

**610 PRESIDENT CLINTON AVE, LITTLE ROCK, AR**  
Class-A Office Space | River Market Location



**Newmark**

**Moses Tucker Partners**

WWW.NEWMARKMTP.COM | 501.376.6555

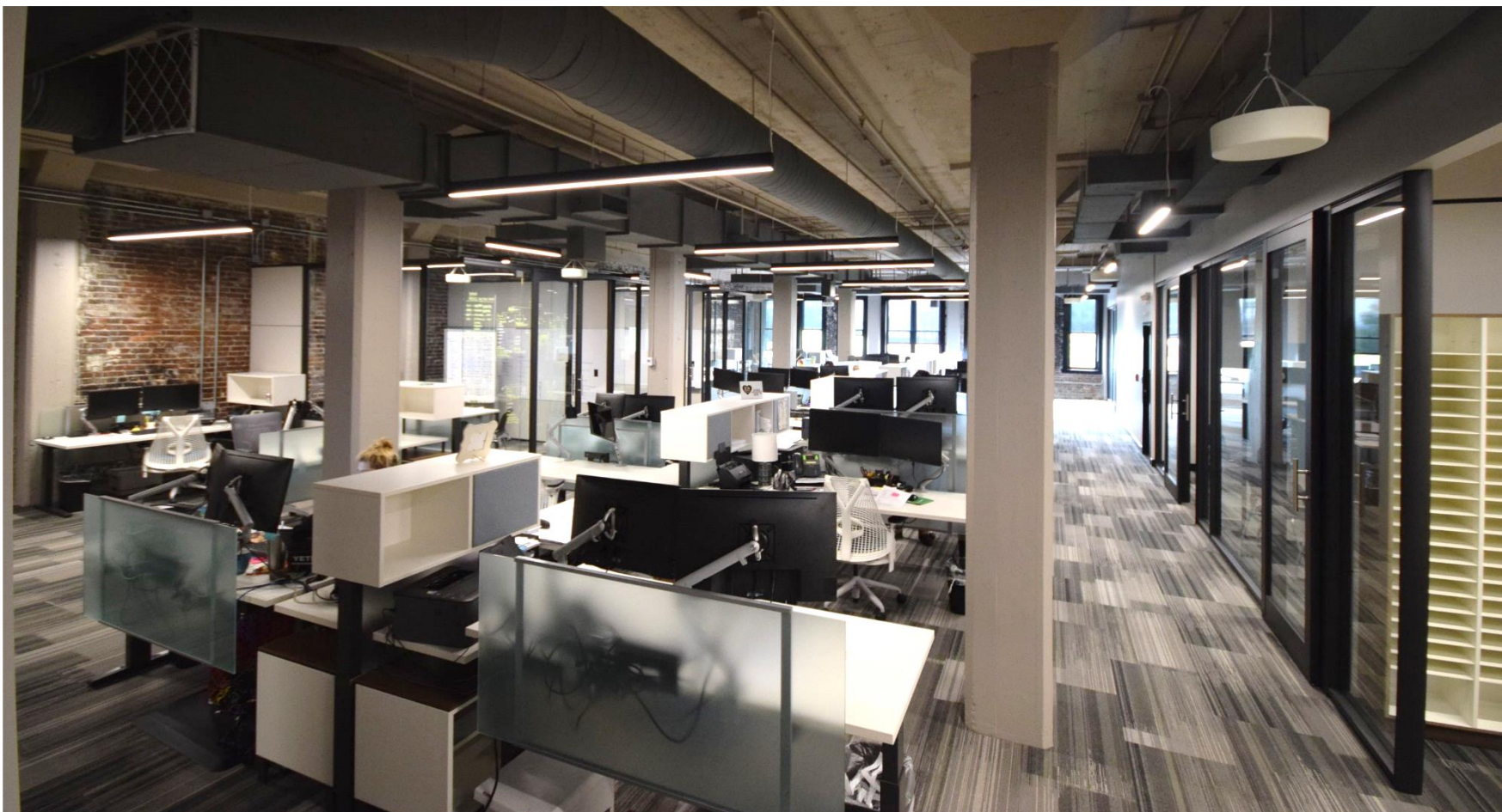


# OFFERING SUMMARY

AVAILABLE SF:	+/- 7,500 SF
LEASE RATE:	CALL AGENT
LEASE TYPE:	FULL SERVICE
BUILDING SIZE:	+/- 29,092 SF
BUILDING CLASS:	CLASS A
YEAR RENOVATED:	2016

## HIGHLIGHTS

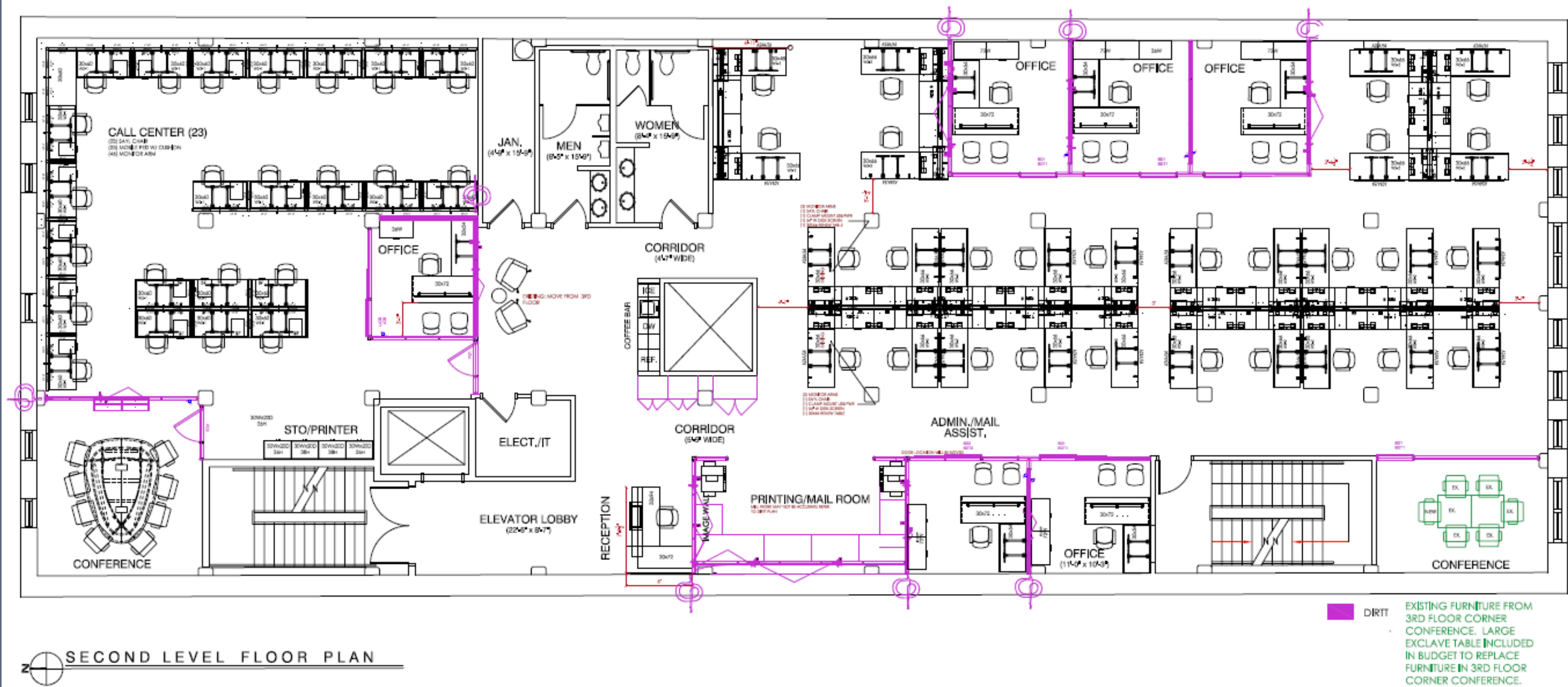
- Pristine 2<sup>nd</sup> floor office space available in the heart of the River Market District
- Class A office space
- Fully renovated in 2016
- Arkansas River views
- Ample parking available
- Convenient access to I-30 & I-630
- The space features exposed brick, key/fob access control system, open layout, multiple private offices, breakroom/kitchenette, elevator, Zateo Coffee on the ground floor, and much more











Little Rock is the capital and most-populous city in Arkansas. The city is also the county seat of Pulaski County. Little Rock has a Census population of over 197,000 and is considered where “America Comes Together,” as 40% of the nation’s population and buying power is within a 550-mile radius of the city. The nation’s most heavily traveled Interstate, I-40, also runs through Little Rock. The city is also a center for several major industries including advanced manufacturing, aerospace, agriculture, banking and finance, education, government, healthcare, and technology. With a variety of business sectors, Little Rock has been recognized as a Forbes Top 200 “Best Places for Business and Careers.”



DEMOGRAPHICS

BASED ON 10 MILE RADIUS AROUND THE PROPERTY



288,176  
*Population*

278,341  
*Daytime Population*

37.2  
*Median Age*  
*US Median – 38.2*

129,763  
*2018 Households*

2.3  
*Avg Household Size*



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