

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

NewmarkMoses Tucker Partnerswww.newmarkmtp.com | 501.376.6555

OFFERING SUMMARY

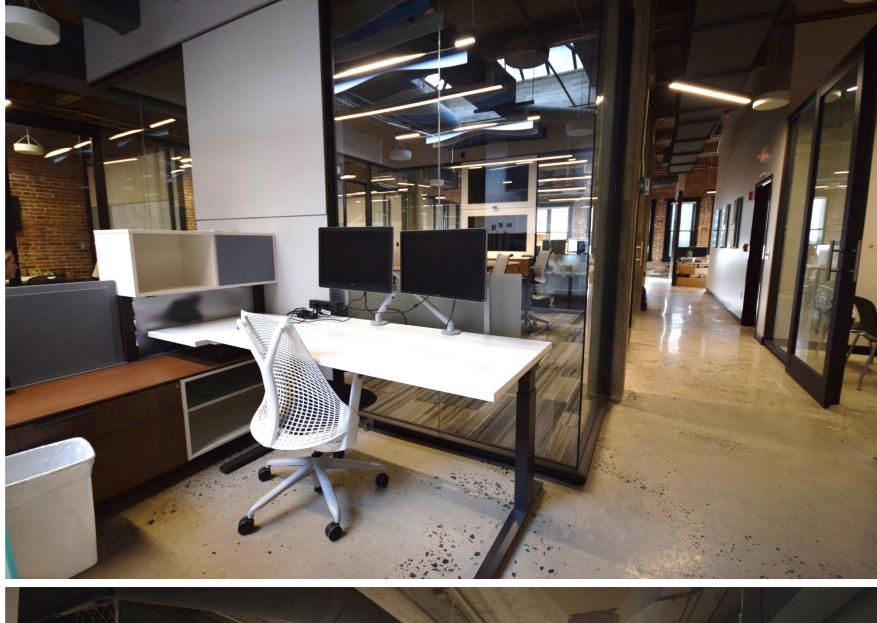
AVAILABLE SF:	+/- 7,500 SF
LEASE RATE:	CALL AGENT
LEASE TYPE:	FULL SERVICE
BUILDING SIZE:	+/- 29,092 SF
BUILDING CLASS:	CLASS A
YEAR RENOVATED:	2016

HIGHLIGHTS

- Pristine 2nd 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

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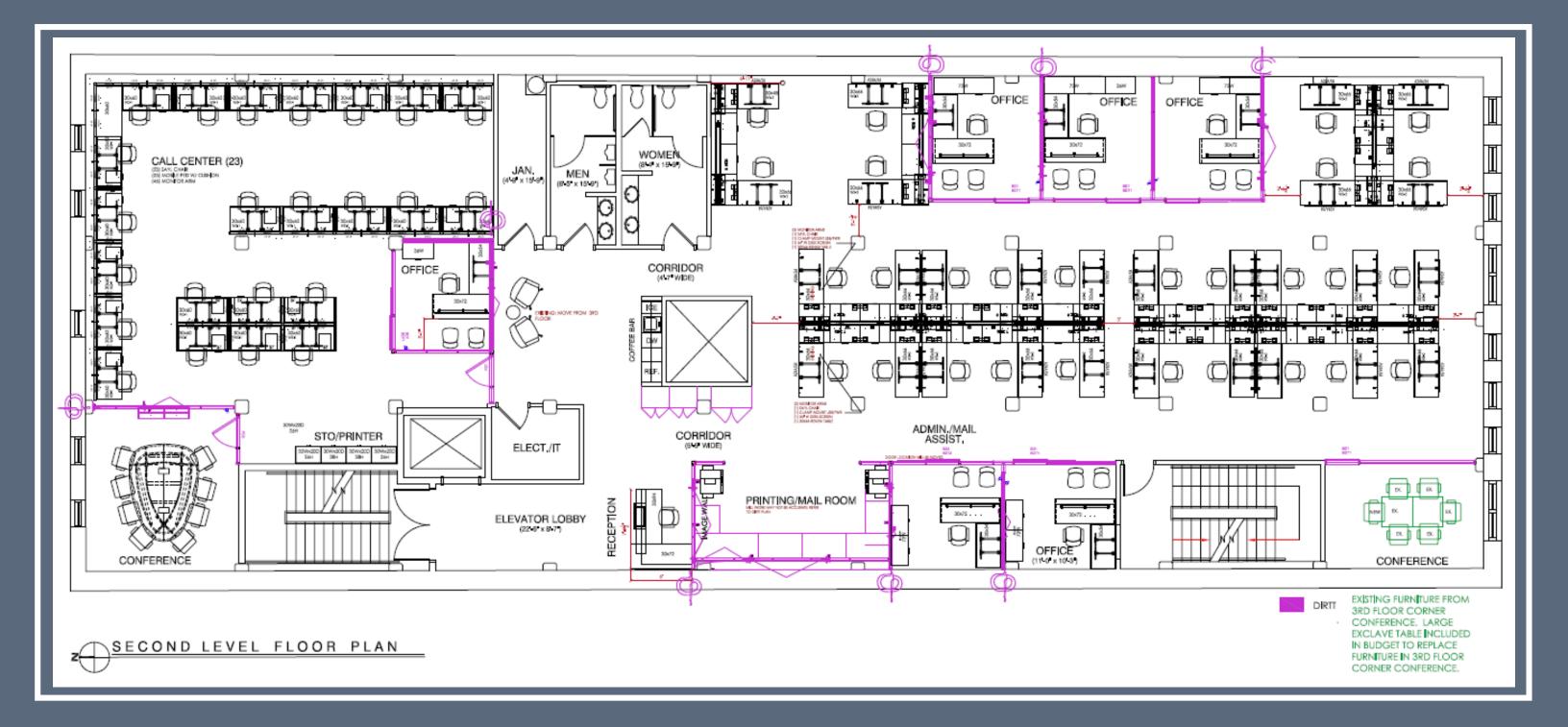






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MAP





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FLOOR PLAN

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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 <u> US Median – 38.2</u>

129,763 2018 Households



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DEMOGRPAHICS



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