

Office Space For Lease  
**Argenta Place**



### OFFERING SUMMARY

Lease Rate:	\$5,900.00 per month (Full Service)
Building Size:	25,000 SF
Available SF:	3,700 SF
Number of Units:	8
Year Built:	2007
Zoning:	C-6 Urban
Market:	Central Arkansas
Submarket:	Downtown Little Rock - North Little Rock
Traffic Count:	26,000

### PROPERTY OVERVIEW

Space on the second floor on the corner of Main & Broadway 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. High Speed Internet Available. Located in a Federal designated Opportunity Zone and Argenta Outdoor Dining District. Ground Level tenants include Draft + Table and The Joint Theater.

### PROPERTY HIGHLIGHTS

- Located in Federal Designated Opportunity Zone & Argenta Outdoor Dining District
- High Speed Internet Available to Building
- Covered & Gated Parking Available
- Furnished Conference Room

### GREG NABHOLZ

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**DOWNTOWN LITTLE ROCK - NORTH LITTLE ROCK**  
**301 MAIN STREET**

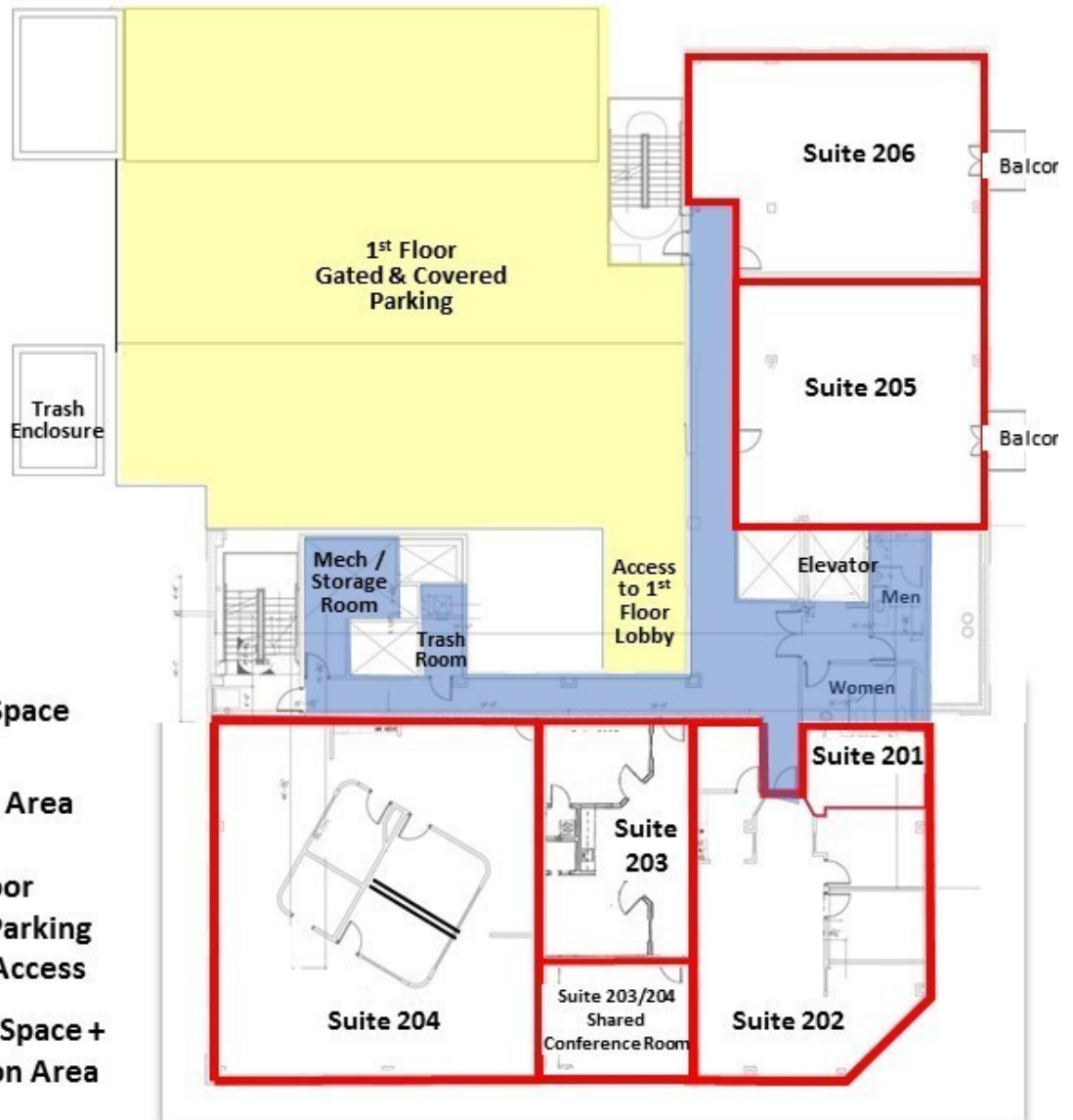
## Office Space For Lease

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	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**



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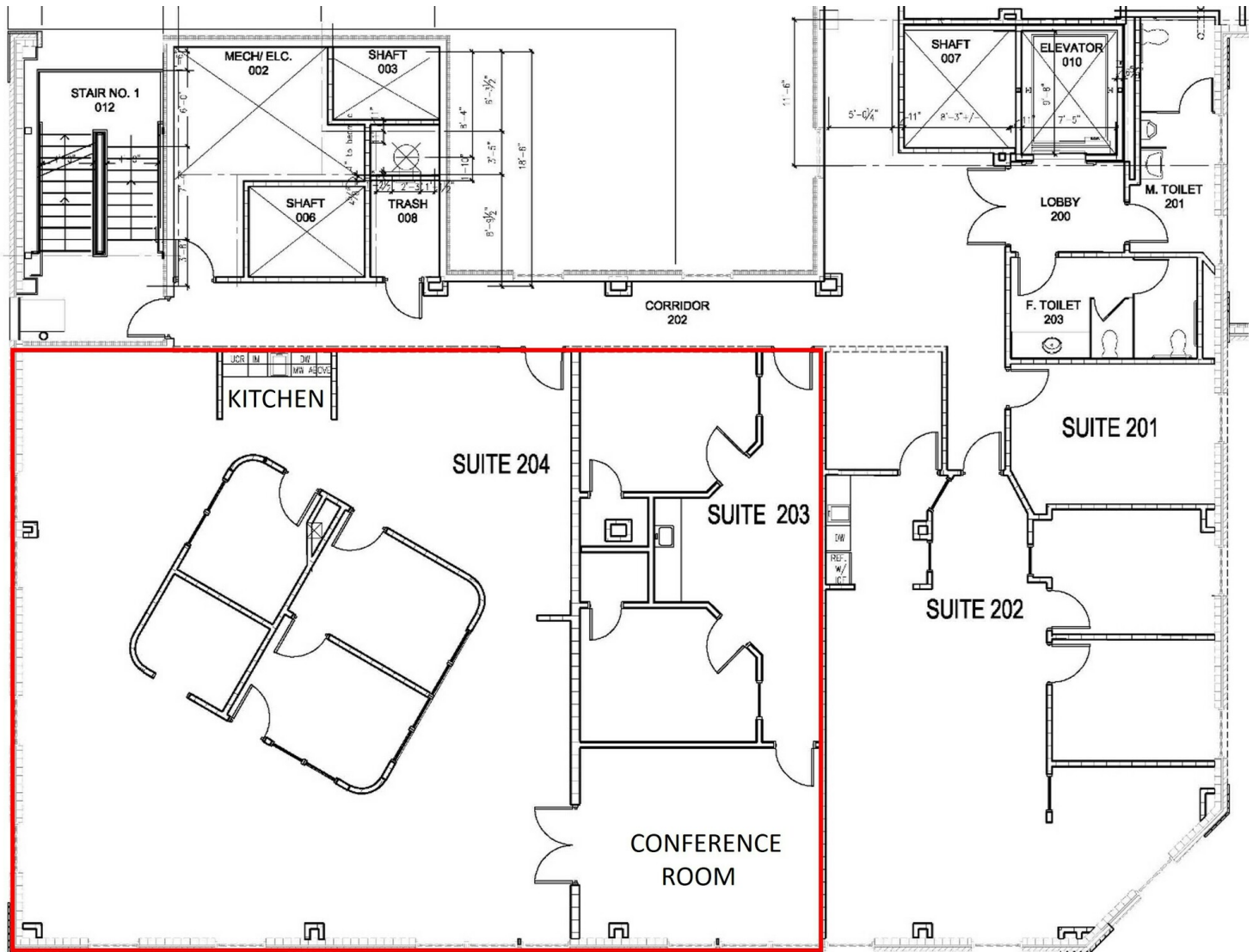
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### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	36 months
Total Space:	3,700 SF	Lease Rate:	\$5,900.00 per month

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 203-204	3,700 SF	Full Service	\$5,900 per month	Open work area with 5 private offices, 2 of the offices have storage closets, & storage room Suite 204 break area includes sink, refrigerator, microwave, dishwasher, & ice machine Suite 203 break area includes sink, space for microwave, and under cabinet refrigerator Fully furnished conference room Covered & secured parking

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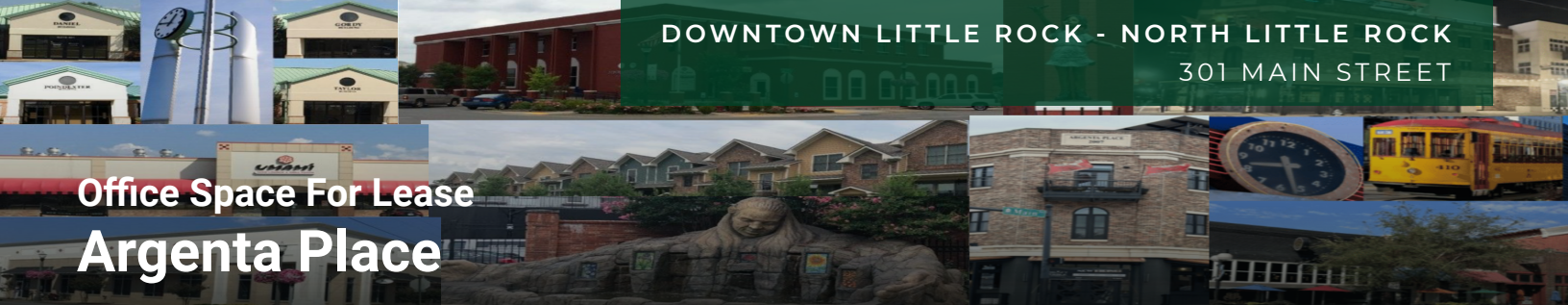
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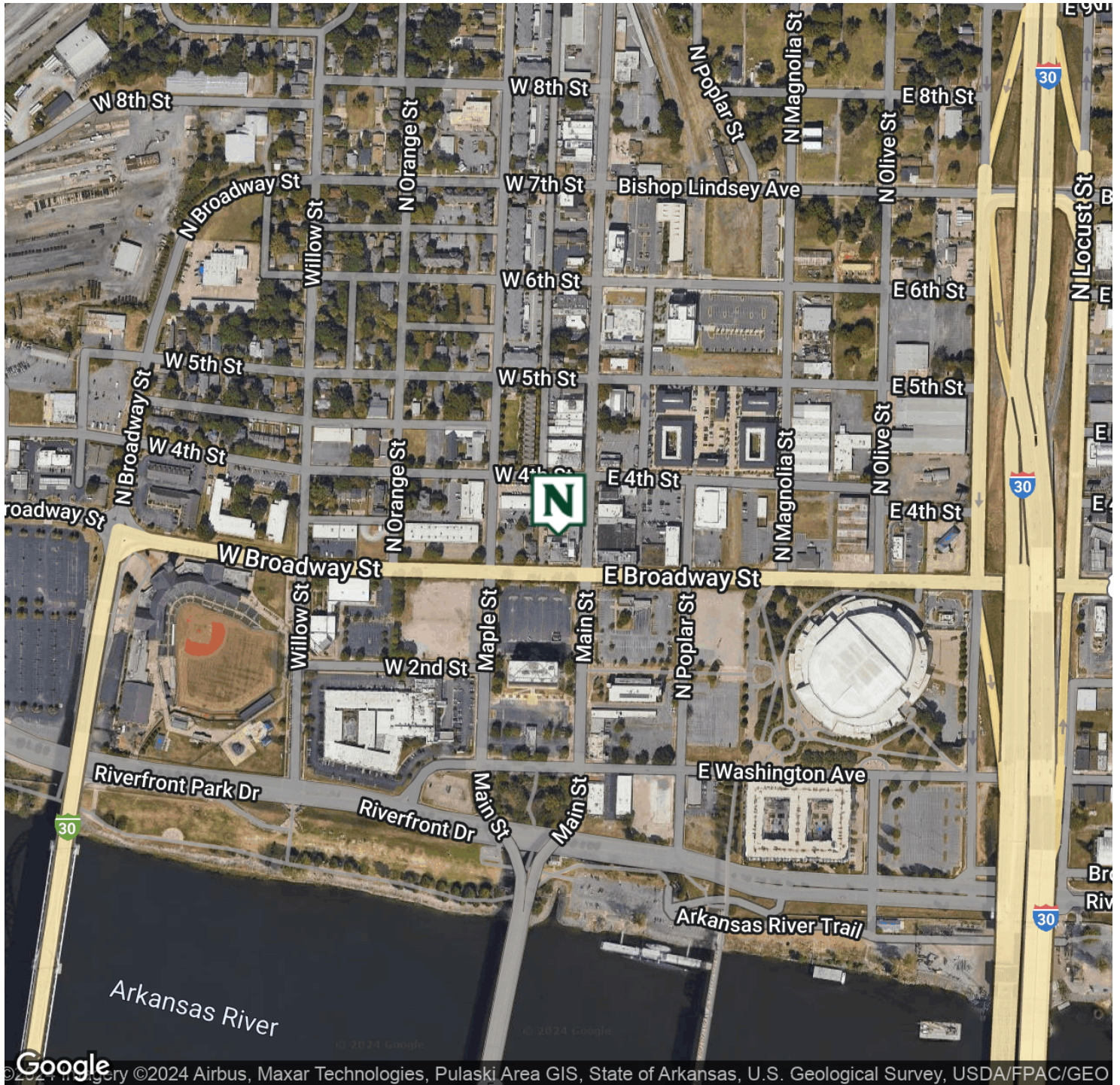






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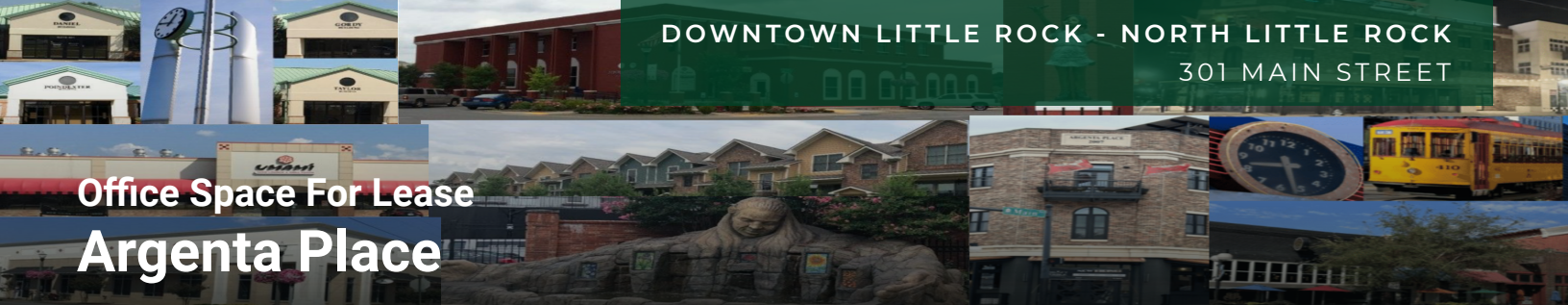
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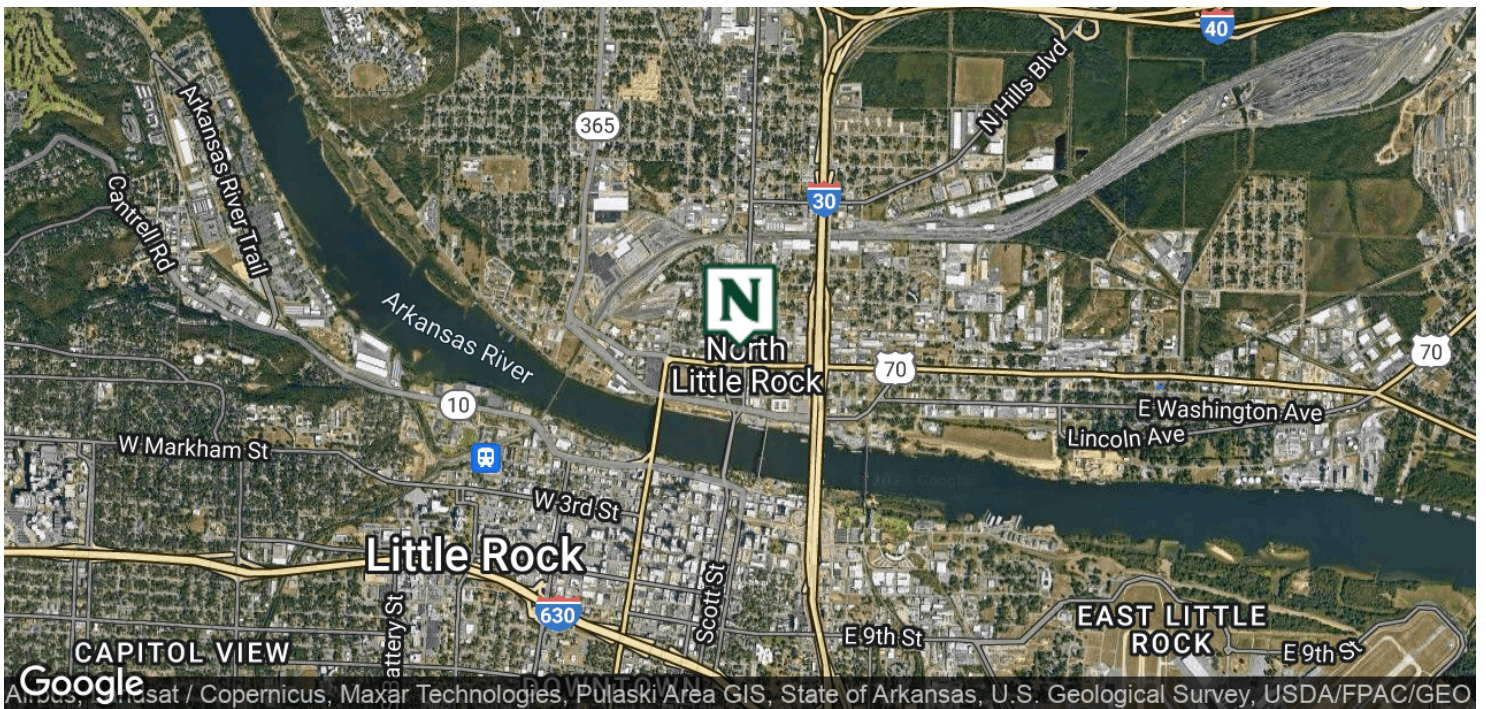






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