

PREMIER OFFICE SPACE FOR LEASE

Simmons Tower | 425 W Capitol Ave | Little Rock, AR 72201

MOVE UP. SPREAD OUT. THE SKY'S THE LIMIT.

SKYLINE BRAND
OPPORTUNITY

FULL FLOOR WITH
PRIVATE BALCONY ACCESS

PANORAMIC VIEWS
FLOOR-TO-CEILING WINDOWS

PARKING GARAGE

SKYBRIDGE

FULL FLOORS AVAILABLE

BRANDON SHEARD

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COMMENTS

Arkansas's tallest building stands 40 stories high at the corner of Broadway and Capitol Avenue — the cornerstone of Little Rock's "Central Business District." Within walking distance are the Statehouse Convention Center, live performance venues, dozens of dining options, city, county and state offices, as well as several parks and walking trails.

AMENITIES

- High-rise views of the river, metro area, and region
- Locally owned and owner-occupied
- On-site management and maintenance
- Shared conference facilities available
- Floor-to-ceiling windows
- High-performance fiber optic technology
- Professional office community
- Level 2 Fitness Center with showers and locker rooms
- Indoor bicycle storage
- On-site banking, full-service salon, massage therapist, and restaurants
- Attached parking garage with sky-bridge
- Luxurious office suites that are move-in ready



SCAN QR CODE TO
VIEW FLOOR PLANS



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AVAILABILITY

FLOOR	SUITE	SQUARE FEET	COMMENTS
1	Lobby Space 1	±3,799 RSF	Main entrance at the corner of Broadway and 6th Street. Can be retail, restaurant, customer service or ground-floor office
3	325	±2,236 RSF	Landlord to paint and carpet the space to tenant's specifications
4	400	±5,040 RSF	Ten private offices, private balcony access, multiple conference rooms, a large work room/file storage, and kitchenette/breakroom
7	735	±1,121 RSF	Move-in ready, two entry options
8	800 - Full Floor	±19,128 RSF	Modern, newly renovated space with multiple private glass offices, large open floor plan, full kitchen & breakroom, conference room, and bike racks. Move-in ready;
9	900 - Full Floor	±19,128 RSF	Move-in ready, separate server room, "Plug & Play" furniture available
11	1100 - Full Floor	±19,128 RSF	Move-in ready, separate server room, "Plug & Play" furniture available
16	1600	±3,204 RSF	This suite can be combined with Suite 1680 for up to ±7,193 RSF
	1640	±1,881 RSF	Corner suite with southwestern views. Current layout includes 3 private offices, a reception area, conference room, and kitchen/break room.
	1680	±3,989 RSF	River views, build-to-suit; This suite can be combined with Suite 1600 for up to ±7,193 RSF
30	3025	±3,638 RSF	Eastern views, fully furnished, 2 breakrooms, 2 private offices, and a conference room
31	3100	±2,733 RSF	Southwest panoramic views. This space has an open floor plan and includes two private offices
	3110	±3,479 RSF	Renovated, modern space with a private kitchen/breakroom, large conference room, and amazing northwest views of the Arkansas River and Capitol Building
	3125	±1,196 RSF	Build-to-suit, southern views
32	3275	±2,193 RSF	Move-in ready with great east downtown & south views. 6 office spaces, conference room, copier/break combo area and separate server room
	3280	±911 RSF	Three private offices with southern views
37	3700 - Full Floor	±13,028 RSF	Full-floor with high-rise views and private balcony

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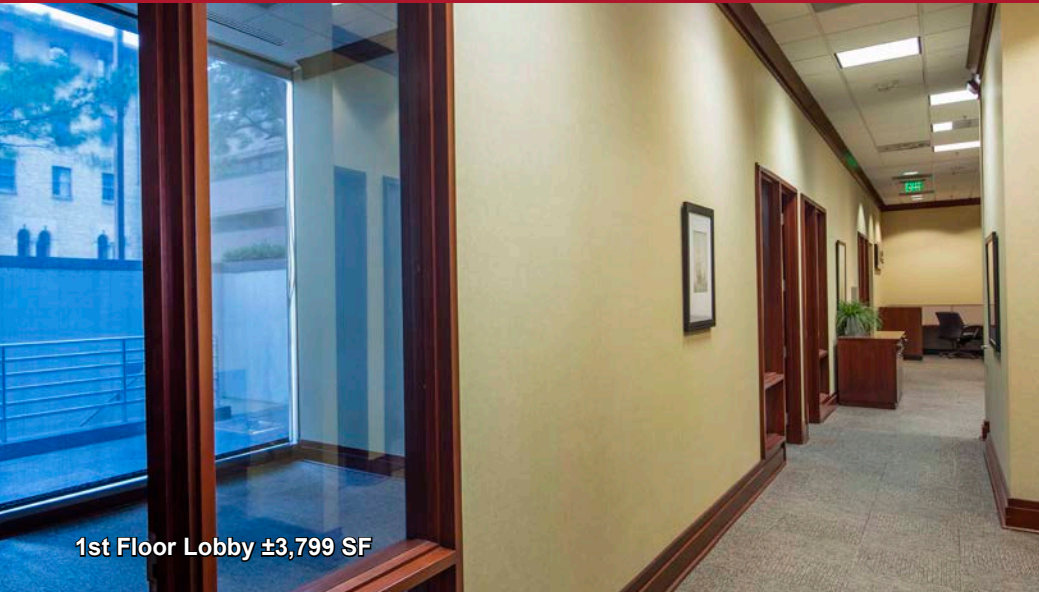
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PREMIER LOBBY SPACE FOR LEASE

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1st Floor Lobby ±3,799 SF



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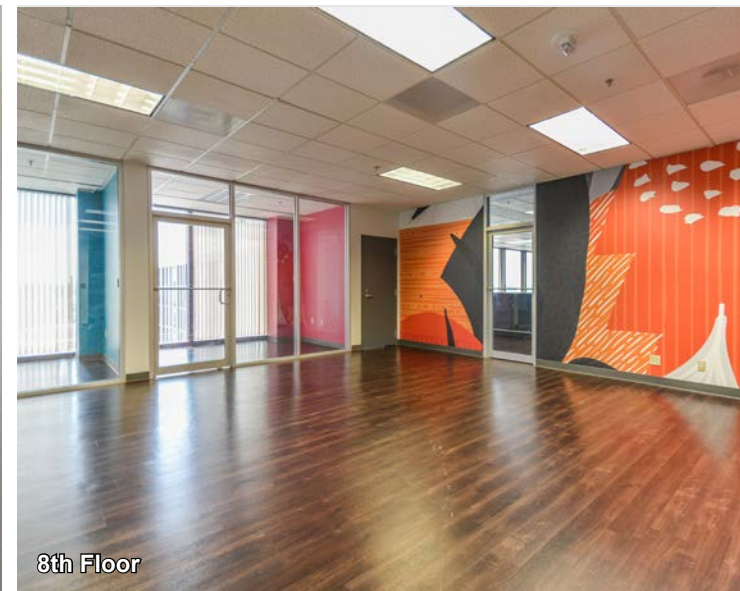
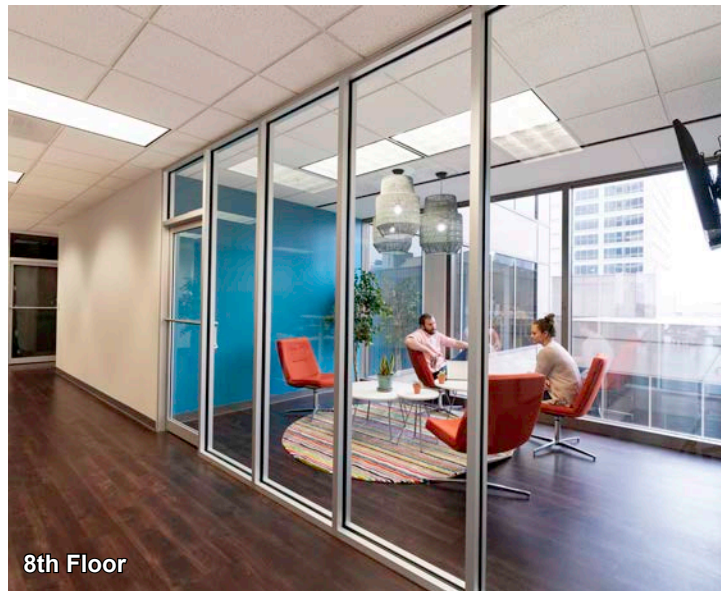
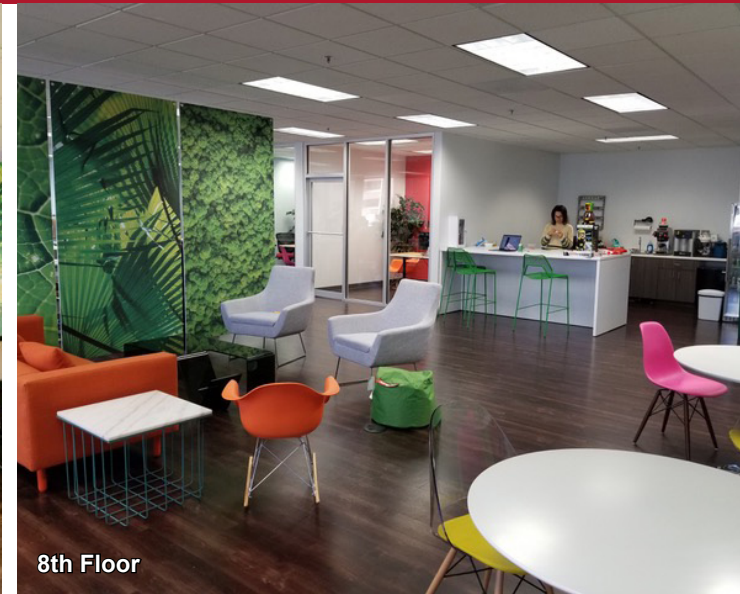
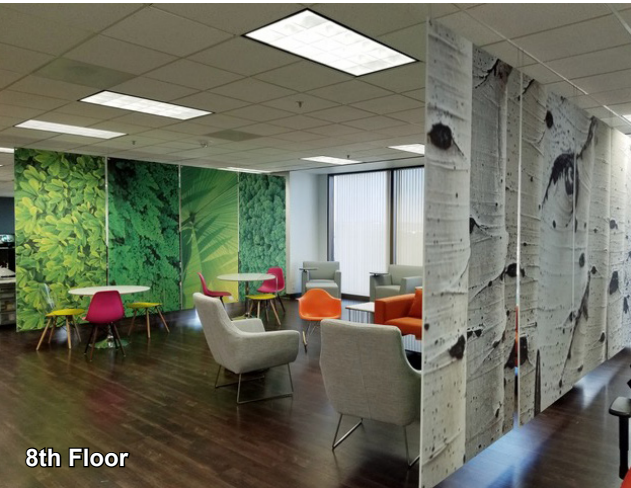


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DESIGN CONCEPT EXAMPLES



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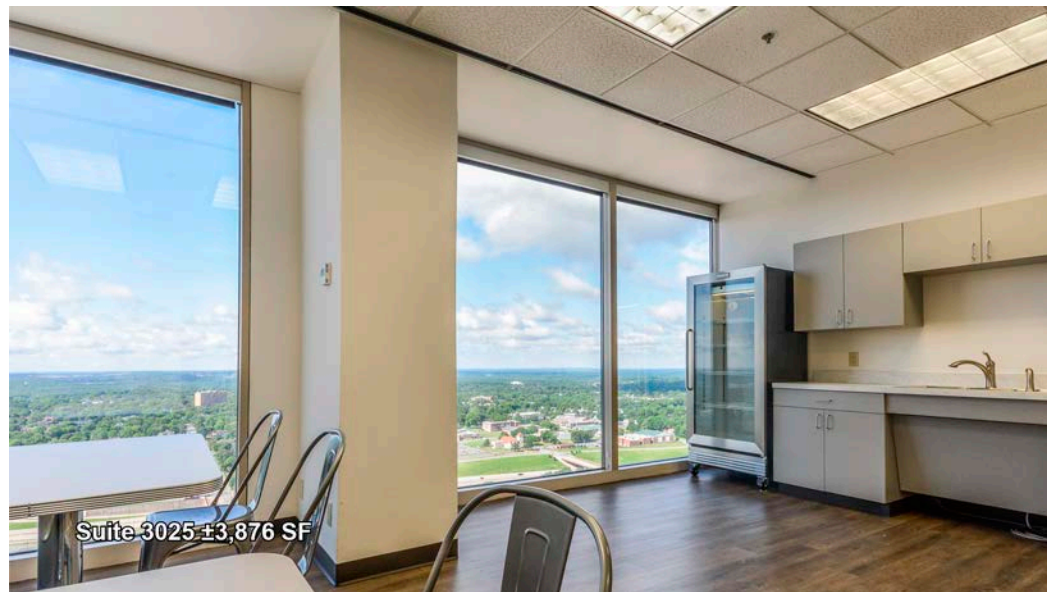
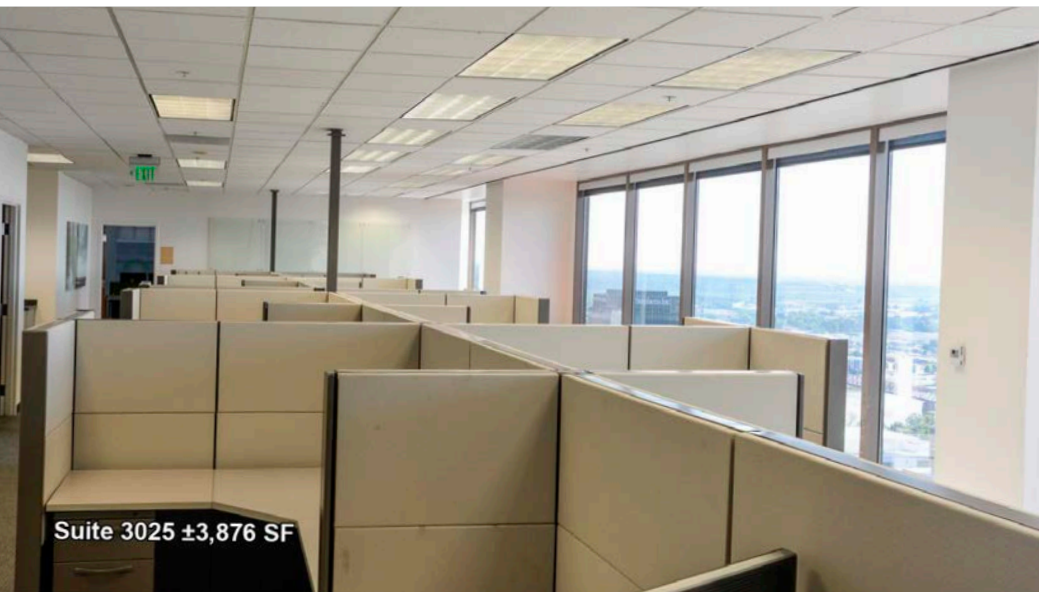
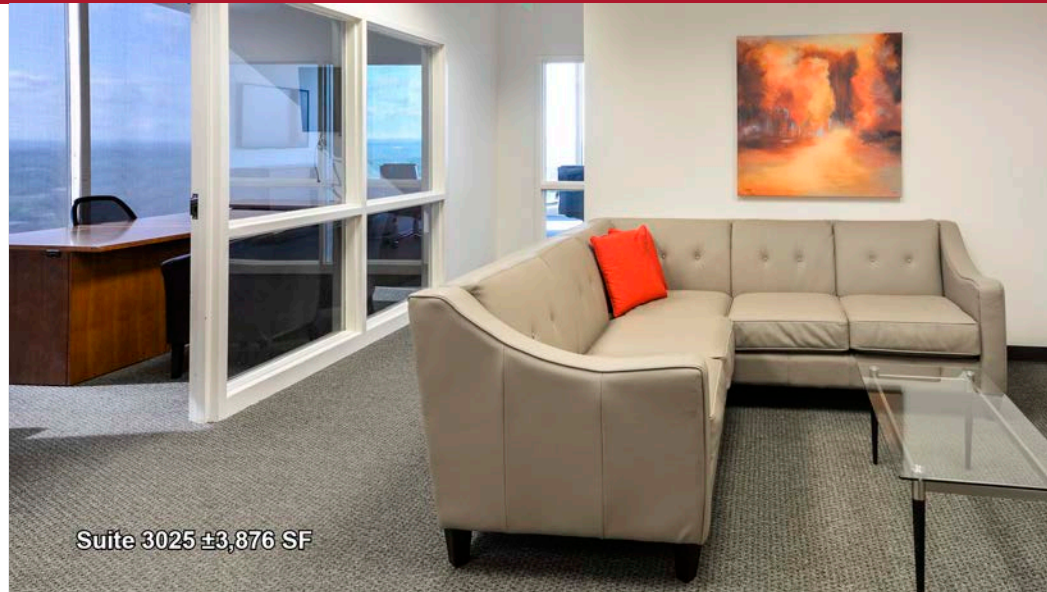
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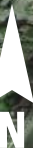
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ABOUT LITTLE ROCK

The City of Little Rock, “Where America Comes Together,” is located at the crossroad of Interstate 30 and Interstate 40, the most heavily traveled interstate in the nation. This is the second fastest-growing region of the United States, with 40 percent of the nation’s population and buying power within a 550-mile radius of Little Rock, and more than one million people living within 50 minutes of downtown. Little Rock is the capital and largest city in the State of Arkansas, and it is the county seat of Pulaski County.

Little Rock sits on the south bank of the Arkansas River, and derives its name from a rock formation along the river, named “La Petite Roche” by French explorer Jean-Baptiste B nard de La Harpe in the 1720s. Little Rock serves as a cultural and economic center within Arkansas. The city is home to several cultural institutions including the Arkansas Art Center, the Arkansas

Repertory Theatre, and the Arkansas Symphony Orchestra, as well as many large corporations, including Dillard’s, Windstream Communications, Acxiom, Stephens Inc., Heifer International, and the Clinton Foundation.

Little Rock is home to two universities that are part of the University of Arkansas System: University of Arkansas at Little Rock and University of Arkansas for Medical Sciences. Philander Smith College and Arkansas Baptist College are also located in Little Rock.

Little Rock is served by two primary Interstate Highways (I-40 and I-30) and four auxiliary Interstates (I-430, I-440, I-630, and I-530). Seven airlines operate flights from Clinton International Airport in Little Rock, and Amtrak provides twice daily rail service from the city.

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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

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DEVELOPMENT MANAGEMENT

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