

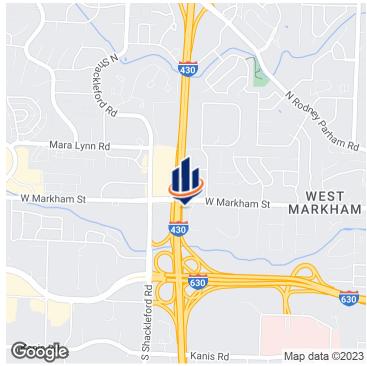
204 EXECUTIVE

204 EXECUTIVE SUITE 301 LITTLE ROCK, AR 72202

Nathan Hutchins Advisor- Director of Sales and Leasing O: 501,912.3660 nathan.hutchins@svn.com

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.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and con

Additional Photos







204 EXECUTIVE | 204 EXECUTIVE SUITE 208, LITTLE ROCK, AR 72202

SVN | ArkBest Realty, LLC | Page 3

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Floor Plan



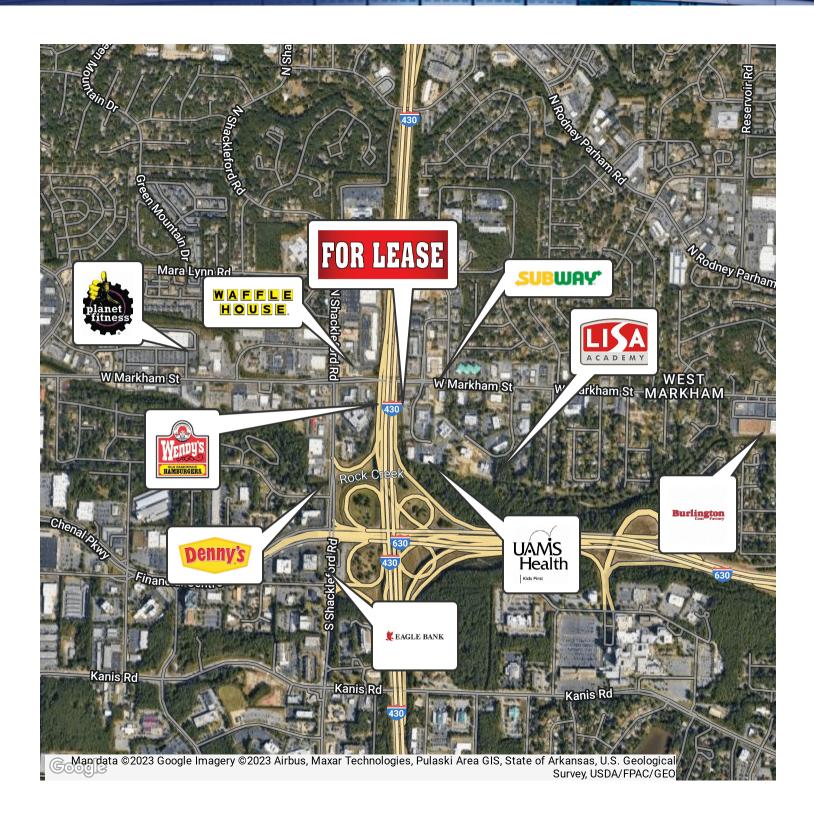
GROSS INTERNAL AREA FLOOR 1: 975 sq. ft TOTAL: 975 sq. ft MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

204 EXECUTIVE | 204 EXECUTIVE SUITE 208, LITTLE ROCK, AR 72202

SVN | ArkBest Realty, LLC | Page 4

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Retailer Map



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and con-

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
HOUSEHOLDS & INCOME Total households	1 MILE 3,783	3 MILES 30,643	5 MILES 57,274
Total households	3,783	30,643	57,274

* Demographic data derived from 2020 ACS - US Census

204 EXECUTIVE | 204 EXECUTIVE SUITE 208, LITTLE ROCK, AR 72202

SVN | ArkBest Realty, LLC | Page 6

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.