

Office Space For Lease Argenta Place



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

OFFERING SUMMARY

Lease Rate:	\$7,600.00 per month (MG)
Building Size:	25,000 SF
Available SF:	5,161 SF
Lot Size:	14,000 SF
Year Built:	2007
Zoning:	C-6 Urban
Market:	Central Arkansas
Submarket:	Downtown Little Rock - North Little Rock
Traffic Count:	26,000

PROPERTY OVERVIEW

Three second level office spaces and one ground level restaurant/bar space 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 gated and covered parking space. Up to 1Gbps High Speed Internet Available. Located in a Federal designated Opportunity Zone and Argenta Outdoor Dining District. Ground Level tenants include Cregeen's Irish Pub and The Joint Theater & Coffee House.

PROPERTY HIGHLIGHTS

- Located in Federal Designated Opportunity Zone & Argenta Outdoor Dining District
- 1 Gbps High Speed Internet Available to Building
- Covered & Gated Parking Available
- Suites #203 and #204 can be combined
- Shared Conference Room Available for Suite #203 & #204
- Partially Furnished Space for Suite #203 and #204
- Break areas with sinks available in Suites #203 & #204
- For More Information on Suite 101: www.buildout.com/website/argentaplacesuite101

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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.



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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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DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK
301 MAIN STREET

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	5,161 SF	Lease Rate:	\$7,600.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	5,161 SF	Modified Gross	\$7,600 per month	Additional Charges for water and dumpster & common area utilities and maintenance are estimated to be \$2,500 per month in Year 1 of the lease.

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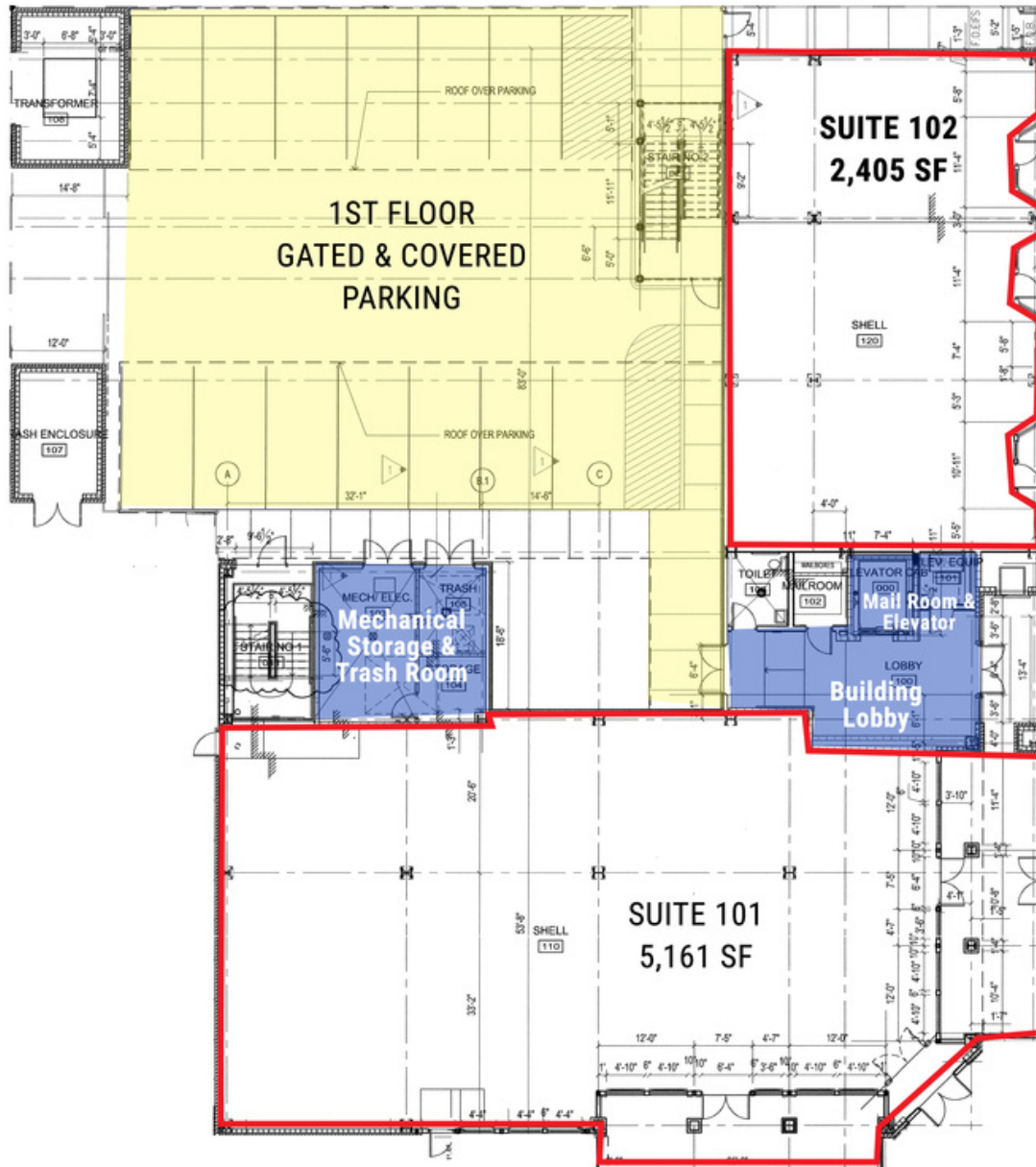
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(Not to Scale)



1st Floor Showing Gated & Covered Parking and Building Lobby

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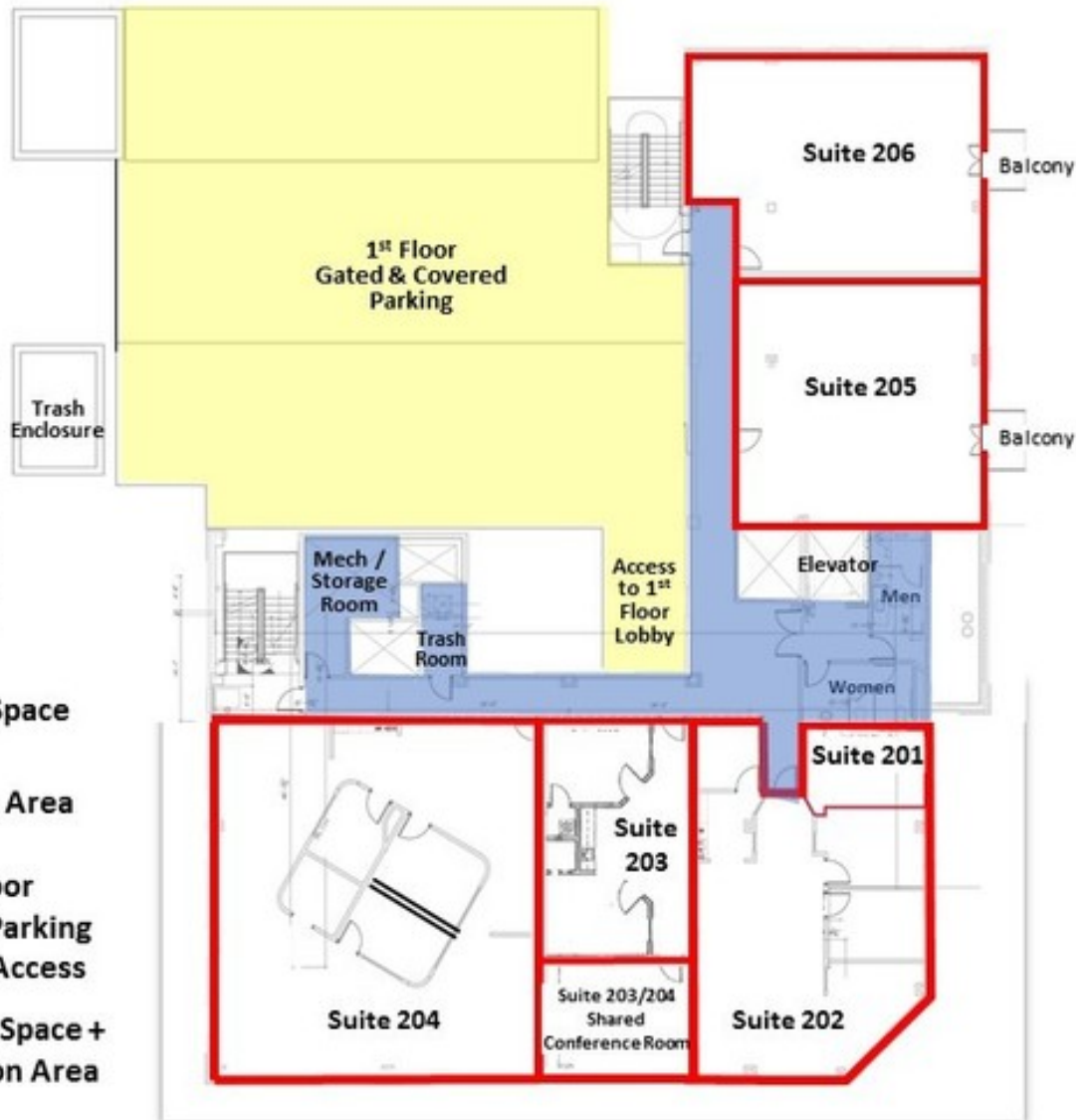
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(Not to Scale)

	Usable SF	Leasable SF
Suite 201	180	230
Suite 202	1,165	1,500
Suite 203	874	1,125
Suite 204	2,283	2,940
Suite 205	1,101	1,415
Suite 206	1,113	1,435



**Leasable Space = Usable Space +
ProRata Share of Common Area**



2nd Floor Plans

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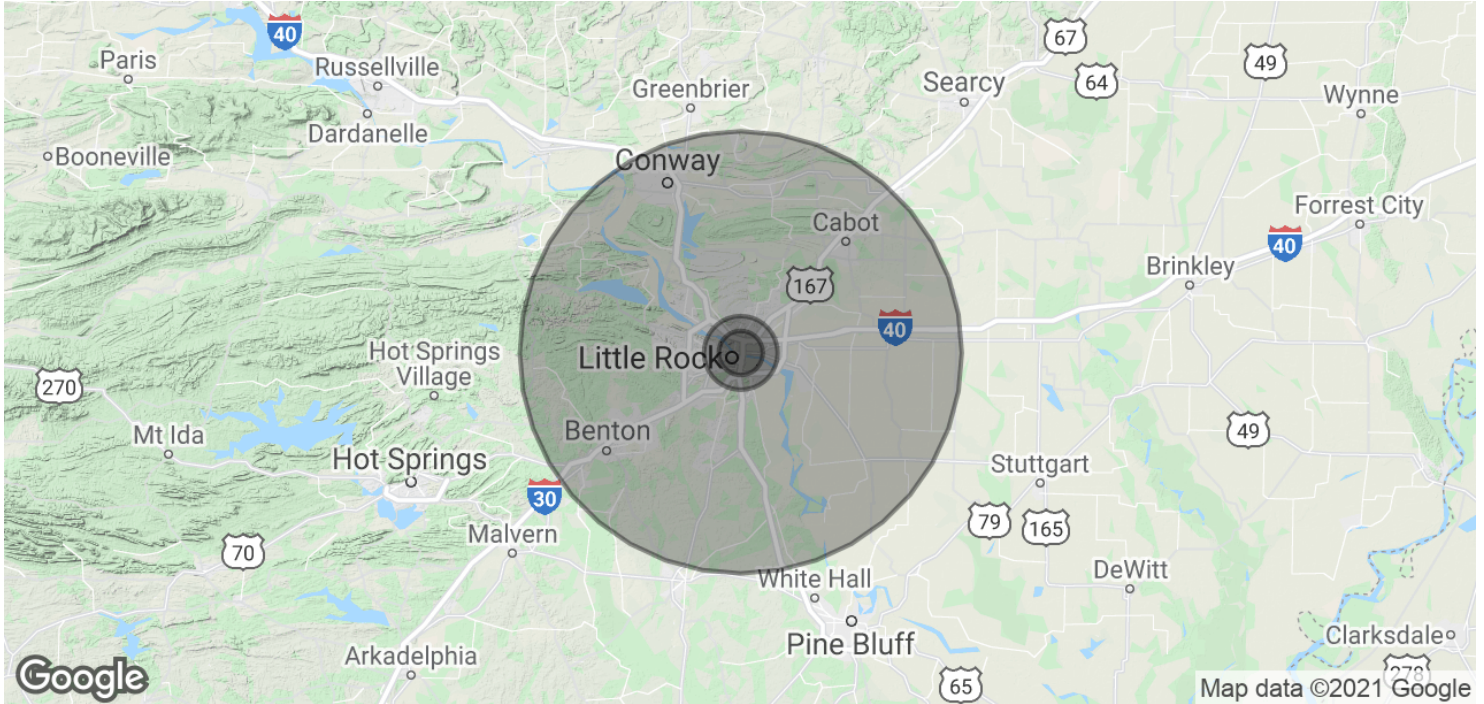
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POPULATION	3 MILES	5 MILES	30 MILES
Total Population	50,278	121,940	751,405
Average age	37.0	37.2	35.7
Average age (Male)	34.1	34.7	34.5
Average age (Female)	39.3	39.3	36.9
Total households	23,211	53,938	298,283
# of persons per HH	2.2	2.3	2.5

* Demographic data derived from 2010 US Census

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