

Retail/Office Space in Downtown Little Rock-North Little Rock

709 MAIN STREET / THE KOEHLER BUILDING

ARGENTA ARTS & INNOVATION DISTRICT, NORTH LITTLE ROCK, AR



Offering Highlights

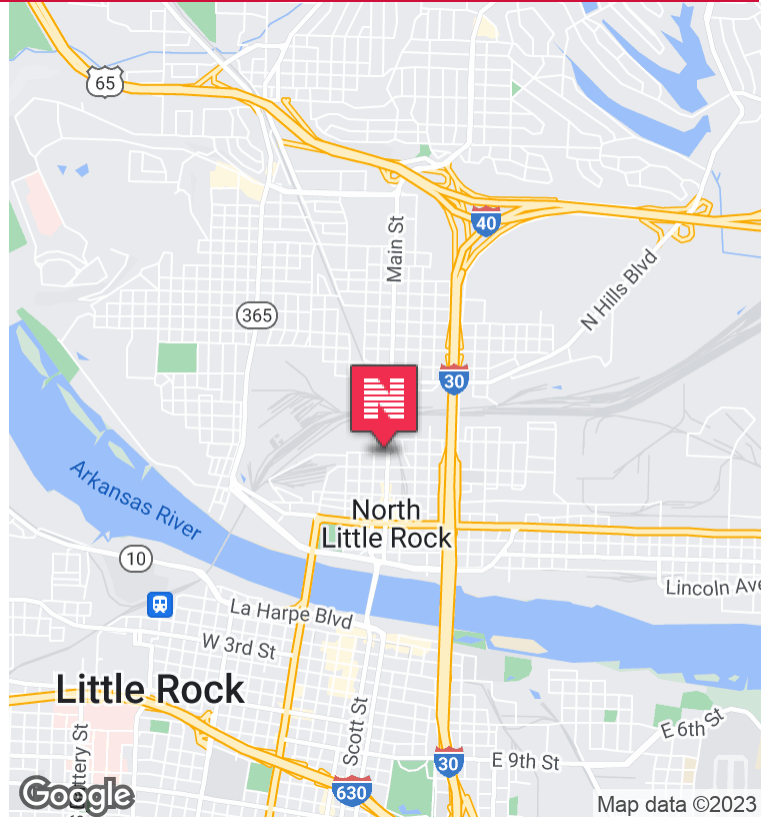
Available SF	Fully Leased
Lease Rate	N/A
Tenant Finish	White Box
Lot Size	± 0.32 Acres
Building Size	± 5,000 SF
Zoning	C-6
Year Built	1946; renovated 2016
Other	Over half of the 700 block is under renovation and scheduled to be completed mid 2016.

J. Fletcher Hanson Principal & Executive Managing Director 501.952.4975 fhanson@newmarkmtp.com

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Property Overview

Approximately 2,500 SF first floor lease space available. Well constructed building with new facade/storefront and extensive interior renovation throughout. All new electrical, mechanical, plumbing and other building systems. Free public parking available across the street in the NLR Police Substation parking lot. Nice open floor plan that is well suited for businesses such as art galleries, creative & design firms, gift shops & florists, fitness & yoga studios, nail & hair salons among others.

Located in the heart of the booming downtown Little Rock - North Little Rock's creative corridor in the walk-able Argenta Arts & Innovation District in North Little Rock, this property is close to many attractions and amenities including the Arkansas Regional Innovation Hub, Verizon Arena, Arkansas Sports Hall of Fame, Arkansas Inland Maritime Museum, Dickey Stephens Ballpark, Junction Pedestrian Bridge, the Arkansas River Trail, restaurants & coffee shops, breweries, art galleries & theaters, banks, a drug store, salons, retail stores, and entertainment venues. This property is also on the Rock Region Metro Streetcar line and public transit routes, close to bike trails, is easily accessible to Interstates 30 and 40, and is 10 minutes from Little Rock National Airport. This location is a regional destination draw area with over 1,020,000 residents within a 50 mile radius of this site. Approximately 1,000,000 people visit Argenta annually.

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200 River Market Ave, Suite 501
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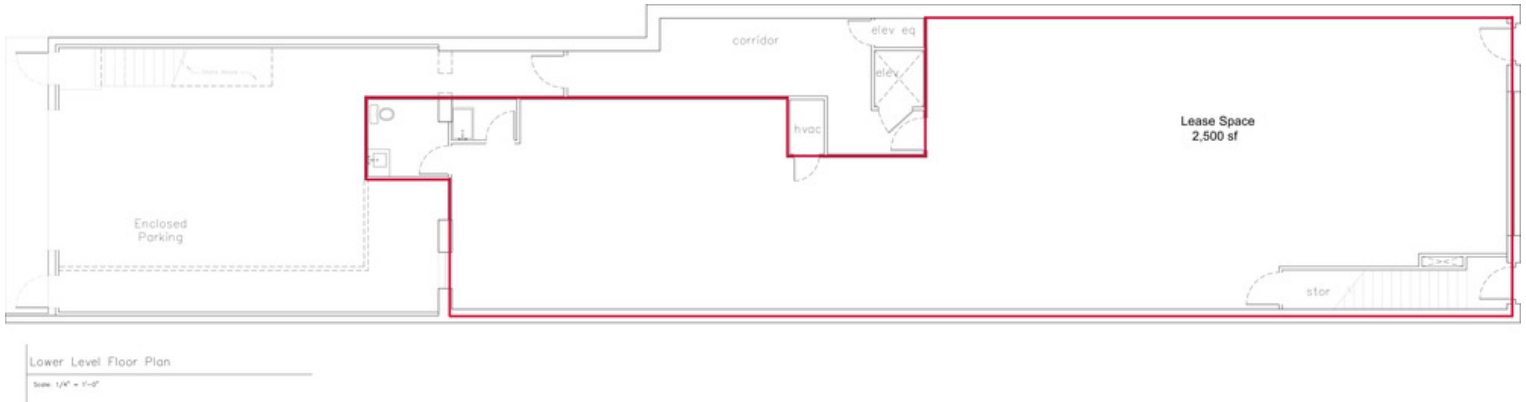
Northwest Arkansas
805 S Walton Blvd
Bentonville, AR 72712
479.271.6118

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- 1 709 Main Street
- 2 North Little Rock Police Downtown Substation
- 3 North Little Rock Fire Department
- 4 Argenta Branch William F. Laman Library
- 5 North Little Rock City Hall
- 6 Argenta Flats
- 7 Argenta Flats Phase II
- 8 City Grove Townhomes
- 9 Free Public Parking
- 10 River Rail Electric Street Car Stops



A few new additions in 2015-16

- Ozark Escape - Escape Game Room
- Skinny J's Restaurant
- Bourbon and Boots online retailer
- Fourquarter Bar
- Flyway Brewing Company
- Core Brewery Pub
- Rock City Werks - Argenta Gallery
- Ark. Regional Innovation Hub Expansion

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