



Colliers

Accelerating Success

For sale

Asking Price:

\$3.5M

Contact us:

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P: +1 501 372 6161
colliers.com/arkansas



Class A Office Building in West Little Rock

For Sale: 7003 Valley Ranch Drive,
Little Rock, AR

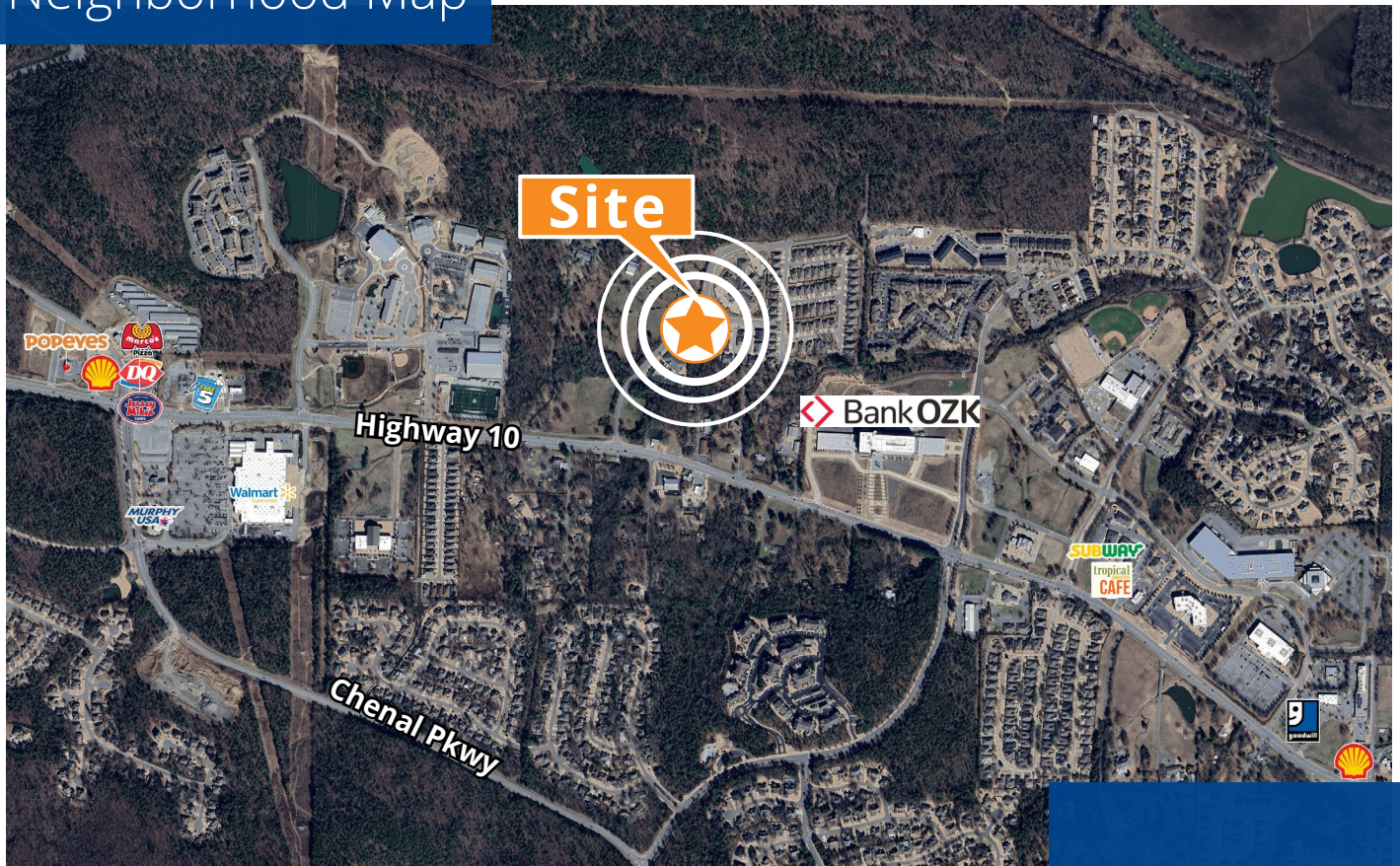
Features:

- **Reduced sale price: \$3,500,000**
- Built in 2006
- Class A office space in desirable west Little Rock location
- High-end finishes throughout
- Conference room and cubicle furniture to convey with building
- Building size: 21,600 SF
- Lot size: 2.3 acres
- Parking: 91 spaces (4.21/1,000)
- Roll-up door located at rear of the building with covered loading dock
- Warm shell space on ground floor used by seller's business for receiving and distribution

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Neighborhood Map



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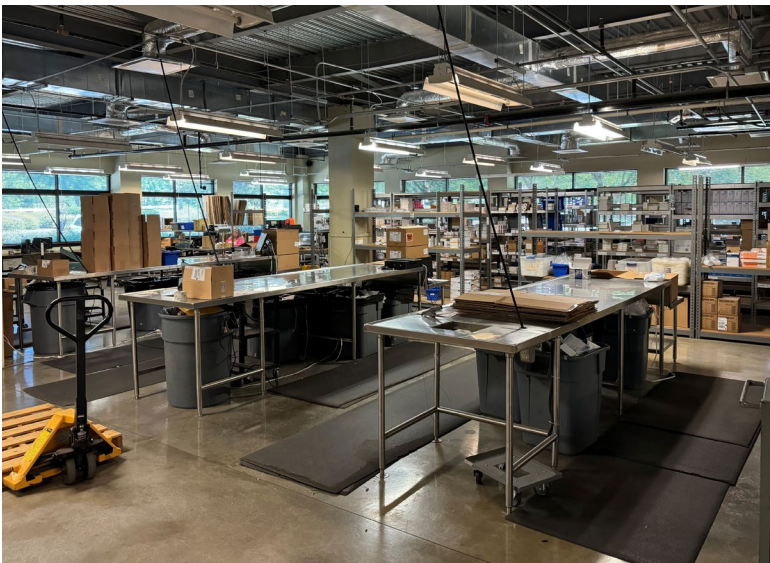
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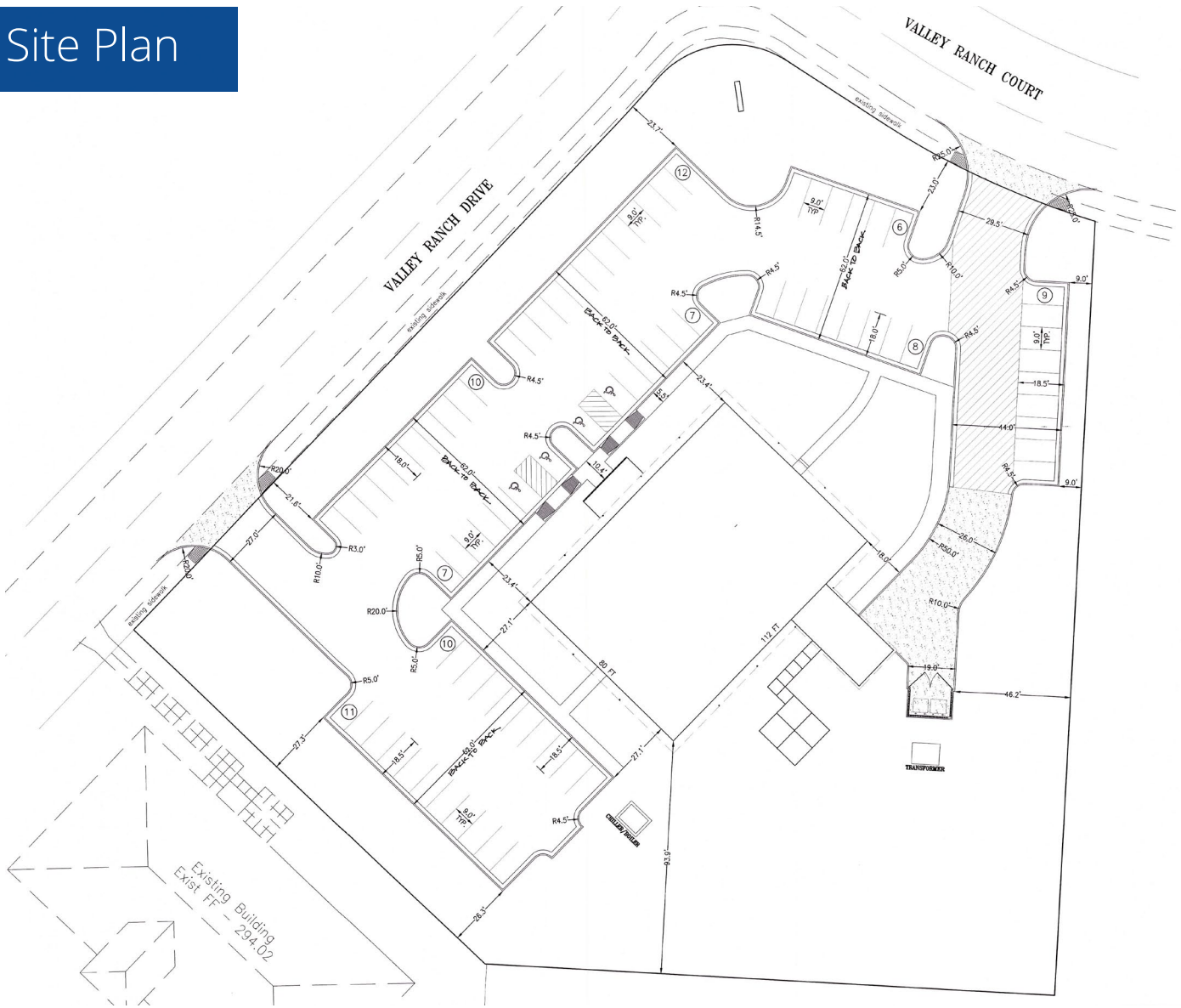
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Property Photos



Site Plan



First Floor

Second Floor

