

ARGENTA ARTS & INNOVATION DISTRICT, NORTH LITTLE ROCK, ARKANSAS

# KOEHLER BAKERY BUILDING 711-715 MAIN STREET



## OFFERING SUMMARY

Available SF:	± 1,981 SF
Lease Rate:	\$2,395 per month (MG)
Lot Size:	± 0.32 Acres
Building Size:	± 9,500 SF
Year Built:	1946
Renovated:	2016
Zoning:	C-6
Market:	Central Arkansas
Submarket:	Downtown Little Rock-North Little Rock
Cross Streets:	Bishop Lindsey Drive/7th Street

## PROPERTY OVERVIEW

There is one ground level space remaining available for lease in this just completely renovated historic building. Barry Thomas Studios, Ozark Escape, & Mortgage Peer Network are the other commercial tenants in this building. This building served by a Rock Region Streetcar stop at the corner of Main & Bishop Lindsey and there is public parking available across the street at the NLR Police Substation Building.

## LOCATION OVERVIEW

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.



**Newmark**

Moses Tucker Partners

**J. Fletcher Hanson** Principal & Executive Managing Director 501.952.4975 [fhanson@newmarkmtp.com](mailto:fhanson@newmarkmtp.com)

**John Martin, CCIM** Principal & Vice President of Brokerage 501.554.2657 [jmartin@newmarkmtp.com](mailto:jmartin@newmarkmtp.com)

**Matthew Beachboard** Associate 501.993.1576 [mbeachboard@newmarkmtp.com](mailto:mbeachboard@newmarkmtp.com)

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**John Martin, CCIM** Principal & Vice President of Brokerage 501.554.2657 [jmartin@newmarkmtp.com](mailto:jmartin@newmarkmtp.com)

**Matthew Beachboard** Associate 501.993.1576 [mbeachboard@newmarkmtp.com](mailto:mbeachboard@newmarkmtp.com)

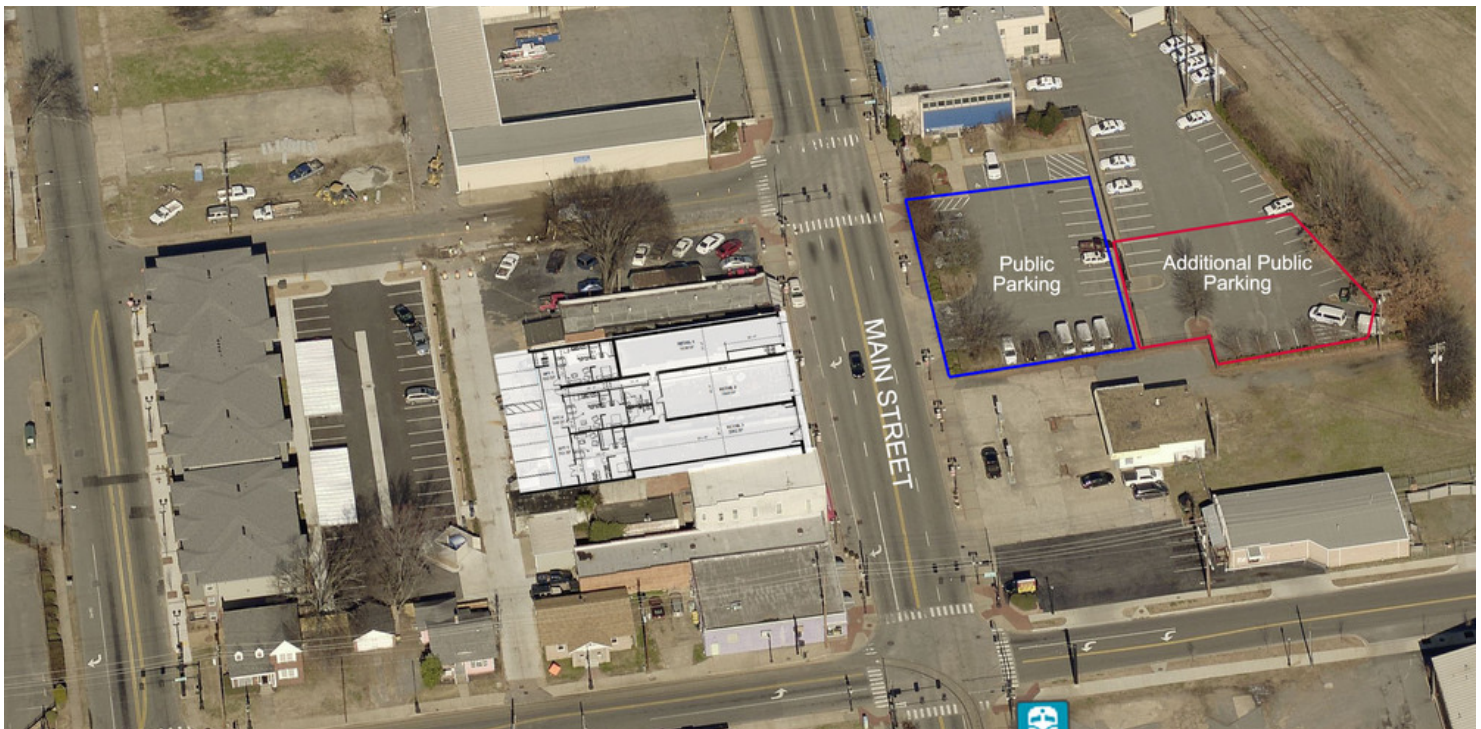
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- 1 711 - 715 Main Street
- 2 North Little Rock Police Downtown Substation
- 3 North Little Rock Fire Department
- 4 Argenta Branch William F. Laman Library
- 5 North Little Rock City Hall
- 6 Argenta Flats
- 7 Argenta Flats Phase II
- 8 City Grove Townhomes
- 9 Free Public Parking
- 10 Rock Region Metro Streetcar Stops



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**SCM**  
ARCHITECTS PLLC  
10411 N. Maple Avenue, Suite 200  
Little Rock, Arkansas 72208  
(501) 336-8888 Fax (501) 336-8888  
www.scmarchitects.com

KOEHLER BAKERY BUILDINGS  
RENOVATION  
700 BLOCK MAIN STREET  
NORTH LITTLE ROCK, AR

PROJECT NO.  
13590  
DATE:  
03/03/16

01 UNIT PLANS

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