

# OFFICE BUILDING FOR SUBLEASE THE VILLAGE AT HENDRIX



## OFFERING SUMMARY

Available SF: ± 1,070 SF

Lease Rate: \$18.50 SF/yr

Lease Type: NNN

Market: Central Arkansas

Sub Market: Conway

## LOCATION OVERVIEW

Located within the Village at Hendrix in Conway, Arkansas and adjacent to Hendrix College. This property has great visibility, is in a growing commercial area, and provides great access to Interstate 40. The Village at Hendrix is one of the premier planned new urbanist neighborhoods in the country and is adjacent to Hendrix College which is a private liberal arts college with a population of almost 1,800 students, faculty, and staff with an annual payroll of over \$27,500,000. Conway is one of the fastest growing cities in Arkansas with a population of over 65,000 and is in the Little Rock-North Little Rock-Conway MSA that has a population of almost 800,000. The Village at Hendrix restaurant occupants include Purple Cow Cafe, Agape Noodle, ZaZa Fine Salad & Wood Oven Pizza, and Panera Bread. Professional occupants include Hendrix College, Iberia Bank, Ensono, Crum & Forster, Molex, and Southwestern Energy.

## PROPERTY HIGHLIGHTS

- Sublease with 4.5 years left
- Class A office space located within the Village at Hendrix
- Shotgun style office
- The space consists of 2 offices, a conference room, filing room/storage, reception area, kitchenette, storage closet, speakers throughout the space, and a restroom

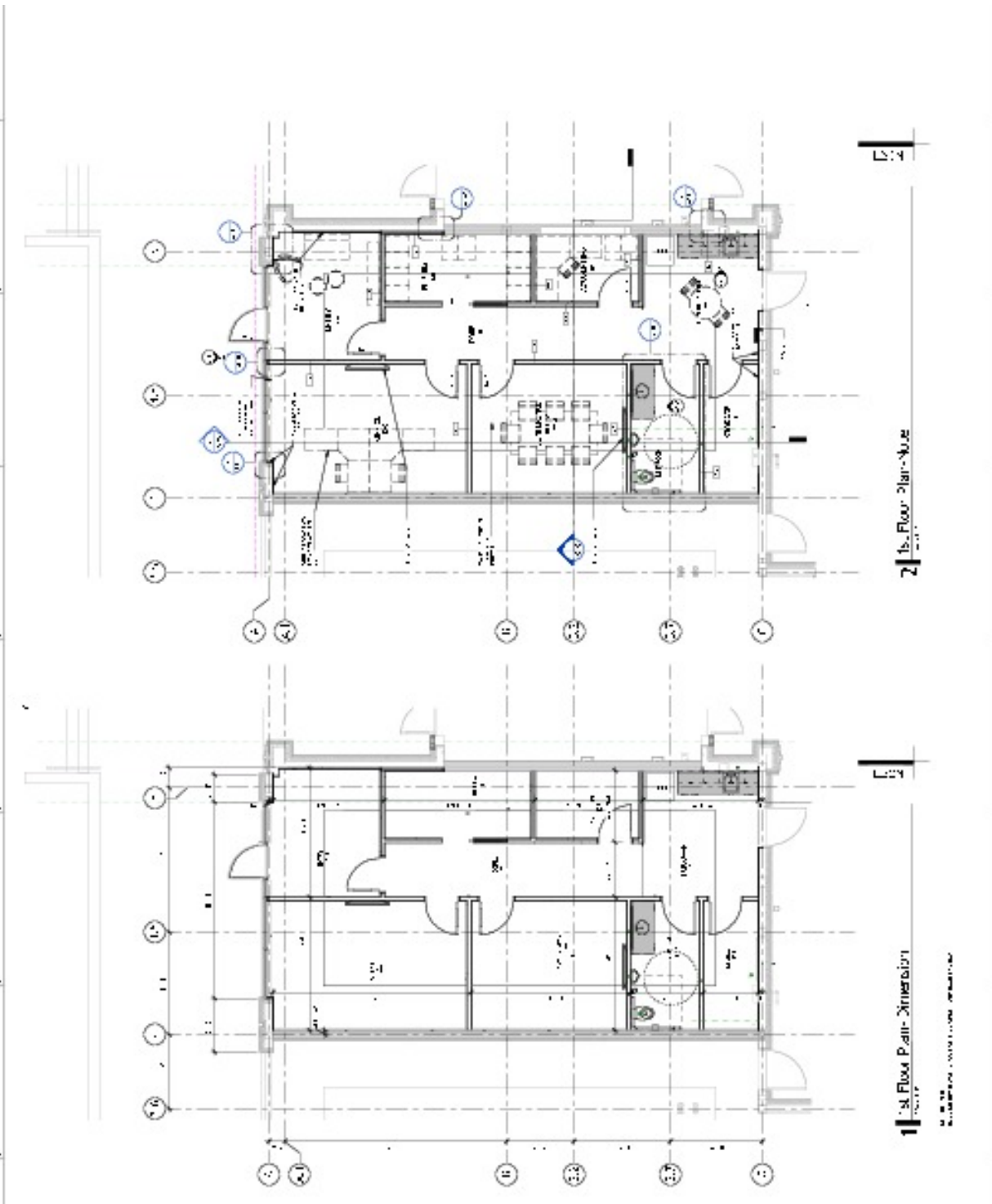


**Newmark**

Moses Tucker Partners **Clint Bailey** Associate Director 501.358.8280 [cbailey@newmarkmtp.com](mailto:cbailey@newmarkmtp.com)

Newmark Moses Tucker Partners 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 and to any special conditions imposed by our principal. Independently owned and operated

# OFFICE BUILDING FOR SUBLEASE THE VILLAGE AT HENDRIX



**Newmark**

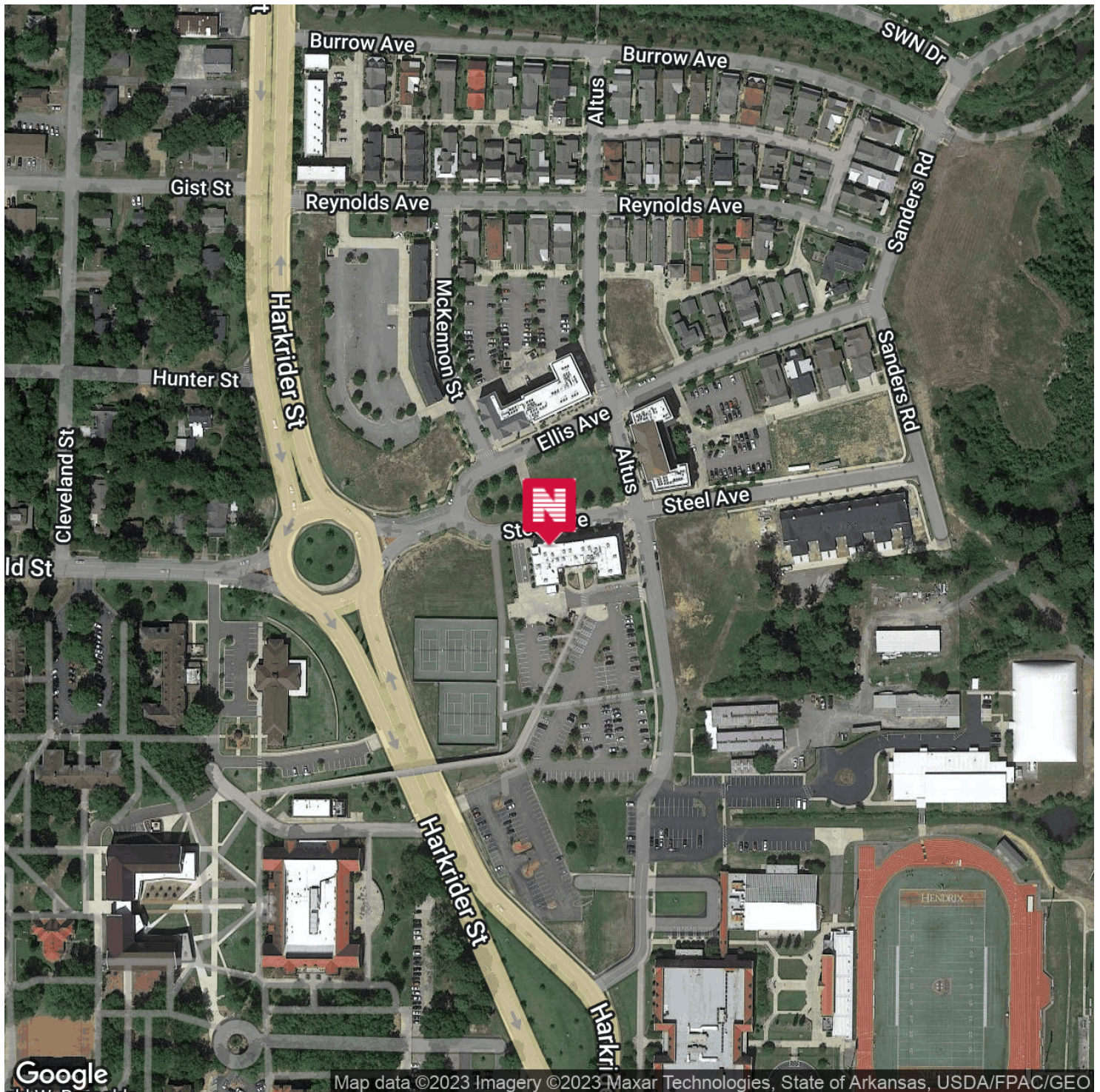
Moses Tucker Partners **Clint Bailey** Associate Director 501.358.8280 [cbailey@newmarkmtp.com](mailto:cbailey@newmarkmtp.com)

Newmark Moses Tucker Partners 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 and to any special conditions imposed by our principal. Independently owned and operated



CONWAY, ARKANSAS

# OFFICE BUILDING FOR SUBLEASE THE VILLAGE AT HENDRIX



**Newmark**

**Moses Tucker Partners** **Clint Bailey** Associate Director 501.358.8280 [cbailey@newmarkmtp.com](mailto:cbailey@newmarkmtp.com)

Newmark Moses Tucker Partners 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 and to any special conditions imposed by our principal. Independently owned and operated

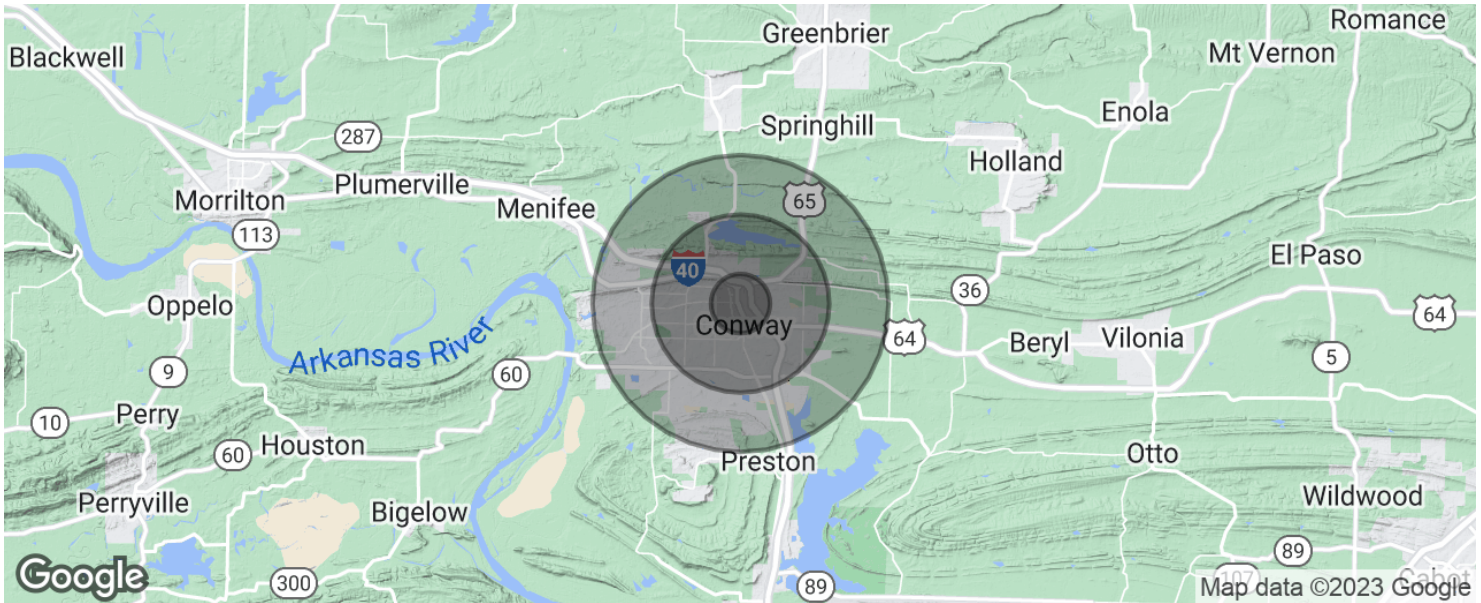
200 River Market Avenue, Suite 501, Little Rock, AR 72201 | Main: 501.376.6555

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



# OFFICE BUILDING FOR SUBLEASE

## THE VILLAGE AT HENDRIX



### POPULATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total population	8,171	35,416	58,501
Median age	24.5	27.1	28.7
Median age (Male)	25.2	26.6	27.7
Median age (Female)	24.1	27.5	29.6

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total households	3,011	13,179	21,897
# of persons per HH	2.7	2.7	2.7
Average HH income	\$40,253	\$49,704	\$56,675
Average house value		\$131,878	\$132,044

\* Demographic data derived from 2020 ACS - US Census



**Newmark**

Moses Tucker Partners **Clint Bailey** Associate Director 501.358.8280 [cbailey@newmarkmtp.com](mailto:cbailey@newmarkmtp.com)

Newmark Moses Tucker Partners 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 and to any special conditions imposed by our principal. Independently owned and operated