



For Sublease

4TH FLOOR CLASS A OFFICE SPACE

1000 Southwestern Energy Drive, Conway, AR



Moses Tucker
PARTNERS

501.376.6555 | mosestucker.com

Fletcher Hanson

Principal, Executive Vice President & Principal Broker

501.952.4975

fhanson@mosestucker.com

Clint Bailey

Brokerage Associate

501.358.8280

cbailey@mosestucker.com

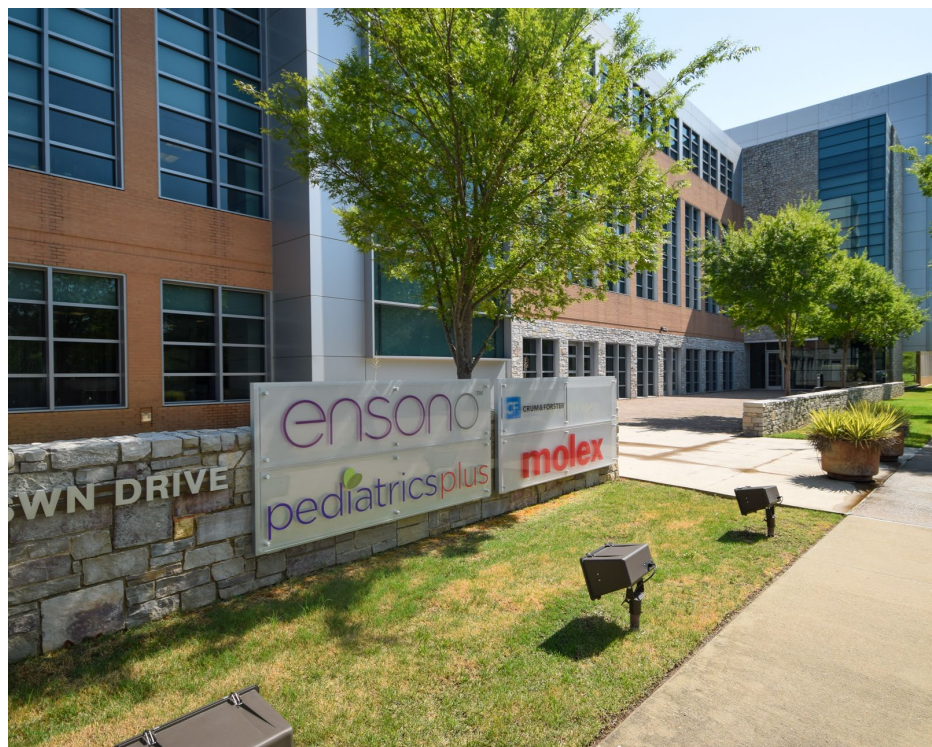
Offering Summary

LEASE RATE	\$22.00/SF Full Service
AVAILABLE SPACE:	±12,744 SF
YEAR BUILT:	2010
LOT SIZE:	±9.59 Acres
BUILDING SIZE:	±123,032 SF
STORIES:	4
SUBLEASE TERM:	9/30/2027



Property Highlights

- LEED Gold Certified
- Adjacent to Hendrix College and the Village at Hendrix
- Convenient access to I-40
- Surrounded by numerous residences, restaurants and other amenities adjacent to the building
- Furniture is negotiable
- Plug-N-Play opportunity
- Backup generator
- Abundant parking



Available Spaces

4th Floor Office Space

AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	RATE	SPACE NOTES
Suite 403	12,744 SF	Full Service	\$22.00/SF	4 th Floor Office Sublease



Property Pictures

4th Floor Office Space



Office Space



Office Space



Lobby Area/Staircase



Office Space



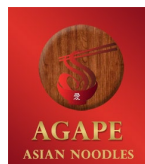
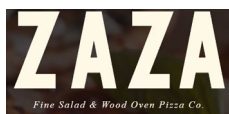
4th Floor Office Space

Located adjacent to the Village at Hendrix and Hendrix College.

The Village at Hendrix

Situated in the heart of Conway, Arkansas, The Village at Hendrix blends Southern heritage with thoughtful neighborhood planning. It recalls the historic values of beautiful architecture, scenic grace, central marketplaces, welcoming outdoor spaces, and friendly local shops and restaurants. It brings residential homes, commercial amenities, parks, and trails together naturally and elegantly with a commitment to green building principles. In short, it merges the best of yesterday and today, while ever mindful of tomorrow.

This vibrant community welcomes people of all ages and backgrounds with a dynamic living experience set against the backdrop of a thriving college town. This is the place for people who prize a sense of place, who treasure the concept of neighborhood



Market Overview

Conway is a city in the U.S. state of Arkansas and the county seat of Faulkner County, located in the state's most populous Metropolitan Statistical Area, Central Arkansas. Conway is unusual in that the majority of its residents do not commute out of the city to work. The city also serves as a regional shopping, educational, work, healthcare, sports, and cultural hub for Faulkner County and surrounding areas. Conway's growth can be attributed to its jobs in technology and higher education with its largest employers being Acxiom, the University of Central Arkansas, Hewlett Packard, Hendrix College, Insight Enterprises, and many technology start up companies. Conway is home to three post-secondary educational institutions, earning it the nickname "The City of Colleges". As of the 2010 census, the city proper had a total population of 58,908, making Conway the eighth-largest city in Arkansas.



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	55,838	69,610	96,160
HOUSEHOLDS	21,355	26,587	36,728
AVERAGE AGE	33.6	34.4	35.9
AVERAGE HH INCOME	\$69,946	\$73,537	\$73,802
BUSINESSES	1,704	2,091	2,437
EMPLOYEES	26,698	33,576	37,929

Demographics

Based On 10 Mile Radius Around The Property



96,160

Population

36,728

2021 Households

35.9

Average Age (2021)

\$73,802

Average Household Income

2,437

Businesses (2021)



Moses Tucker PARTNERS

Little Rock

HEADQUARTERS

200 River Market Ave
Suite 501
Little Rock, AR 72201
501.376.6555

Bentonville

BRANCH OFFICE

805 S Walton Blvd
Suite 690
Bentonville, AR 72712
479.271.6118

FOR MORE INFORMATION CONTACT:

Fletcher Hanson

Principal, Executive Vice President & Principal Broker
501.952.4975
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DISCLAIMER

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