



# 204 EXECUTIVE

204 EXECUTIVE SUITE 301  
LITTLE ROCK, AR 72202

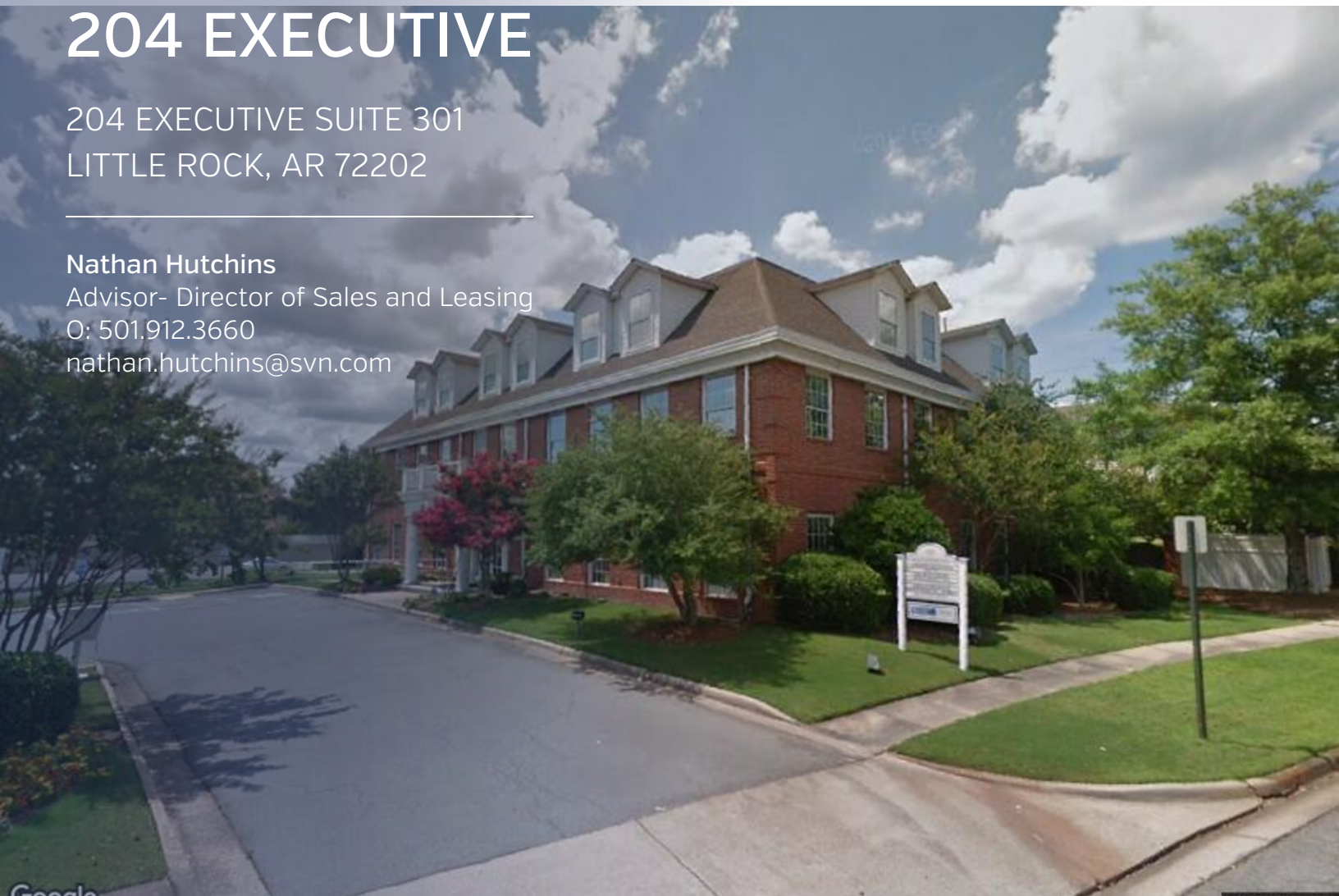
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**Nathan Hutchins**

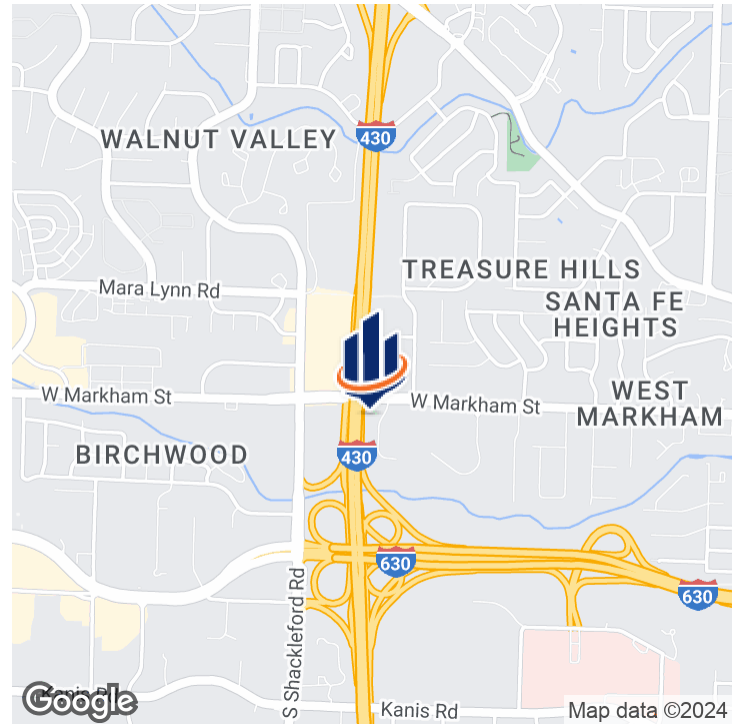
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# Property Summary



## OFFERING SUMMARY

Building Size:	18,821 SF
Available SF:	974 SF
Monthly Rate:	\$1370.00

## PROPERTY OVERVIEW

Full Service - utilities, janitorial and security services included. Centrally located in Little Rock with high visibility.

## PROPERTY HIGHLIGHTS

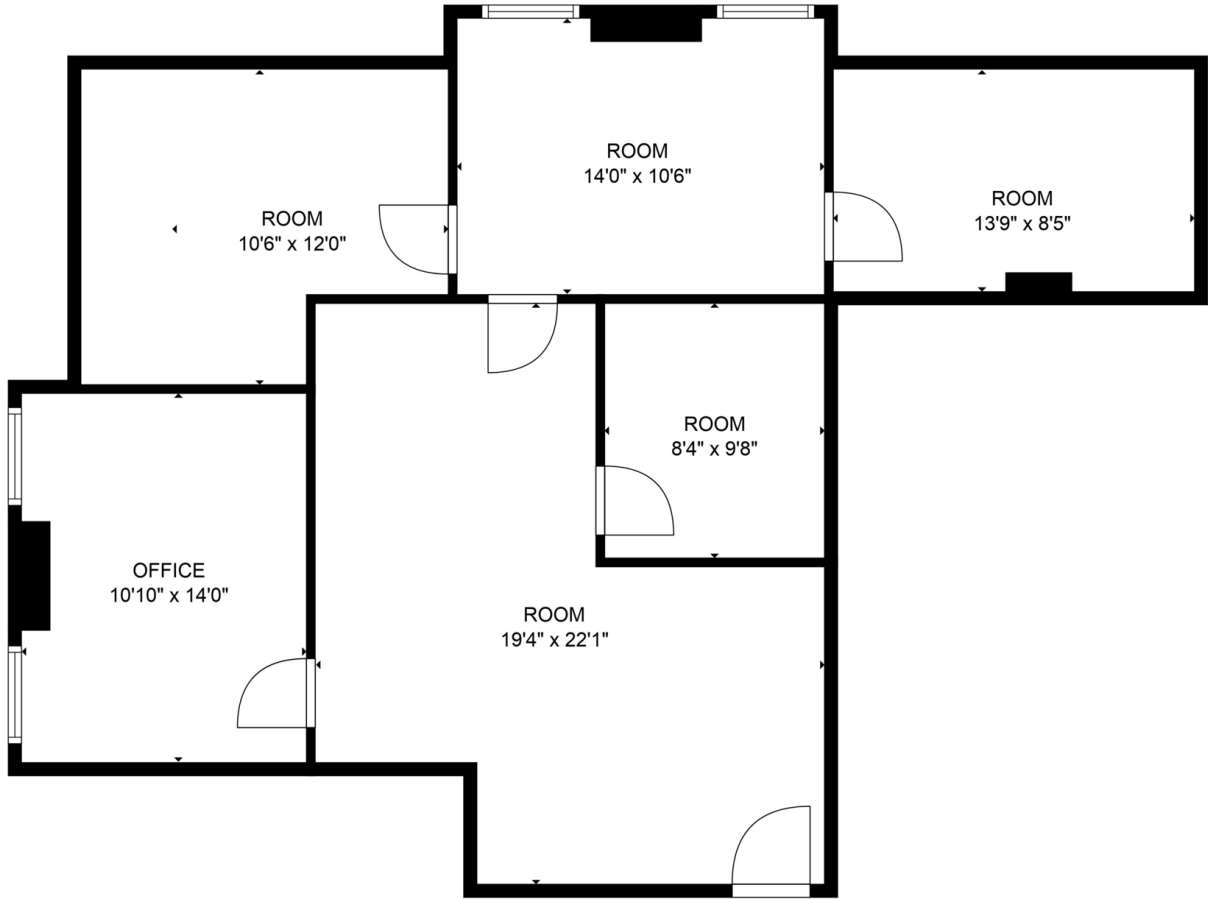
- 24 hour-controlled access.
- Large offices with ample exterior lighting.
- All utilities included including janitorial.
- Ample parking.
- Common area conference rooms on the third floor.
- Contemporary modern look inside common area and conference rooms.
- Suite is corner location giving several windows for lighting.
- Building has elevator access to all floors.



# Additional Photos



# Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 975 sq. ft  
TOTAL: 975 sq. ft  
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



# Retailer Map





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,324	68,699	131,658
Median age	35.6	36.4	36.5
Median age [Male]	33.0	34.5	35.0
Median age [Female]	37.4	38.7	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,783	30,643	57,274
# of persons per HH	2.2	2.2	2.3
Average HH income	\$54,300	\$70,632	\$76,291
Average house value	\$132,868	\$210,852	\$215,995

\* Demographic data derived from 2020 ACS - US Census