



Asking Price:

\$12.00

PSF GROSS

CONTACT US

Justin Bentley, CCIM, SIOR

+1 501 850 0739

justin.bentley@ar.colliers.com

Claire Huchingson

+1 501 372 6161

claire.huchingson@ar.colliers.com

Colliers | Arkansas

1 Allied Drive, Suite 1500

Little Rock, AR 72202

P: +1 501 372 6161

F: +1 501 372 0671

FOR LEASE

Northeast Business Center for Lease

5105, 5305, 5309, & 5313 McClanahan Drive
and 5301 Warden Road, North Little Rock, AR

Features

- Suites available from 800 SF - 2,025 SF
- Lease rate: \$12.00/SF, Gross + utilities
- Multipurpose flex/warehouse space
- Quick and easy access to I-57 and minutes from the I-57/I-40 interchange
- Approximately 82,000 vehicles per day on I-57

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.

FOR LEASE



AVAILABLE SUITES

Suite	Size
A02	800 SF
A04	800 SF
A10	800 SF
A11	800 SF
B01	800 SF
B02	800 SF
D02-03	1,600 SF
D07	800 SF
G03	2,025 SF
I02-03	2,000 SF
I04	2,000 SF
J09	1,920 SF



Colliers | Arkansas

1 Allied Drive, Suite 1500

Little Rock, AR 72202

P: +1 501 372 6161

F: +1 501 372 0671

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.

FOR LEASE

SITE



Area Demographics

CONTACT US

Justin Bentley, CCIM, SIOR
+1 501 850 0739
justin.bentley@ar.colliers.com

Claire Huchingson
+1 501 372 6161
claire.huchingson@ar.colliers.com



Estimated Population (2025)

1 Mile	3 Mile	5 Mile
5,529	49,791	92,845



Estimated Households (2025)

1 Mile	3 Mile	5 Mile
2,425	21,893	40,821



Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$114,575	\$92,806	\$83,522

Colliers | Arkansas
1 Allied Drive, Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161
F: +1 501 372 0671

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.