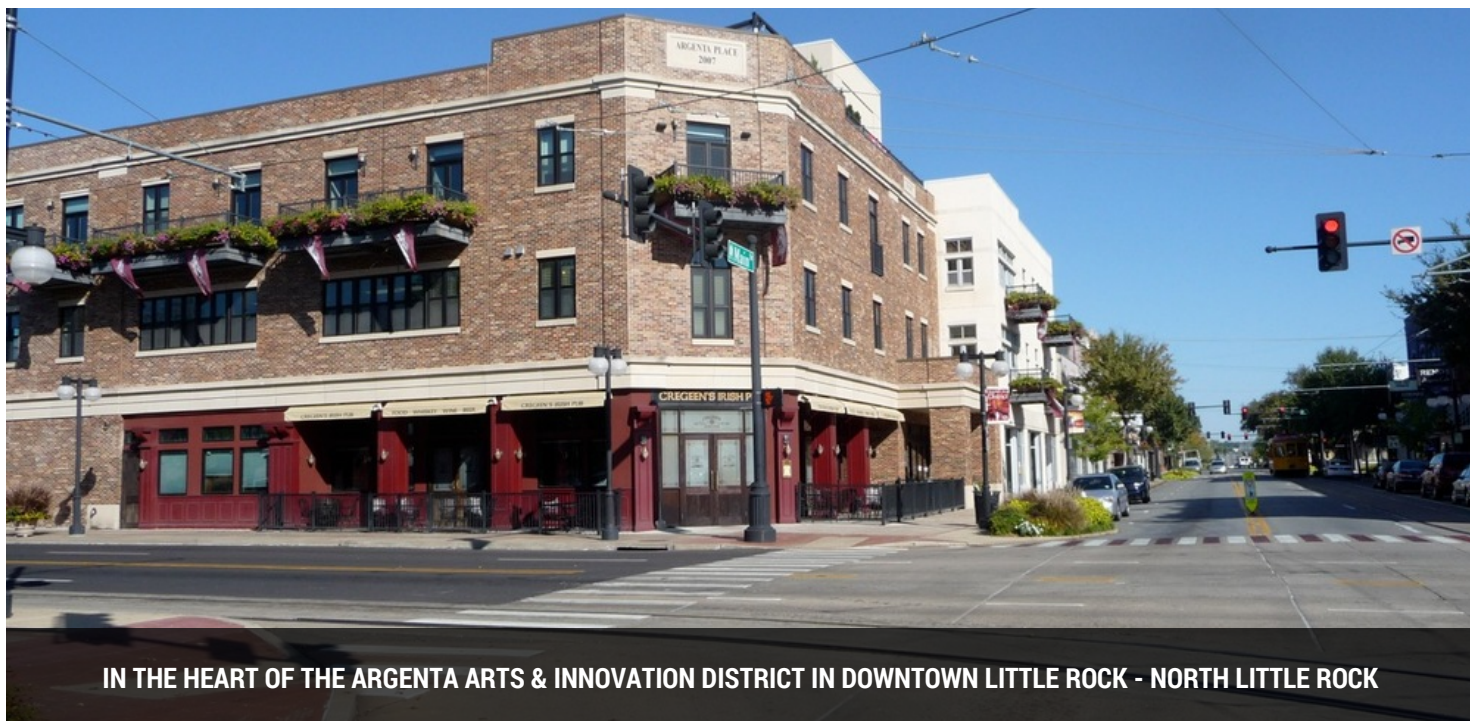


DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK IN THE ARGENTA ARTS & INNOVATION DISTRICT

# OFFICE SPACE & EXEC. OFFICES FOR LEASE ARGENTA PLACE - 301 MAIN STREET



IN THE HEART OF THE ARGENTA ARTS & INNOVATION DISTRICT IN DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK

## OFFERING SUMMARY

Available SF:	± 235 - 3,740 SF
Lease Rate:	\$600 - 5,700 per month (Full Service)
Year Built:	2007
Building Size:	± 25,000 SF
Zoning:	C-6 Urban
Market:	Central Arkansas
Submarket:	Downtown Little Rock - North Little Rock

## PROPERTY OVERVIEW

Three spaces are currently available in this four story, 25,000 SF mixed use building that accommodates residential condos, office space as well as ground level retail & restaurant space. Spaces include one gated and covered parking space each. Up to 1Gbps High Speed Internet Available. Located in a federal designated Opportunity Zone. Ground Level tenants include Cregeen's Irish Pub and The Joint Theater & Coffee House.

## PROPERTY HIGHLIGHTS

- Located in Federal Designated Opportunity Zone
- 1 Gbps High Speed Internet Available to Building
- Covered & Gated Parking Available
- Break Area Includes Wet Bar, Refrigerator, Ice Machine, Dishwasher
- Shared Furnished Conference Room



**Newmark**

**Moses Tucker Partners** **Greg Nabholz, CCIM** Senior Managing Director 501.329.4468 [gnabholz@newmarkmtp.com](mailto:gnabholz@newmarkmtp.com)

Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK IN THE ARGENTA ARTS & INNOVATION DISTRICT

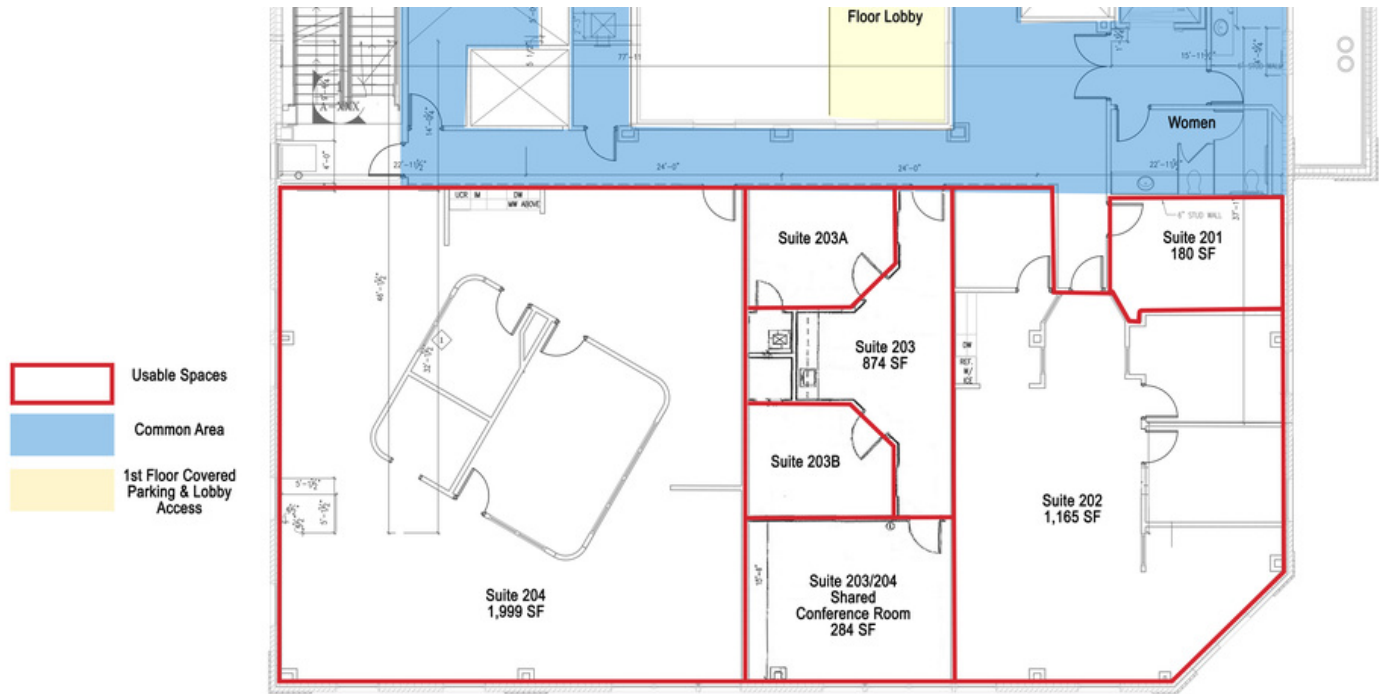
# OFFICE SPACE & EXEC. OFFICES FOR LEASE ARGENTA PLACE - 301 MAIN STREET

**LEASE TYPE** | Full Service

**TOTAL SPACE** | 235 - 3,740 SF

**LEASE TERM** | Minimum 3-5 Years

**LEASE RATE** | \$600 - \$5,700 per month



SUITE	TENANT	LEASABLE SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 201	Available	235 SF	Full Service	\$600 per month
Suite 202	Available	1,515 SF	Full Service	\$2,300 per month
Suite 201-202	Available	1,750 SF	Full Service	\$2,800 per month
Suite 204	Available	2,600 - 2,970 SF	Full Service	\$4,500 per month
Suite 203-204	Available	3,740 SF	Full Service	\$5,700 per month



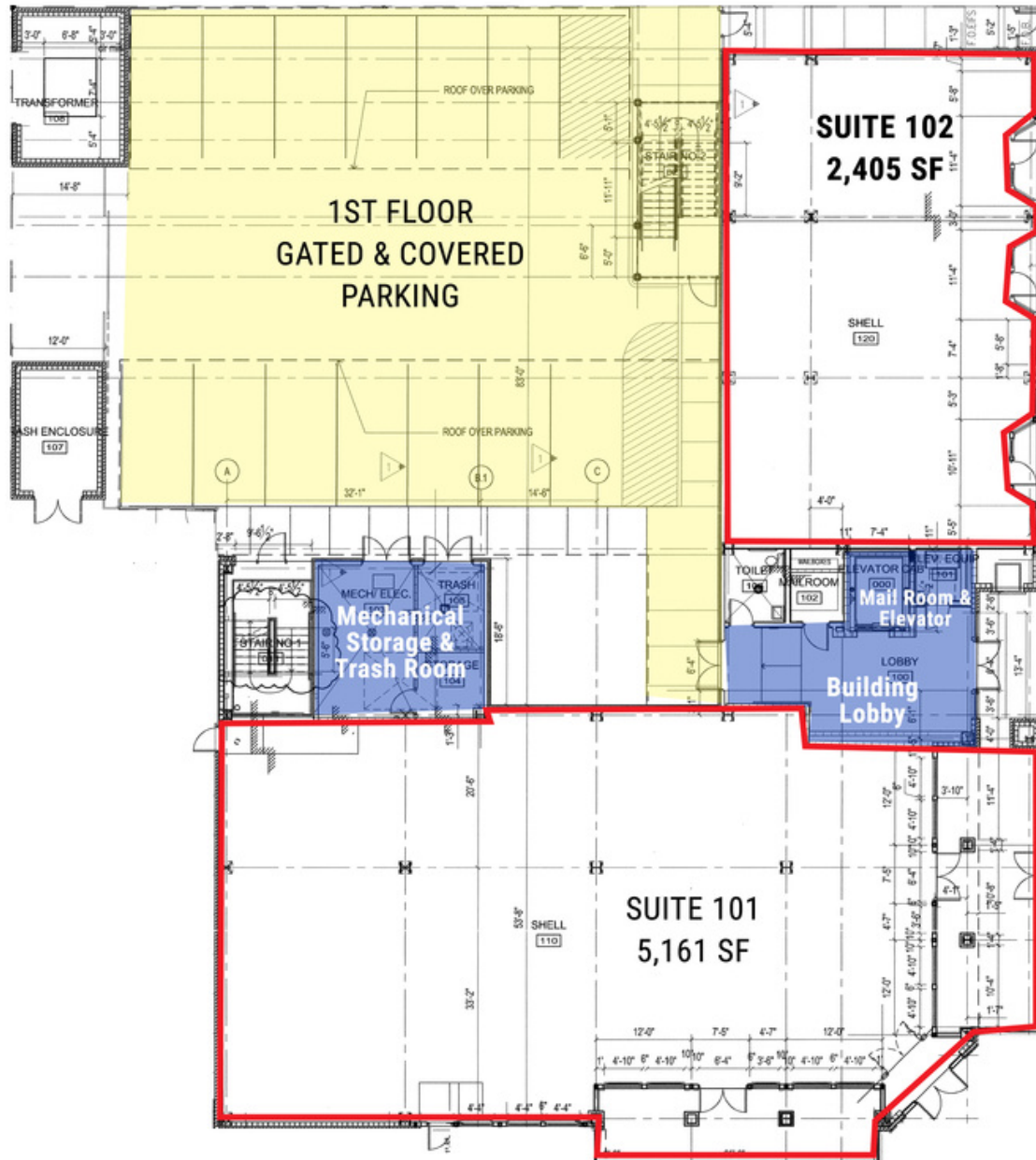
**Newmark**

**Moses Tucker Partners** **Greg Nabholz, CCIM** Senior Managing Director 501.329.4468 [gnabholz@newmarkmtp.com](mailto:gnabholz@newmarkmtp.com)

Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



# OFFICE SPACE & EXEC. OFFICES FOR LEASE ARGENTA PLACE - 301 MAIN STREET



1

1ST FLOOR

Not to Scale

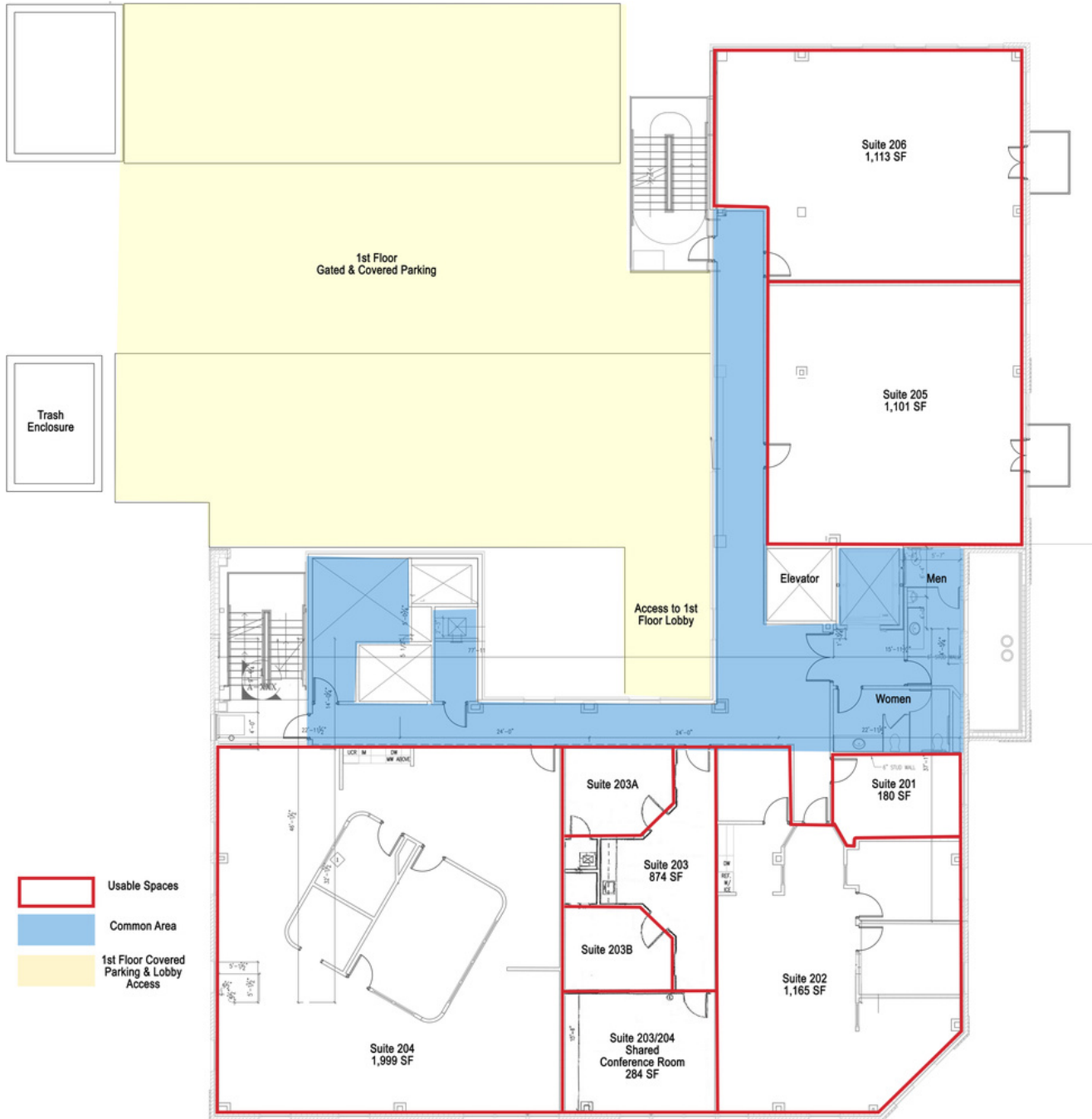


**Newmark**

**Moses Tucker Partners** **Greg Nabholz, CCIM** Senior Managing Director 501.329.4468 [gnabholz@newmarkmtp.com](mailto:gnabholz@newmarkmtp.com)

Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

# OFFICE SPACE & EXEC. OFFICES FOR LEASE ARGENTA PLACE - 301 MAIN STREET



1 2ND FLOOR  
Not to Scale



**Newmark**

**Moses Tucker Partners** **Greg Nabholz, CCIM** Senior Managing Director 501.329.4468 [gnabholz@newmarkmtp.com](mailto:gnabholz@newmarkmtp.com)

Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK IN THE ARGENTA ARTS & INNOVATION DISTRICT

# OFFICE SPACE & EXEC. OFFICES FOR LEASE ARGENTA PLACE - 301 MAIN STREET



**Newmark**

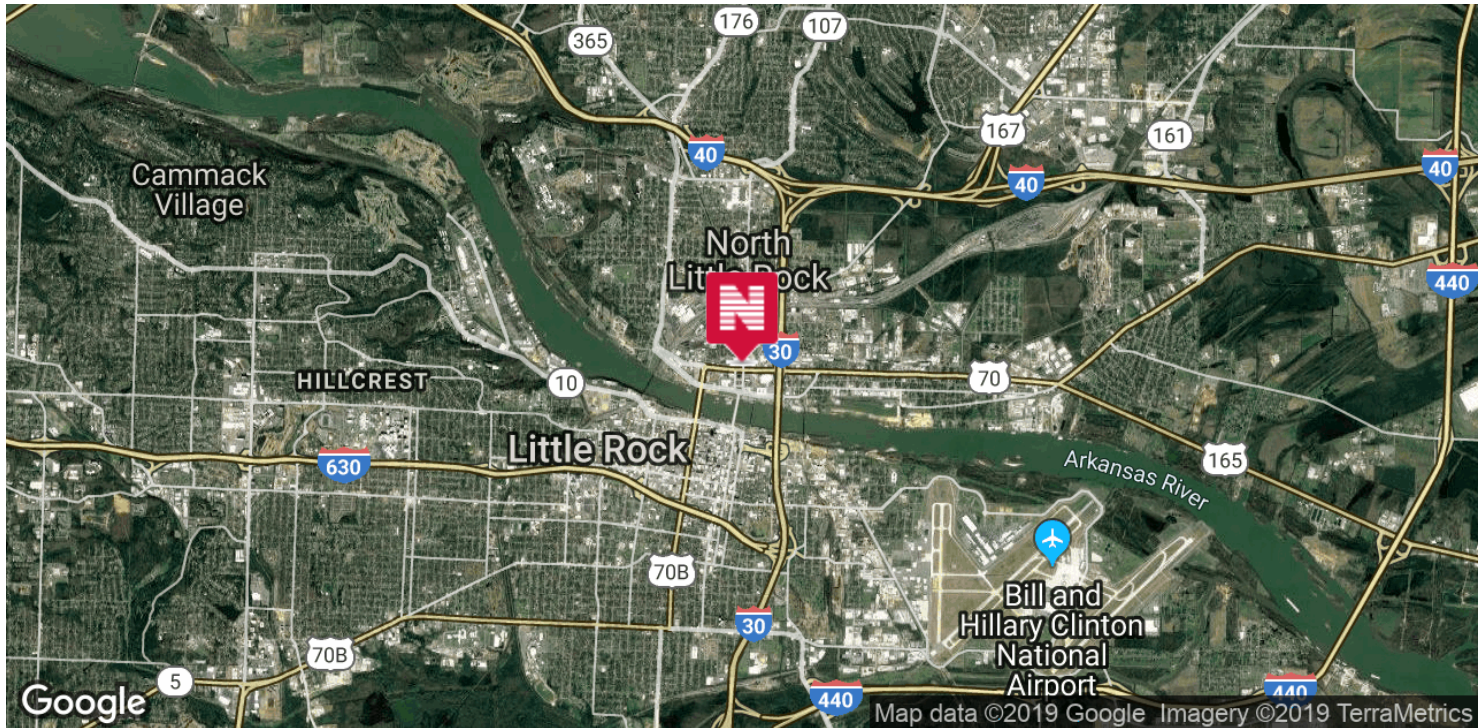
**Moses Tucker Partners** **Greg Nabholz, CCIM** Senior Managing Director 501.329.4468 [gnabholz@newmarkmtp.com](mailto:gnabholz@newmarkmtp.com)

Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK IN THE ARGENTA ARTS & INNOVATION DISTRICT

# OFFICE SPACE & EXEC. OFFICES FOR LEASE ARGENTA PLACE - 301 MAIN STREET



**Newmark**

**Moses Tucker Partners** **Greg Nabholz, CCIM** Senior Managing Director 501.329.4468 [gnabholz@newmarkmtp.com](mailto:gnabholz@newmarkmtp.com)

Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

200 River Market Avenue, Suite 501, Little Rock, AR 72201 | Main: 501.376.6555

[www.newmarkmtp.com](http://www.newmarkmtp.com)



# BUSINESS EMPLOYER & SERVICE PROVIDERS MAP ARGENTA ARTS & INNOVATION DISTRICT



**Newmark**

Moses Tucker Partners **Greg Nabholz, CCIM** Senior Managing Director 501.329.4468 [gnabholz@newmarkmtp.com](mailto:gnabholz@newmarkmtp.com)

Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



NORTH LITTLE ROCK, ARKANSAS

# RESTAURANT AND RETAIL MAP ARGENTA ARTS & INNOVATION DISTRICT



**Newmark**

Moses Tucker Partners **Greg Nabholz, CCIM** Senior Managing Director 501.329.4468 [gnabholz@newmarkmtp.com](mailto:gnabholz@newmarkmtp.com)

Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

200 River Market Avenue, Suite 501, Little Rock, AR 72201 | Main: 501.376.6555

[www.newmarkmtp.com](http://www.newmarkmtp.com)



# ATTRACTIONS MAP ARGENTA ARTS & INNOVATION DISTRICT



Map data ©2018 Google Imagery ©2018 , DigitalGlobe, Pulaski Area GIS, State of Arkansas, U.S. Geological Survey, USGS, and other contributors. Service .



**Newmark**

Moses Tucker Partners **Greg Nabholz, CCIM** Senior Managing Director 501.329.4468 [gnabholz@newmarkmtp.com](mailto:gnabholz@newmarkmtp.com)

Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK

# RESIDENTIAL MAP ARGENTA ARTS & INNOVATION DISTRICT



**Newmark**

Moses Tucker Partners **Greg Nabholz, CCIM** Senior Managing Director 501.329.4468 [gnabholz@newmarkmtp.com](mailto:gnabholz@newmarkmtp.com)

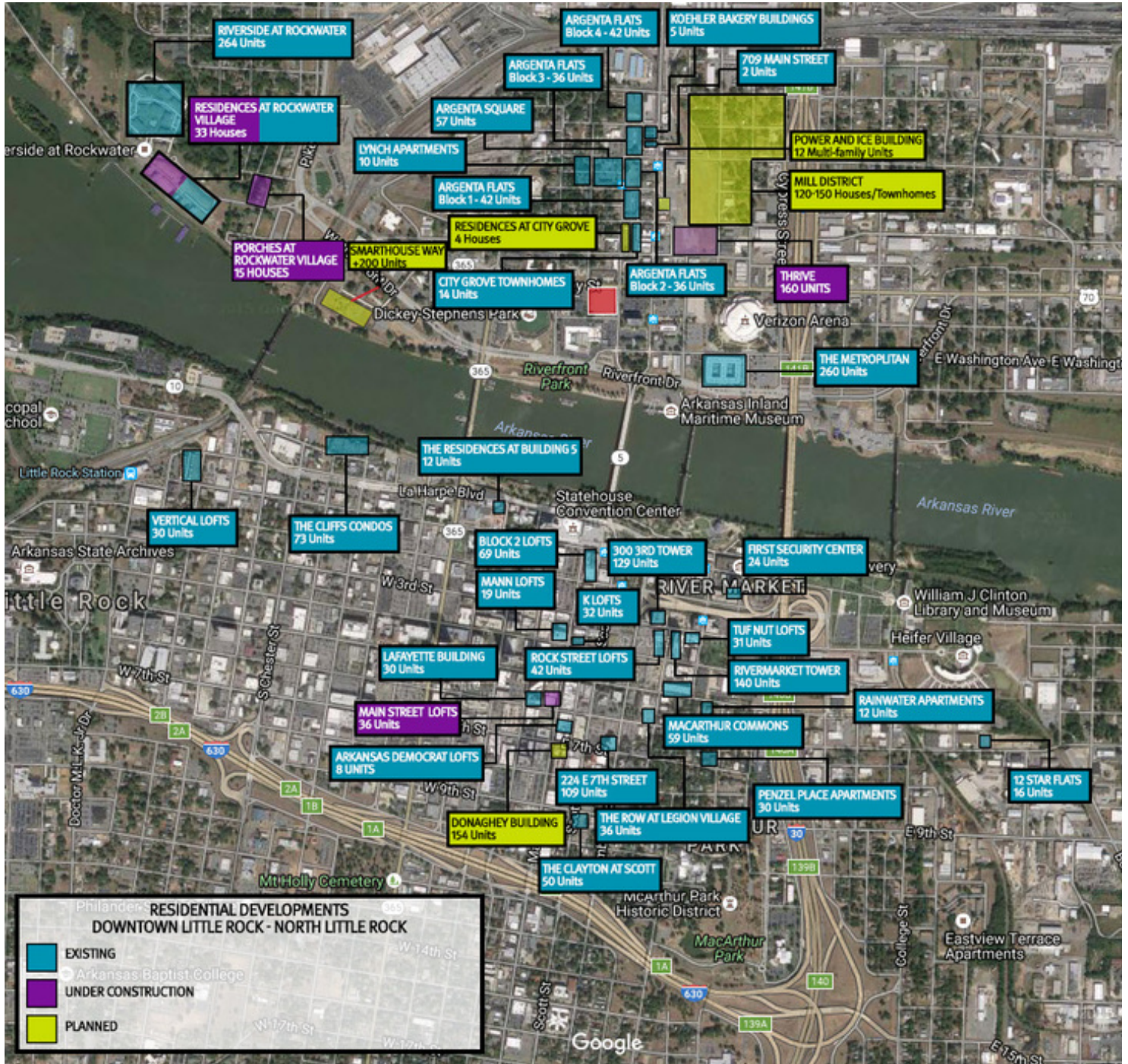
Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

200 River Market Avenue, Suite 501, Little Rock, AR 72201 | Main: 501.376.6555

[www.newmarkmtp.com](http://www.newmarkmtp.com)



# RESIDENTIAL DEVELOPMENTS WALKING DISTANCE TO ARGENTA ARTS & INNOVATION DISTRICT



**Newmark**

Moses Tucker Partners **Greg Nabholz, CCIM** Senior Managing Director 501.329.4468 [gnabholz@newmarkmtp.com](mailto:gnabholz@newmarkmtp.com)

Newmark Grubb Arkansas represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.