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RESTAURANT + COURTYARD SPACE FOR LEASE

201 W 4th Street, North Little Rock, AR



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Property Understanding

OVERVIEW

Offering	For Lease
Address	201 W 4 th Street
City/State	North Little Rock, AR 72114
Property Type	Restaurant/Catering
Lease Rate	Contact agent for pricing
TI Allowance	\$100.00 per SF (for qualified credit tenants)
Lease Type	NNN
Available SF	<ul style="list-style-type: none"> ○ ±5,200 SF (indoor) ○ ±3,000 SF (courtyard)
Building Size	±15,000 SF
Year Built	1930; renovation proposal is pending
Lot Size	±1.21 Acres
Parking	Cross parking and street parking options available



PROPERTY HIGHLIGHTS

- Forthcoming high-end restaurant will be a focal point of the neighborhood
- Unique and ample parking at adjacent properties under same ownership
- Part of a new live/work/play development
- Prime location in the Argenta Arts District only one-block from Main Street
- 2 blocks from Argenta Plaza, a community space for entertainment, public gatherings and music
- Walking distance to Simmons Bank Arena and Dickey-Stephens Park, home of the Arkansas Travelers, the AA affiliate of the Seattle Mariners
- Argenta has seen approx. \$47 million in Main Street investments since 1994, with over 50% being repairs, stabilization, and restoration to historic structures ([source](#)).



**Photo is conceptual rendering of the actual space, provided by Taggart Architects*



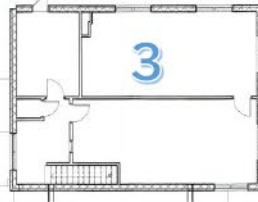
CONCEPTUAL RENDERINGS RESTAURANT AND CATERING

THE SANCTUARY AT ARGENTA

RESTAURANT + CATERING

1. Main dining area, ~1,600 sqft, ~70 seats
 2. Bar area ~1,000 sqft, ~38 seats
 3. UPSTAIRS: Additional floor above the bar area for possible speakeasy or private dining experience, ~1,000 sqft
 4. Existing commercial kitchen, expanded ~675 sqft
 5. Existing courtyard can be used for outdoor seating: ~3,000 sqft
 6. Entryway / restrooms, ~600 sqft
 7. Optional expansion of kitchen, possible walk-in cooler ~360 sqft
- Total Existing (Incl. courtyard): ~8,235 sqft**

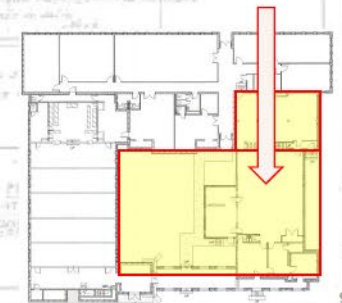
Second Floor



Catering for Sanctuary Chapel + Manees House

>100 events a year

Restaurant + catering is an annual \$5M+ revenue opportunity



* Floorplan renderings provided by Taggart Architects.

CONCEPTUAL RENDERINGS

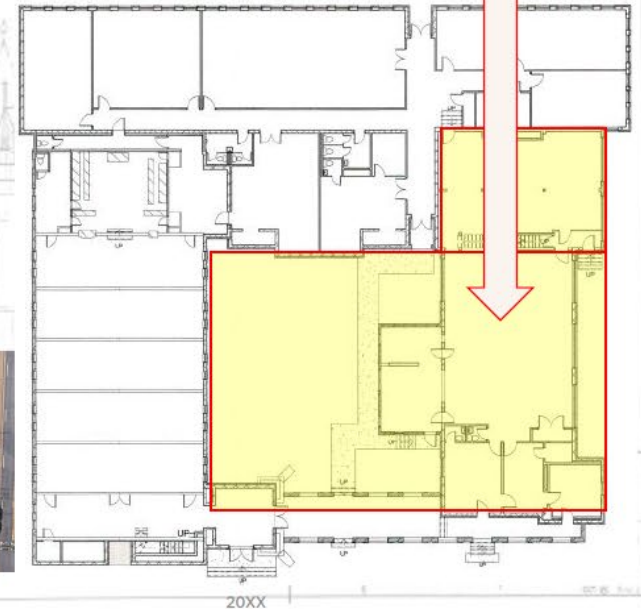
RESTAURANT AND CATERING



(Conceptual rendering)

THE SANCTUARY AT ARGENTA

RESTAURANT + CATERING



*Photos are for inspirational purposes only (Pictured: The Preacher's Son, Bentonville, AR)

*Floorplan provided by Taggart Architects

CONCEPTUAL RENDERINGS

THE COURTYARD

KEY FEATURE: THE COURTYARD

Inspired by the courtyards in the French Quarter

Fully complementary as a key amenity to the restaurant, events, offices and nearby housing

Approximately 3,000 square feet

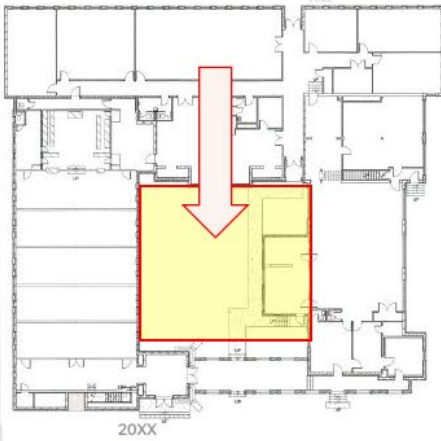


WEST SIDE ELEVATION

(Conceptual rendering)



1,200 x 600



20XX



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SYNERGIES: WORKING WORKING/COLLABORATION



THE SANCTUARY AT ARGENTA

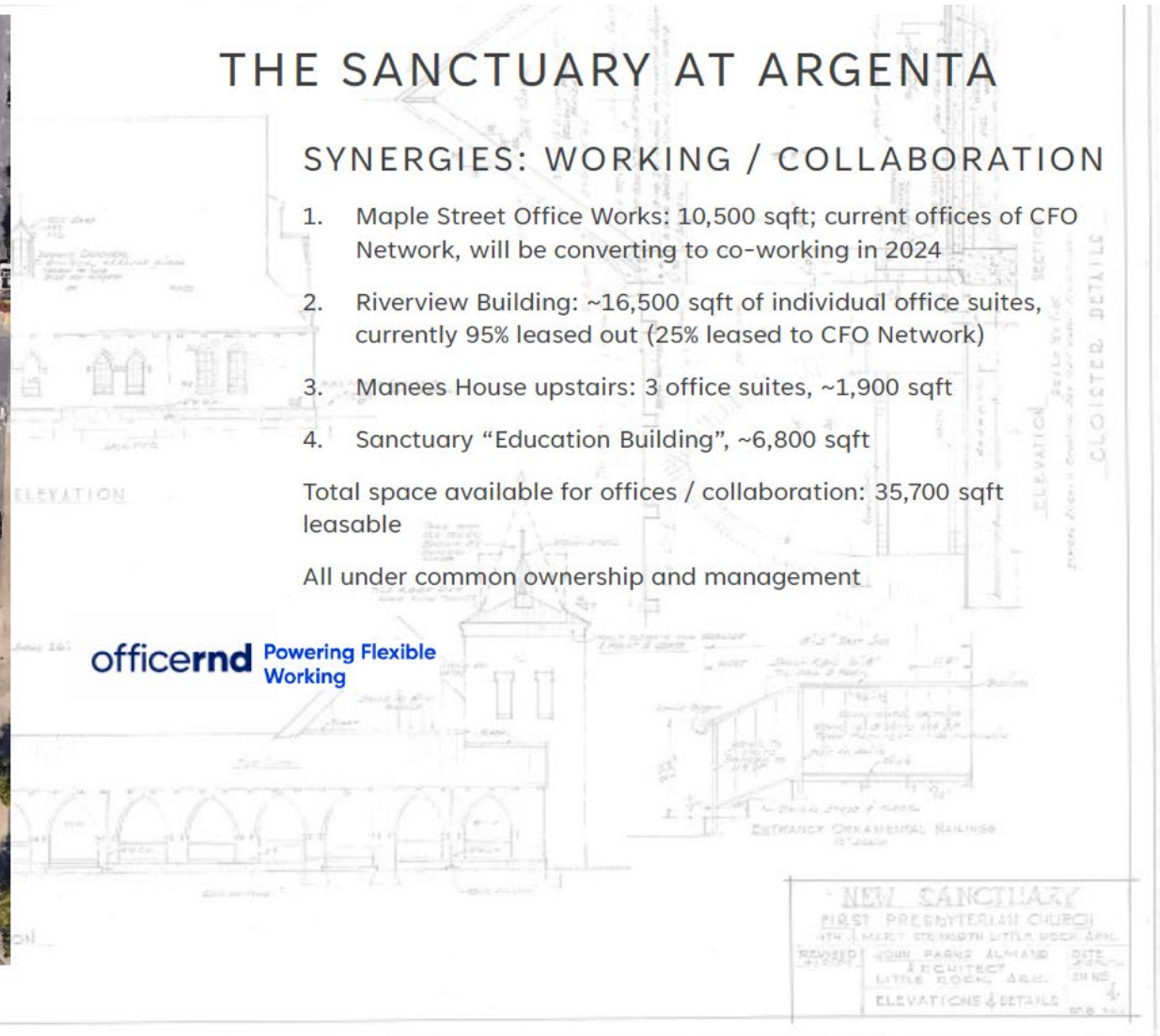
SYNERGIES: WORKING / COLLABORATION

1. Maple Street Office Works: 10,500 sqft; current offices of CFO Network, will be converting to co-working in 2024
2. Riverview Building: ~16,500 sqft of individual office suites, currently 95% leased out (25% leased to CFO Network)
3. Manees House upstairs: 3 office suites, ~1,900 sqft
4. Sanctuary "Education Building", ~6,800 sqft

Total space available for offices / collaboration: 35,700 sqft leasable

All under common ownership and management

officernd Powering Flexible
Working

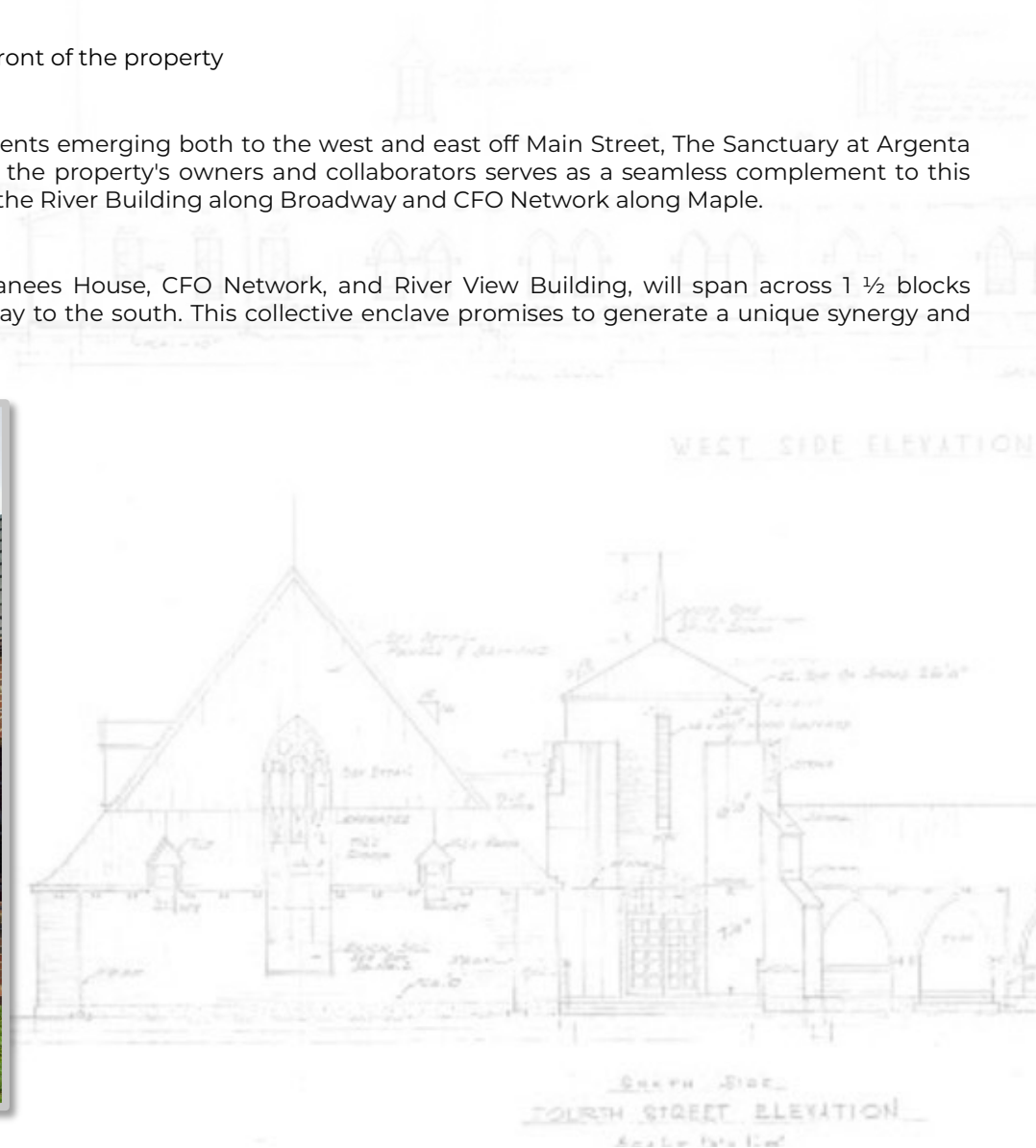


Originally constructed in 1930, this historic property was purchased by Regal Beagle Holdings, LLC. Under new ownership, plans to reimagine the space from its former role as a church and ancillary facilities into a dynamic community hub, aptly named The Sanctuary at Argenta are underway. Among the proposed uses and enhancements are:

- (1) A high-end restaurant space/speakeasy/bar
- (2) Versatile co-working space, office space or general use
- (3) Development of four townhomes on the vacant lot situated at the forefront of the property
- (4) A charming Wedding Chapel paired with a multi-purpose event space

Positioned amidst the burgeoning activity of the Argenta area, with developments emerging both to the west and east off Main Street, The Sanctuary at Argenta stands poised for growth. The recent restoration of the EO Manees House by the property's owners and collaborators serves as a seamless complement to this endeavor. Convenient access is further facilitated by nearby parking options at the River Building along Broadway and CFO Network along Maple.

Upon completion, The Sanctuary at Argenta, in conjunction with the EO Manees House, CFO Network, and River View Building, will span across 1 ½ blocks bordered by N Orange Street to the west, Maple St to the east, and E Broadway to the south. This collective enclave promises to generate a unique synergy and gravitational pull, unmatched by any other destination in the Argenta Area.







FIRST ORION



114,000 VPD



Main Street
12,000 VPD



THE SANCTUARY
AT ARGENTA

4th Street



Maple Street



CFO NETWORK

Parking

Street Parking



Parking

Broadway Street
15,000 VPD



INTERSTATE 30
114,000 VPD

Simmons Bank Arena

metropolitan

THRIVE

INNOVATION

RENOS
Argenta Cafe

CRUSH
WINE BAR

Skinny J's

JOINT

DRAFT TABLE
ARGENTA

Main Street - 12,000 VPD

BLACKBERRY MARKET
ARGENTA

NORTH LITTLE ROCK

BROOD & BARLEY

ACT

Thea FOUNDATION

FLYWAY

Maple Street

Broadway Street
15,000 VPD

CFO
CFO NETWORK

4th Street

THE SANCTUARY
AT ARGENTA

NORTH LITTLE ROCK
E.O. MANEES HOUSE
EST. 1893
ARGENTA

Argenta Arts District



Founded as an independent town in 1866, Argenta was the first location to connect Memphis and the Little Rock area by railroad. Eventually incorporated into the city of North Little Rock, the Argenta Arts District is now one of North Little Rock's oldest and most eclectic neighborhoods.

The buildings are more than a century old, but the lifestyle is cutting-edge. Residents flock to the community for its beauty and friendly atmosphere, and for the endless assortment of entertainment activities – ranging from art galleries and theaters to outdoor trails and delicious local dining options.

Residents and visitors enjoy the neighborhood's monthly art walks and the assortment of music and food festivals held throughout the year.



The Metro Streetcar, a 3.4-mile transit system, seamlessly links the vibrant downtown areas in Little Rock and North Little Rock/Argenta.



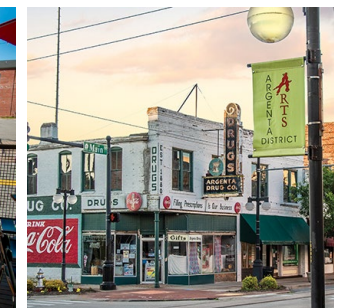
Nestled along the Arkansas River, Simmons Bank Arena stands as a dynamic entertainment destination with a seating capacity of 18,000 and 28,000 square feet of versatile meeting and conference space.



The Arkansas River Trail is an extensive 88-mile bike trail that winds its way through Central Arkansas. A scenic 15.6-mile loop runs from the Clinton Presidential Bridge in North Little Rock to Little Rock's Big Dam Bridge and back.



Dickey-Stephens Park is a premier, 7,300-seat baseball facility, proudly serving as the home for the Arkansas Travelers, the AA affiliate of the Seattle Mariners.



North Little Rock, AR



The city of North Little Rock is located directly across the Arkansas River from Little Rock, the state capital of Arkansas. North Little Rock forms part of the Little Rock-North Little Rock-Conway Metropolitan Statistical Area, which [Forbes](#) recognized as one of the country's top 10 best places for young professionals to live.

North Little Rock boasts a diverse assortment of retail, office, and residential properties, along with the Argenta Arts District, one of the city's oldest and most eclectic neighborhoods. Home to more than 64,400 residents, North Little Rock is the seventh-largest community in Arkansas.

Notable entertainment destinations are a significant tourism draw in North Little Rock, specifically the 18,000-seat Simmons Bank Arena and Dickey-Stephens Park, home of the Arkansas Travelers baseball team, the AA affiliate of the Seattle Mariners. Economic development is flourishing in the city, with the recent announcement of a [30,000-square-foot conference center](#) and a [14-story hotel, condo, restaurant, and office building](#). Plus, [improvements](#) have been made at multiple community centers as part of a recent half-cent sales tax increase, and the Arkansas Department of Public Safety recently purchased 19 acres in the city to build a new state-of-the-art [Arkansas State Crime Laboratory](#).

DEMOGRAPHICS*

Population

3 MILES

50,471

5 MILES

118,300

10 MILES

299,356

Households

24,684

54,029

130,543

Average Age

40.3

40.4

39.7

Average Household Income

\$69,286

\$72,436

\$75,836

Businesses


3,481

6,669

12,939

**Demographic details based on property location*

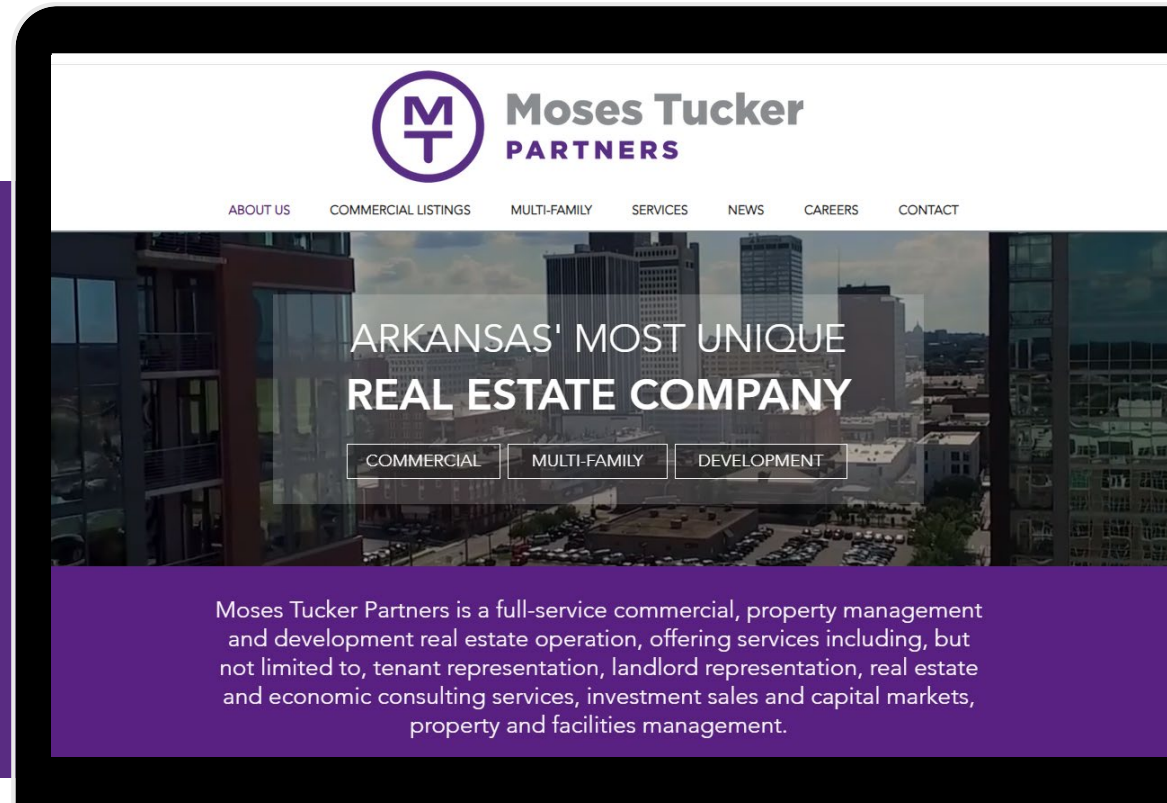
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