

OFFICE BUILDING FOR LEASE

620 W 3RD STREET

LITTLE ROCK, ARKANSAS 72201



PRESENTED BY:

Fletcher Hanson Principal & Executive Managing Director 501.952.4975 fhanson@newmarkmtp.com

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 **Newmark**
Moses Tucker Partners

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EXECUTIVE SUMMARY

Executive Summary

Available SF:	±3,229 – 6,353 SF
Lease Rate:	\$16.50 SF/YR
Lease Type:	Full Service, including parking
Year Built:	1989
Renovated:	2005
Building Size:	±27,802 SF
Zoning:	Urban Use
Parking:	Free on-site

PROPERTY HIGHLIGHTS

- Approximately 12,968 SF available for lease.
- Building with partial or full floor plans available
- Recent improvements include fiber in the building, a new roof, new fire panel and new security system

PROPERTY OVERVIEW

Located at the corner of 3rd and Gaines Street, Little Rock, Arkansas with easy access to the central business district, Cantrell and I-630. Property is in close proximity to the Pulaski County and Federal Courthouses.

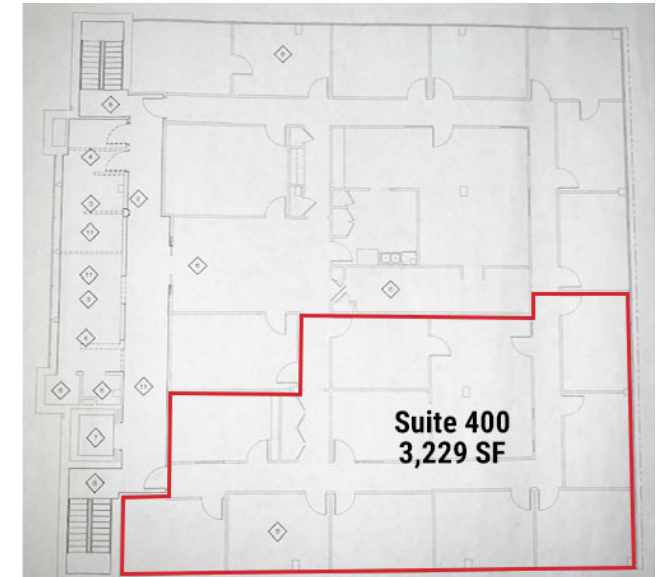
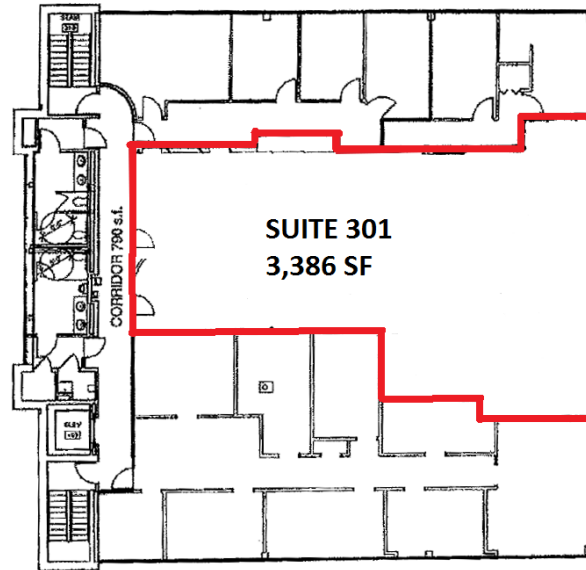
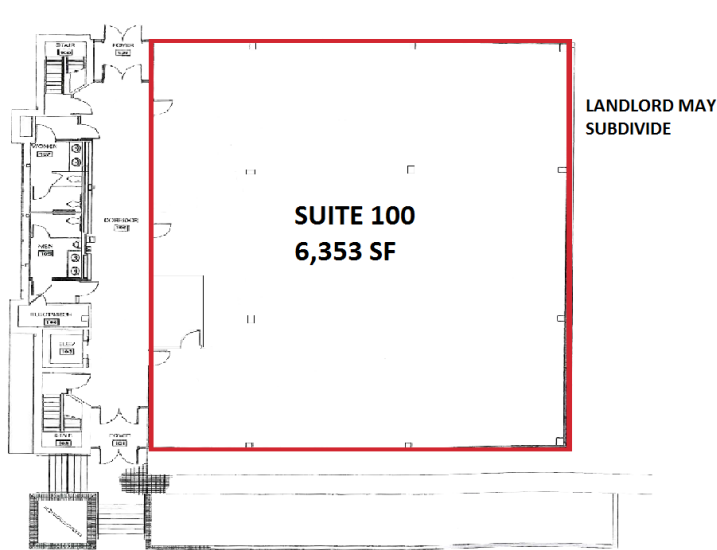


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AVAILABLE SPACE



AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	6,353 SF	Full Service	\$15.00/SF/YR
Suite 301	3,386 SF	Full Service	\$15.00/SF/YR
Suite 400	3,229 SF	Full Service	\$15.00/SF/YR



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PROPERTY PHOTOS

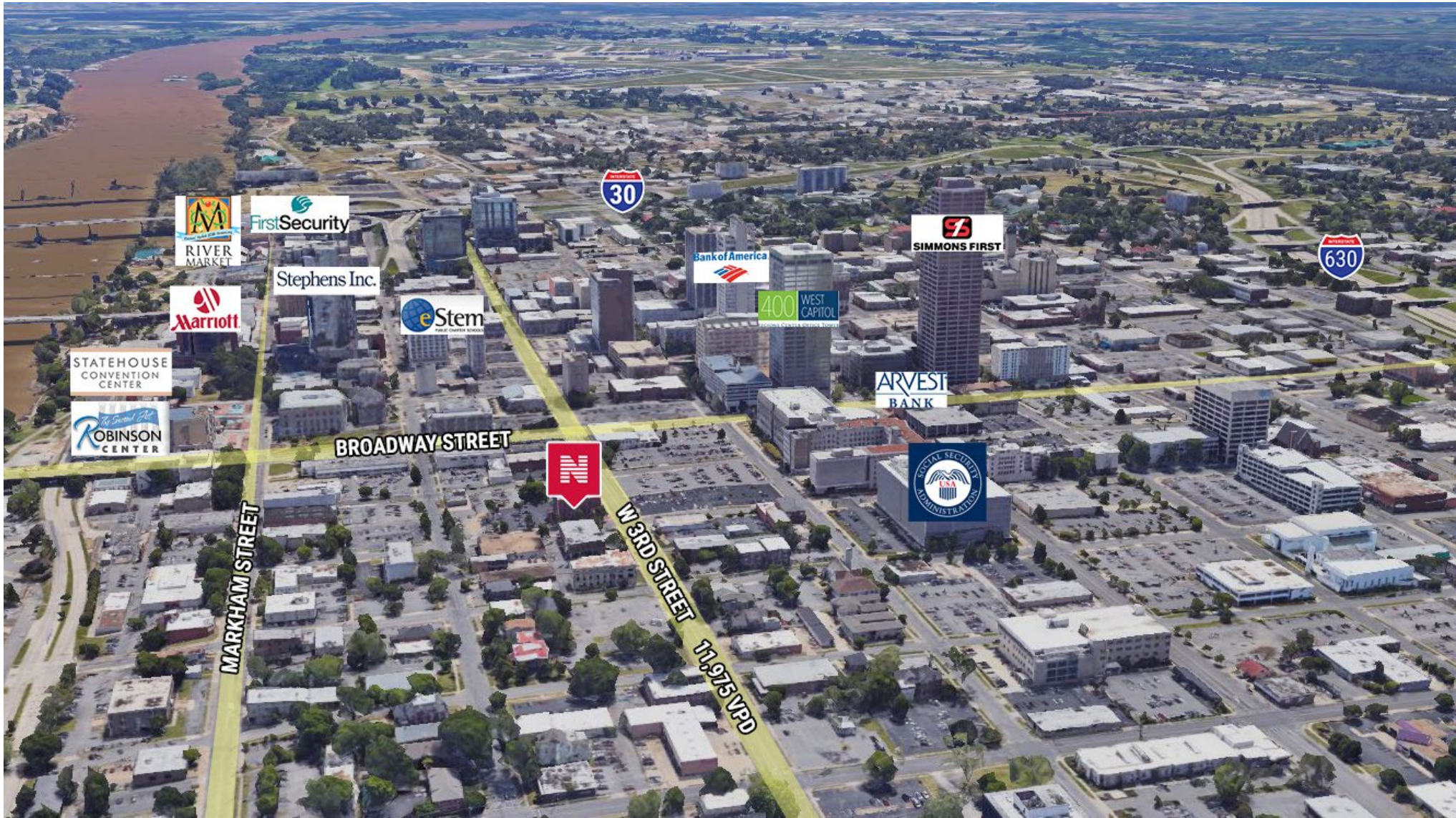


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LOCATION MAP

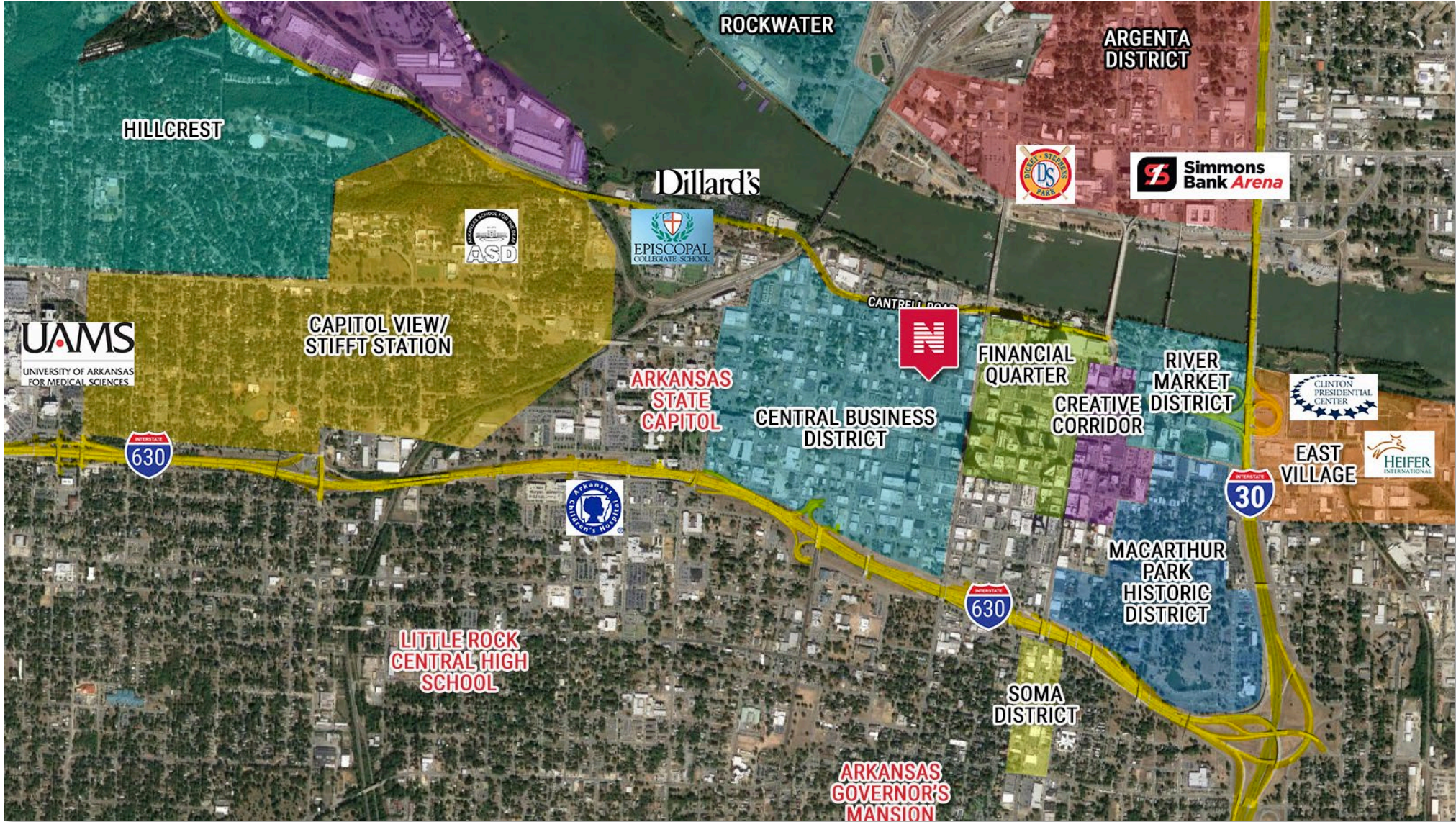


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MARKET MAP



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EXCLUSIVELY LISTED BY:

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