

Prime Restaurant & Bar Space For Lease Argenta Place - Suite 101



OFFERING SUMMARY

Lease Rate:	\$7,750.00 per month (MG)
Est. CAM Reimburse.	\$1,500 per month
Building Size:	25,000 SF
Available SF:	5,161 SF
Number of Units:	1
Year Built:	2007
Zoning:	C-6 Urban
Market:	Central Arkansas
Submarket:	Downtown Little Rock - North Little Rock

PROPERTY OVERVIEW

Located on a prime corner in the heart of the Argenta Arts & Innovation District 2 blocks from Simmons Bank Arena and 2 blocks from Dickey Stephens Park. This space is also located in the Argenta Outdoor Dining District allowing for alcoholic beverages to be purchased inside the restaurant to be consumed outside within the district boundaries. Located in a Federal designated Opportunity Zone. Interior Finishes include full kitchen, new awnings, and imported high end wooden bar. Patio space on both Broadway and Main Streets. Ground Level tenants include The Joint Theater & Coffee House.

PROPERTY HIGHLIGHTS

- Prime - High Profile Location in the Heart of the Argenta Arts & Innovation District in Downtown Little Rock-North Little Rock
- Two Blocks from Simmons Bank Arena and Dickey Stephens Park
- Located in the Argenta Outdoor Dining District along with 11 other restaurants & bars
- Interior Finishes include imported high end wooden bar.
- Rent is Modified Gross. Common area utilities including trash, water, gas, and electricity are paid monthly in addition to rent.

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Nabholz Properties Inc. 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
301 MAIN STREET, SUITE 101

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ARGENTA PLACE LOCATED ON ROCK REGION METRO STREETCAR LINE



ARGENTA PLACE LOCATED ON ROCK REGION METRO TRANSIT ROUTES



ARGENTA PLACE AT NIGHT

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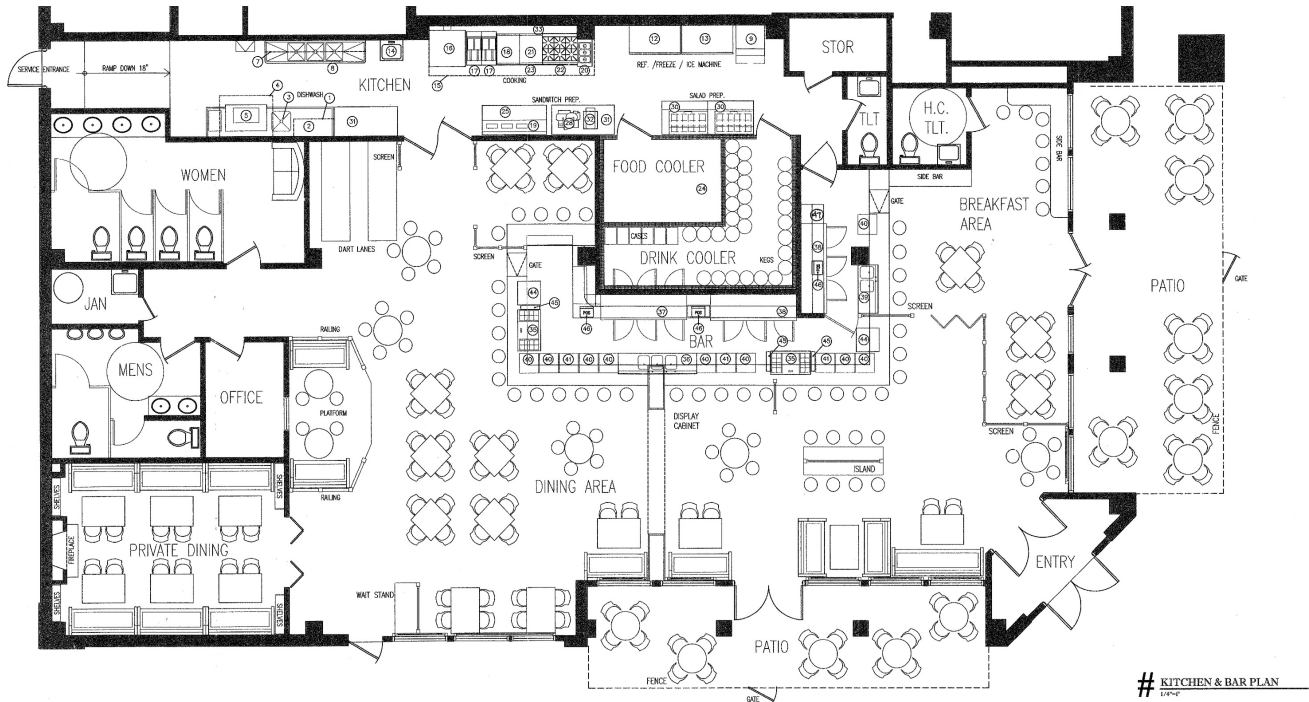
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	5,161 SF	Modified Gross	\$7,750 per month	Additional reimbursement for water, dumpster, & common area maintenance & utilities is estimated to be \$1,500 per month in Year 1. Fixtures & Furnishings available for additional cost.

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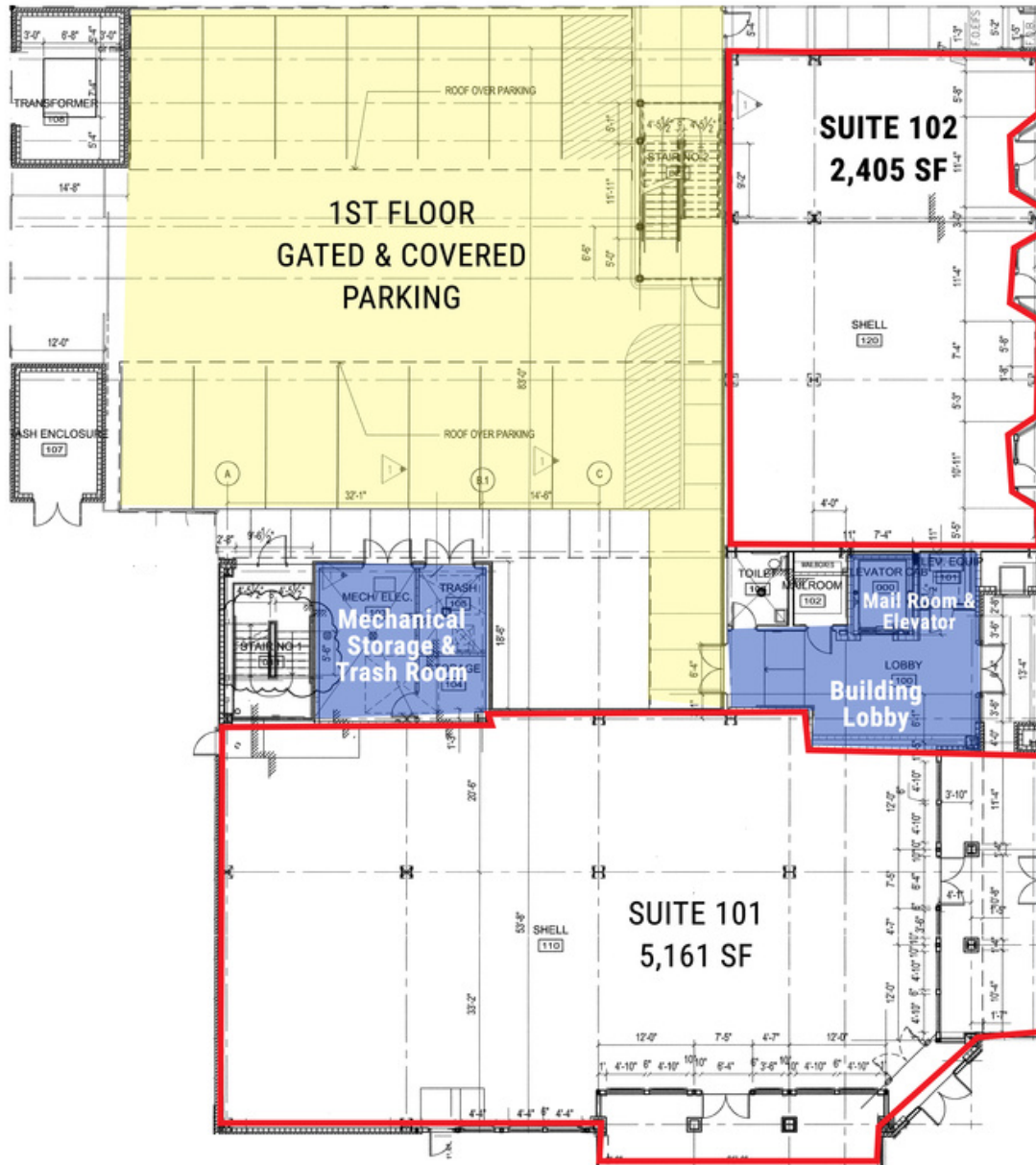
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(Not to Scale)



1st Floor Showing Gated & Covered Parking and Building Lobby

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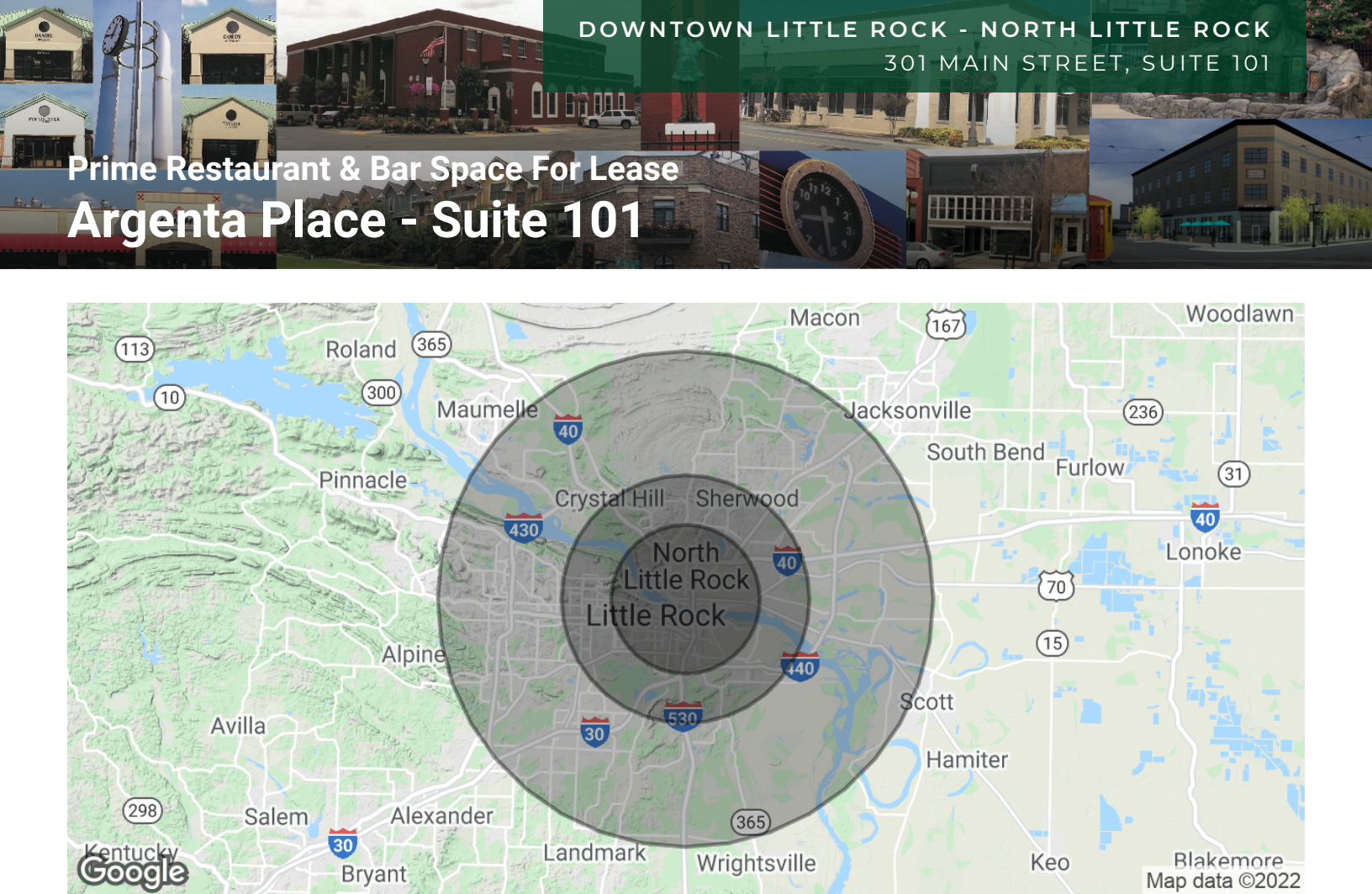
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Argenta Place - Suite 101



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	50,179	121,798	297,262
Average Age	37.0	37.2	36.0
Average Age (Male)	34.1	34.7	34.2
Average Age (Female)	39.3	39.3	37.7
Total Households	23,163	53,856	125,907
# of Persons per HH	2.2	2.3	2.4

* Demographic data derived from 2010 US Census

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