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# UNION PLAZA LEASE GUIDE



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## OFFERING SUMMARY

|                 |                         |
|-----------------|-------------------------|
| Offering        | For Lease               |
| Property Type   | Office                  |
| Size Range      | ±419 SF to 12,534 SF    |
| Lease Type      | Full Service            |
| Space Condition | Warm Shell or Built-Out |



## HIGHLIGHTS

- **Move-in ready office space available immediately**
- Suites are available ranging in size from ±419 SF to an entire floor (12,000+ SF)
- Over \$4,500,000 of updates and renovations
- High-rise views of downtown Little Rock and the Arkansas River
- Tenant improvement allowance available
- Strategic location in Little Rock's business district
- Walkable to Little Rock's most popular restaurants, shops, and entertainment, and to River Market District





## BUILDING AMENITIES

- Valet parking service Monday-Friday
- 24/7 security staff
- Janitorial services included
- Day maid and porter
- Access to two shared conference rooms
- On-site restaurant includes Cojita's Mexican
- Secure card-key system allowing 24/7 access
- Fedex and UPS drop-off
- Internet services include AT&T, Verizon, Lumen, Windstream, Emmix, and Hyperleap
- Recently renovated restrooms, elevators, lobby areas, common hallways, exterior and interior lighting systems, parking garage, and much more



## BUILDING OVERVIEW

Built in 1969, One Union National Plaza is situated in the center of the financial and legal district of downtown Little Rock, anchored by its plaza distinctly located at the corner of Capitol Avenue and Louisiana Streets. Its location provides easy access to Little Rock's three major downtown arteries: Interstates 30, 40 and 630, making it an easy destination for employers and visitors alike. The property is located six miles from the Little Rock National Airport and only six blocks from the Convention Center, Chamber of Commerce, River Market District, Little Rock Marriott, and Capital Hotel. The building's exterior is easily identified in the Little Rock skyline with its expansive granite columns soaring 21 stories to create a unique pin-stripe effect. The building's façade is fabricated of steel, concrete, granite, aluminum and glass flanked by granite planters at ground level displaying a colorful array of trees, shrubs and seasonal flowers.



## SUITE AVAILABILITY

| Suite # | Square Feet | Condition                     | Availability |
|---------|-------------|-------------------------------|--------------|
| 101     | 816         | Retail Build Out Ground Floor | Now          |
| 601     | 5,291       | Built Out                     | Now          |
| 712     | 419         | Built Out Executive Suite     | Now          |
| 713     | 419         | Built Out Executive Suite     | Now          |
| 714     | 419         | Built Out Executive Suite     | Now          |
| 870     | 725         | Built Out                     | Now          |
| 876     | 2,556       | Built Out                     | Now          |
| 942     | 1,662       | Built Out                     | Now          |
| 950     | 2,801       | Built Out                     | Now          |
| 1200    | 12,534      | Built Out                     | Now          |
| 1560    | 5,840       | Built Out                     | Now          |
| 1620    | 835         | Built Out                     | Now          |
| 1705    | 2,109       | Warm Shell                    | Now          |
| 1710    | 1,524       | Built Out                     | Now          |
| 1750    | 784         | Built Out                     | Now          |
| 1770    | 1,009       | Built Out                     | Now          |
| 1880    | 1,213       | Built Out                     | Now          |
| 1895    | 1,525       | Built Out                     | Now          |
| 1903    | 2,521 SF    | Built Out                     | Now          |
| 1905    | 1,770       | Built Out                     | Now          |

*\*Adjoining suites that can be combined*







Where do I begin? I love being in Union Plaza. The building is located in the heart of the Creative and Financial Corridors and across from the LR Tech Park. Walkable to restaurants, hotels, apartments, and the River Market. Perfect. Great building management and staff. Maintenance personnel, guards, and cleaning crews are all great to work with. The building is well-cared for and it shows. This building seems to be alive. It seems to be constantly buzzing with traffic. I love valet parking and the exterior lighting!

**Lou McAlister**

If someone asked me about renting a space in the Union Plaza Building, I would tell them that if there was space available to take it without hesitation. The management is very accessible and willing to meet with the tenants at any time. We just recently had a problem with our ice machine which has nothing to do with the maintenance crew but Carl and Ken came up looked at it and worked on it in their spare time over the next few days including hauling it down to their shop to work on it. Once, down in the parking garage, I had a problem with the person in the spot next to mine parking over the yellow line and blocking me in, to the point I had to start backing in and one conversation with the building manager and she found me another space around the corner. Nowhere else will you find this one on one attention from staff. Let me just say again that if there is space available take it while you can.

**Greg Segalla**

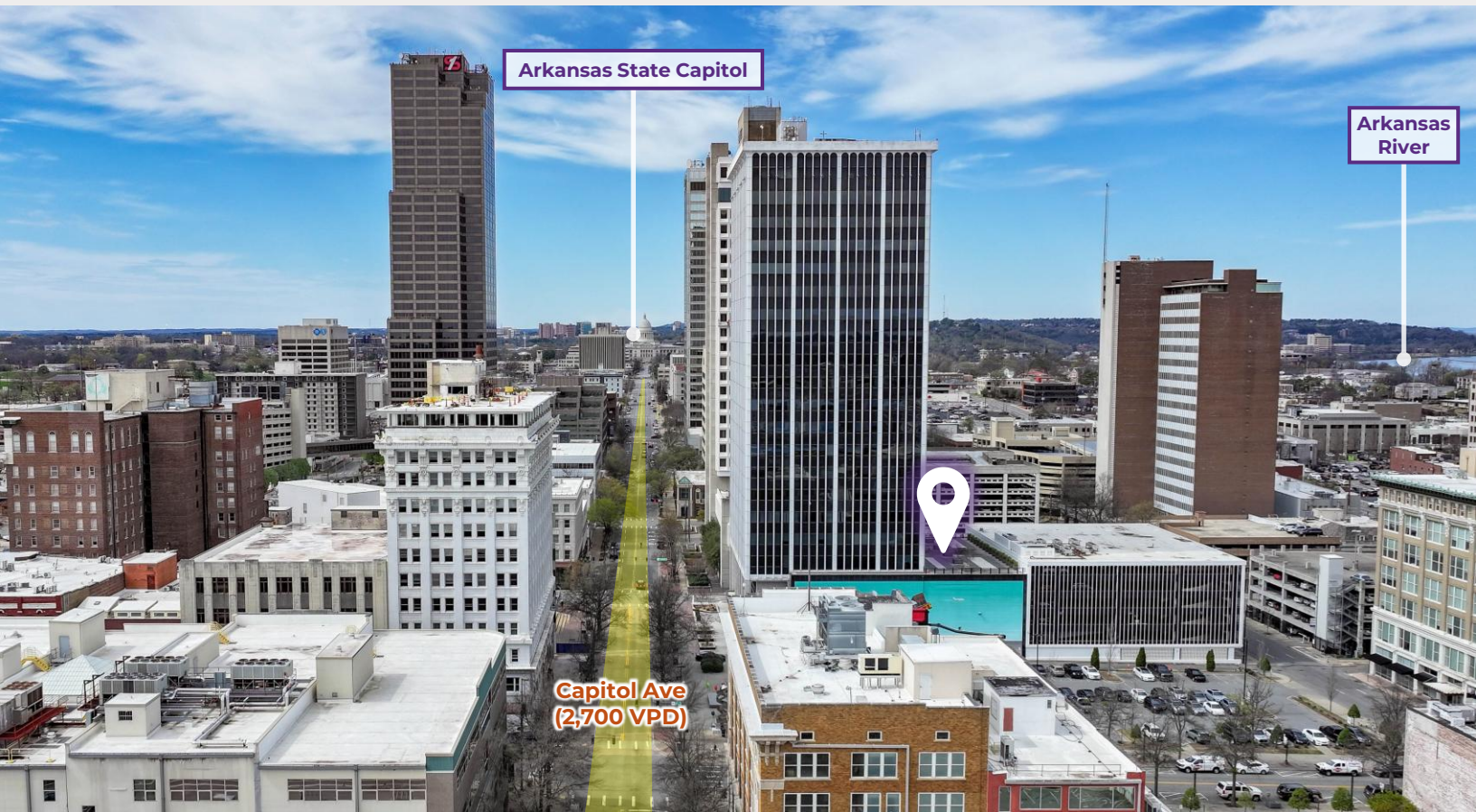
Anytime I've had an issue and had to call the management company or maintenance team, they always send someone right away and resolve the problem. It doesn't matter how small or large, they are always ready to help. After leasing the same space for over 30 years, our office downsized and moved to a different floor. The management team was very helpful in the design process as well as making sure all our needs would be met in the new space. The management company makes sure that everything in the building is running smoothly. They always keep the lobby clean and nice.

**Jennifer Reed**

# TESTIMONIALS







# Little Rock, Arkansas



Little Rock is the capital of Arkansas and the state's largest municipality, with over 202,000 people calling it home. It is considered where "America Comes Together," boasting 40% of the nation's population and buying power within a 550-mile radius of the city center.

Notably, Little Rock is considered one of the "Top 10 Places For Young Professionals To Live" ([Forbes 2023](#)), a "Best Place for Business and Careers" ([Forbes 2019](#)), one of the "Best Travel-Worthy State Capitals" ([USA Today 2014](#)), and one of "America's 10 Great Places to Live" ([Kiplinger's Personal Finance 2013](#)).

Central Arkansas has experienced significant population growth over the past decade due to the three major universities that call the area home, a growing technology sector, and a variety of government- and business-related industries. Major corporations headquartered in the Little Rock metroplex include Dillard's, Windstream Communications, and Acxiom. One of the largest public employers in the state, with more than 10,000 employees, is the University of Arkansas for Medical Sciences and its affiliates, which have a total economic impact in Arkansas of ~\$5 billion per year. Simultaneously to the population growth, Central Arkansas's tourism industry is booming, with 10 million+ visitors flocking to the region each year.





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**PARTNERS**

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**THANK YOU!**

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## **Little Rock**

**HEADQUARTERS**

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## **Bentonville**

**BRANCH OFFICE**

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**Union Plaza, 124 W. Capitol Ave, Little Rock, Arkansas**