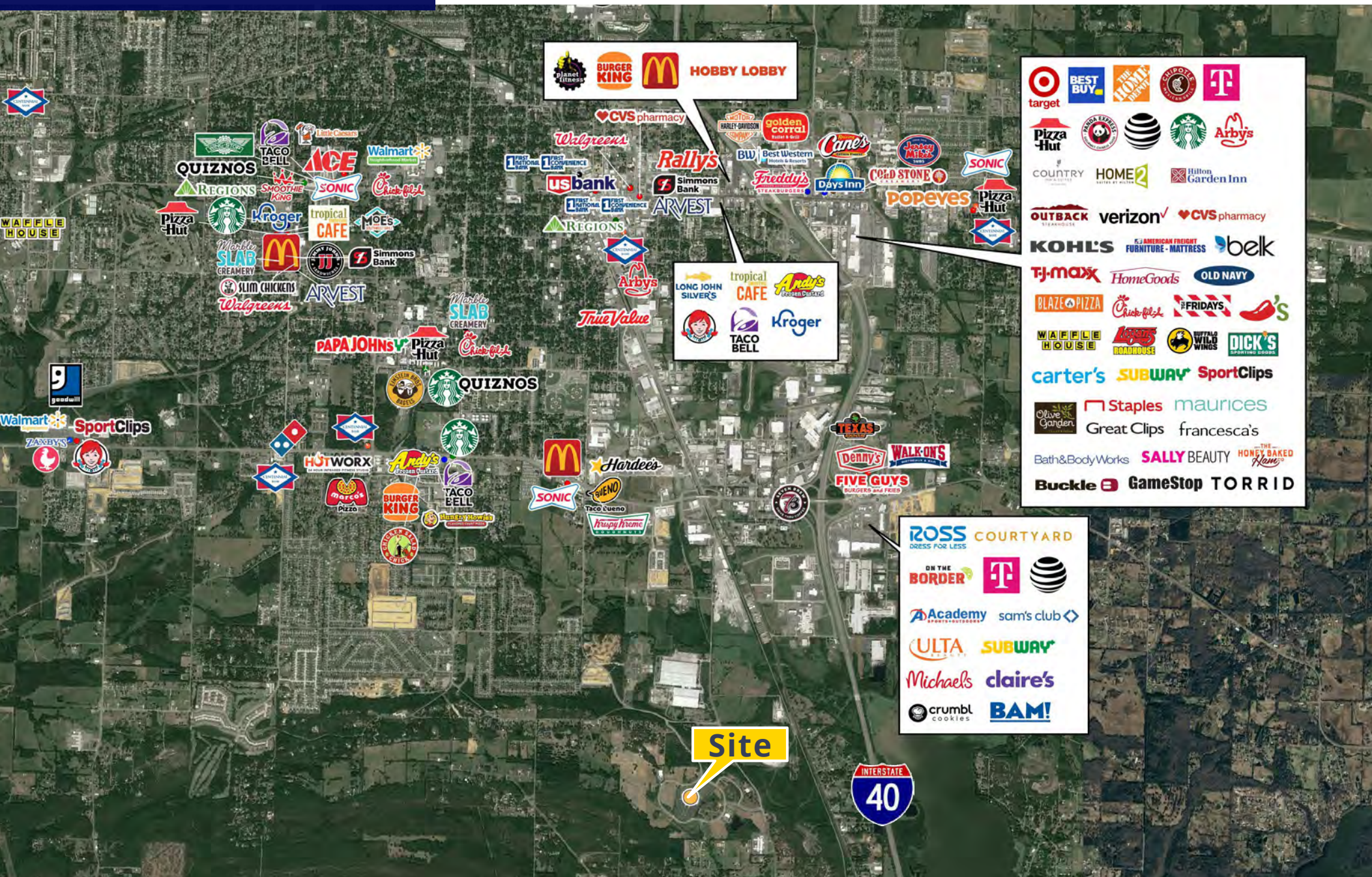
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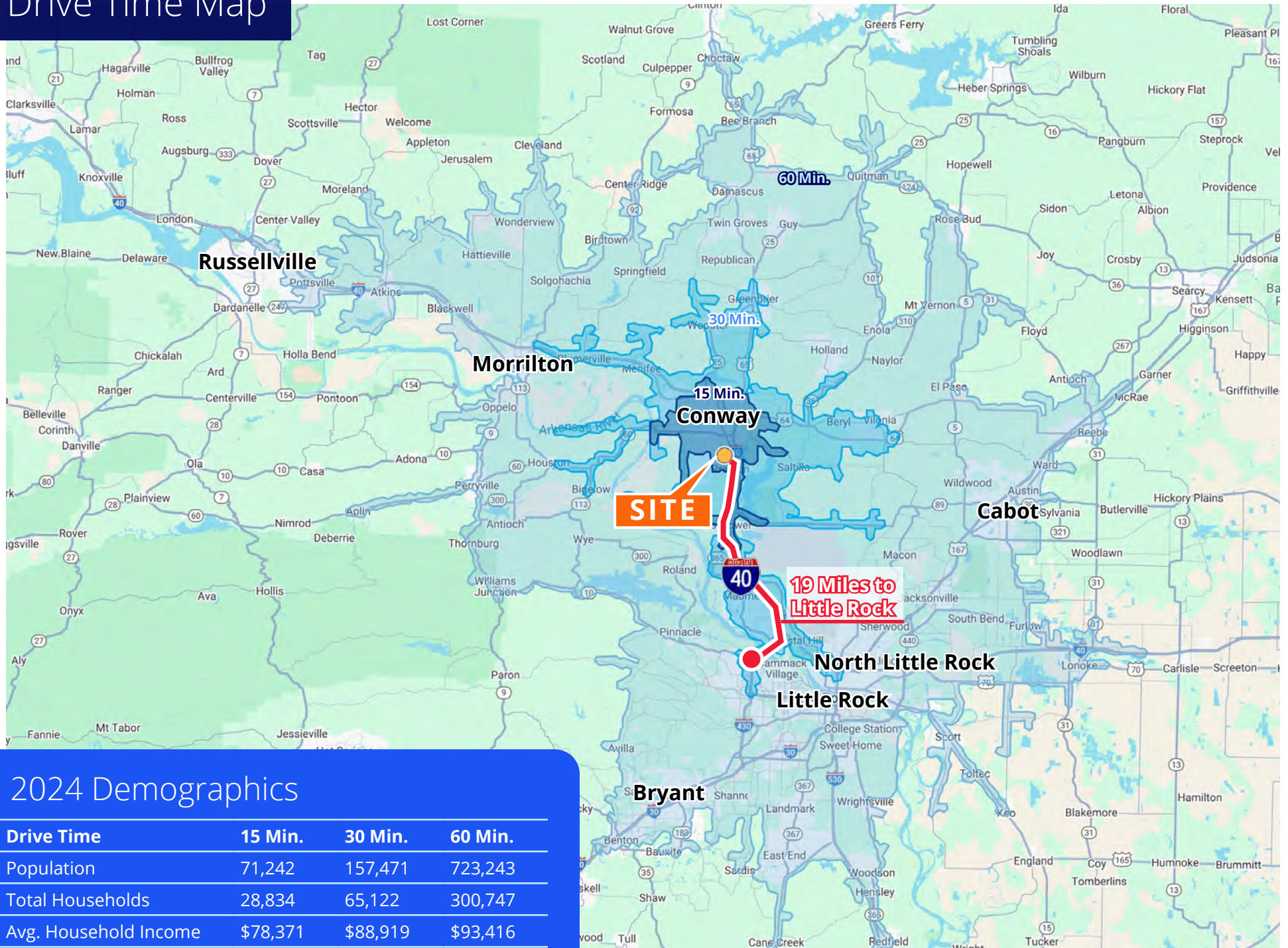


SITE NUMBER 1440
C1.1

Neighborhood Aerial



Drive Time Map



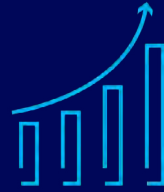
2024 Demographics

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

About Conway

70,000

2023 population



2.51%

annual growth rate

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

Median home price

\$221,867



Known as the **City of Colleges**

3

COLLEGES

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

30 9

minute drive to Little Rock on I-40

Major employers include

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

23.1



minutes average commuting time

Average home price

\$205,854



Corporate Headquarters include

- Allevant Health Centers
- American Taekwondo Association
- Bank OZK
- BSR REIT
- Dillard's Inc.
- EAST Initiative
- First Orion Corp.
- Heifer International
- Inuvo 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

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rectangular box with a thin white border. Below the text is a horizontal bar with a yellow-to-orange gradient.

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