

Riverfront Plaza

Riverdale Office Space for Lease at
1-5 Allied Drive, Little Rock, AR



CONTACT US

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Colliers | Arkansas
1 Allied Drive | Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161

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Accelerating success.

Property features

Office Space for Lease

- Suites ranging from 2,005 RSF to approx. 72,620 RSF
- Lease rate: See page 2 for pricing
- On-site fitness center (free to tenants) and auditorium
- On-site property management and maintenance
- Situated along the Arkansas River Trail, offering scenic views of the Arkansas River
- Traffic counts: approx. 7,500 vehicles per day along Arkansas River Trail and 20,000 vehicles per day along Cantrell Road



Area Demographics



Estimated Population (2025)

1 Mile	3 Mile	5 Mile
6,983	67,805	135,982



Estimated Households (2025)

1 Mile	3 Mile	5 Mile
3,914	32,025	61,865



Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$138,688	\$94,700	\$90,867



4.7/1,000
Parking Ratio



70-seat A/V
equipped **auditorium**
available for rent



Up to
72,620 RSF



5 minutes
to downtown



Free fitness center
(shared)

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Availability

BUILDING 1

Suite 1100	2,005 RSF	\$18.00/SF
Suite 1120	3,191 RSF	\$18.00/SF
Suite 1200	12,411 RSF	\$20.00/SF
(Available April 1, 2027)		
Suite 1300	12,411 RSF	\$22.00/SF

BUILDING 2

Suite 2110	3,006 RSF	\$18.25/SF
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BUILDING 5

7th Floor	18,155 RSF	\$21.50/SF
8th Floor	18,155 RSF	\$21.50/SF
9th Floor	18,155 RSF	\$22.50/SF
10th Floor	18,155 RSF	\$22.50/SF



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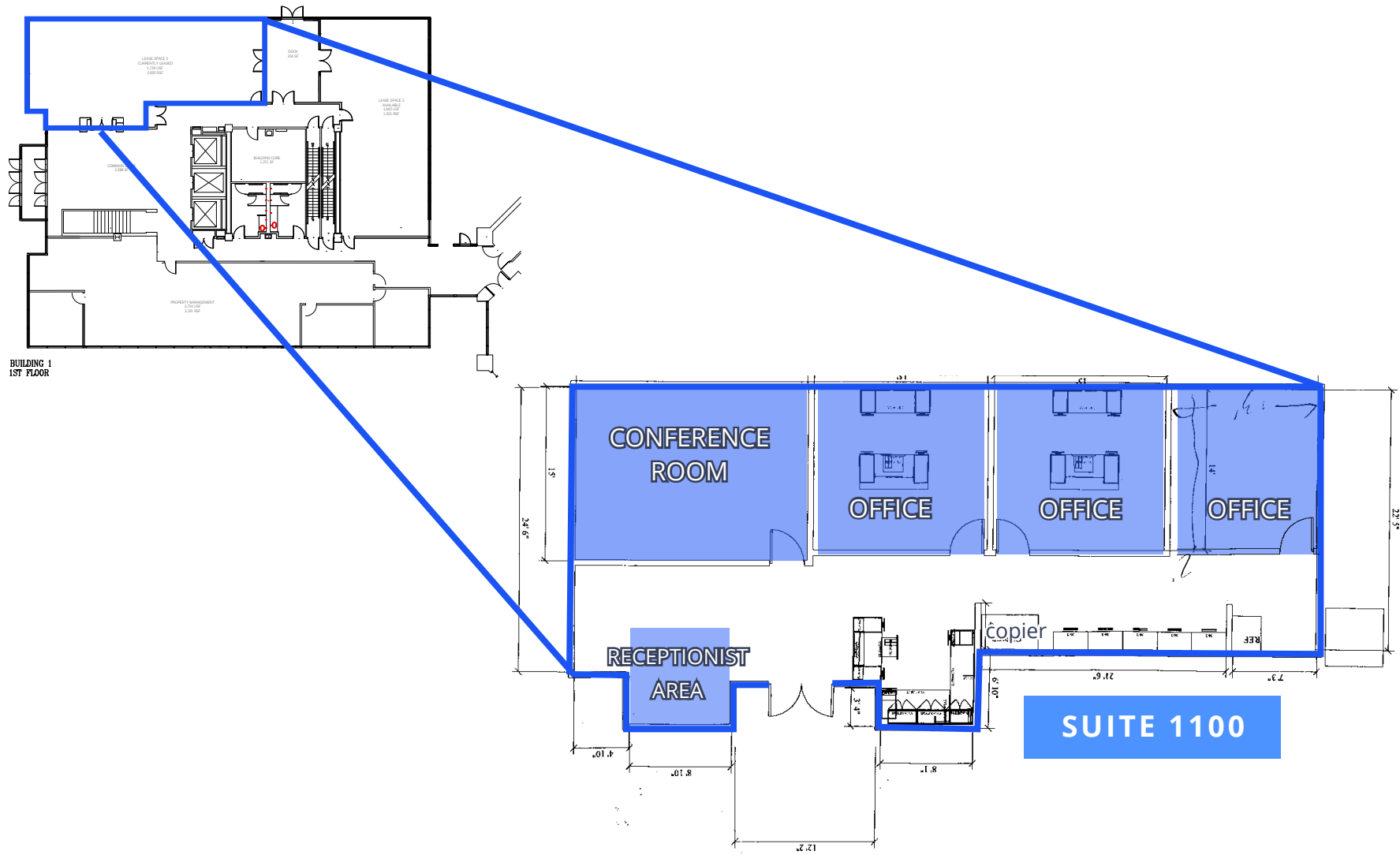
Property aerial



Floor plans

BUILDING 1 (1st Floor)

Suite 1100	2,005 RSF	\$18.00/SF, FSG
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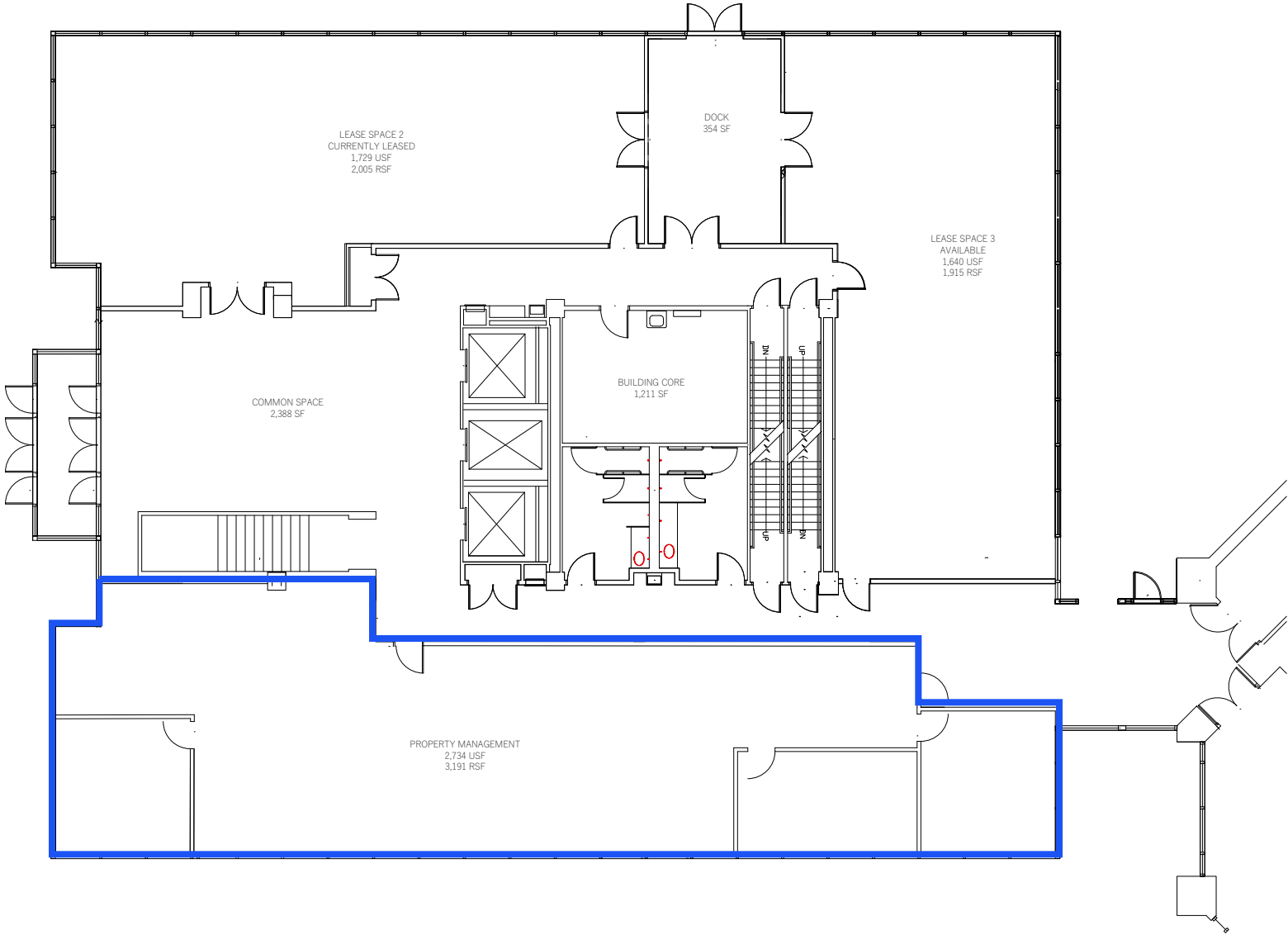


*THIS PLAN IS TO BE USED FOR SPACE PLANNING AND FURNITURE LAYOUT PURPOSES ONLY

Floor plans

BUILDING 1 (1st Floor)

Suite 1120	3,191 RSF	\$18.00/SF, FSG
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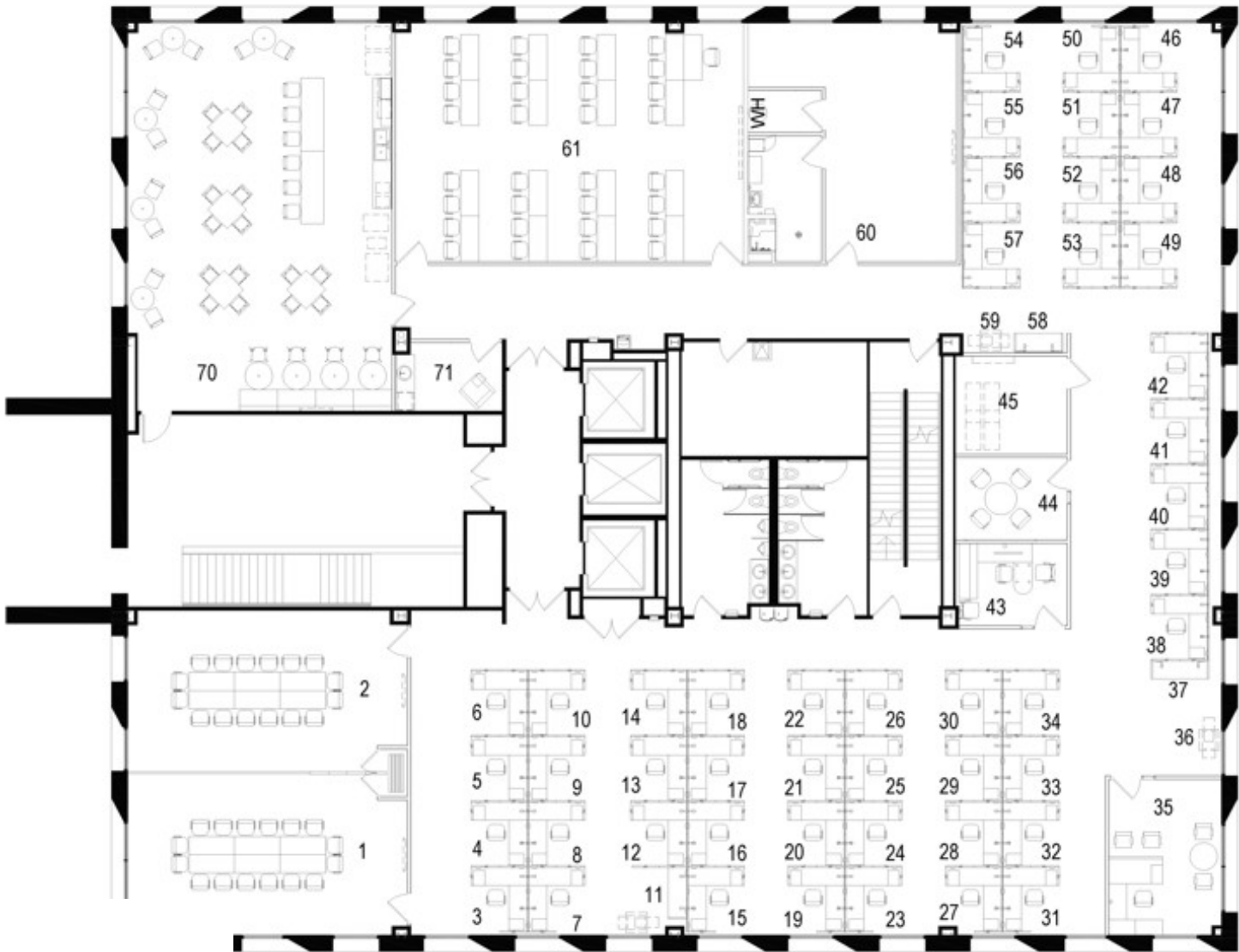


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Floor plans

BUILDING 1 (2nd Floor)

Suite 1200 12,411 RSF \$20.00/SF

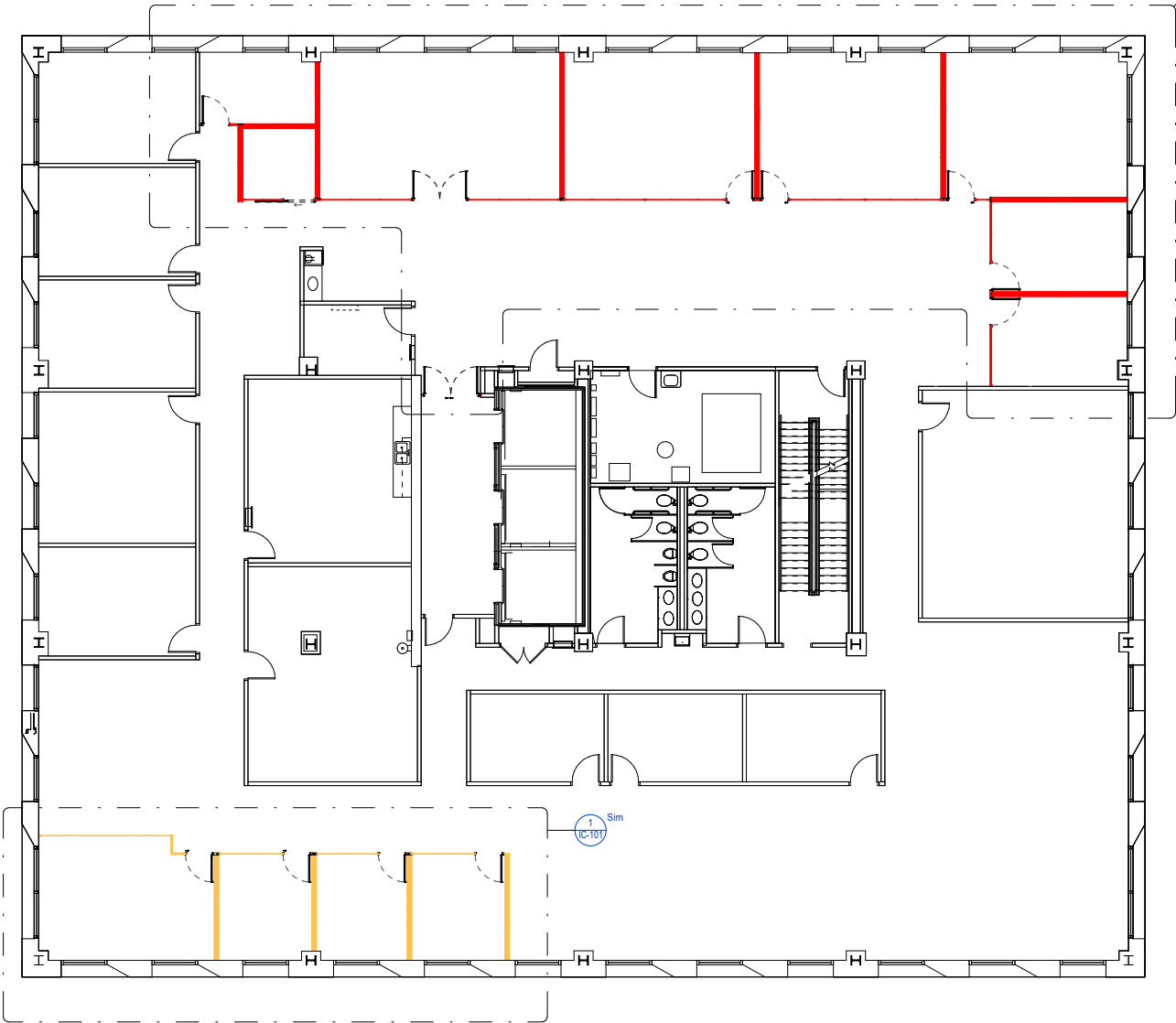


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Floor plans

BUILDING 1 (3rd Floor)

Suite 1300	12,411 RSF	\$22.00/SF
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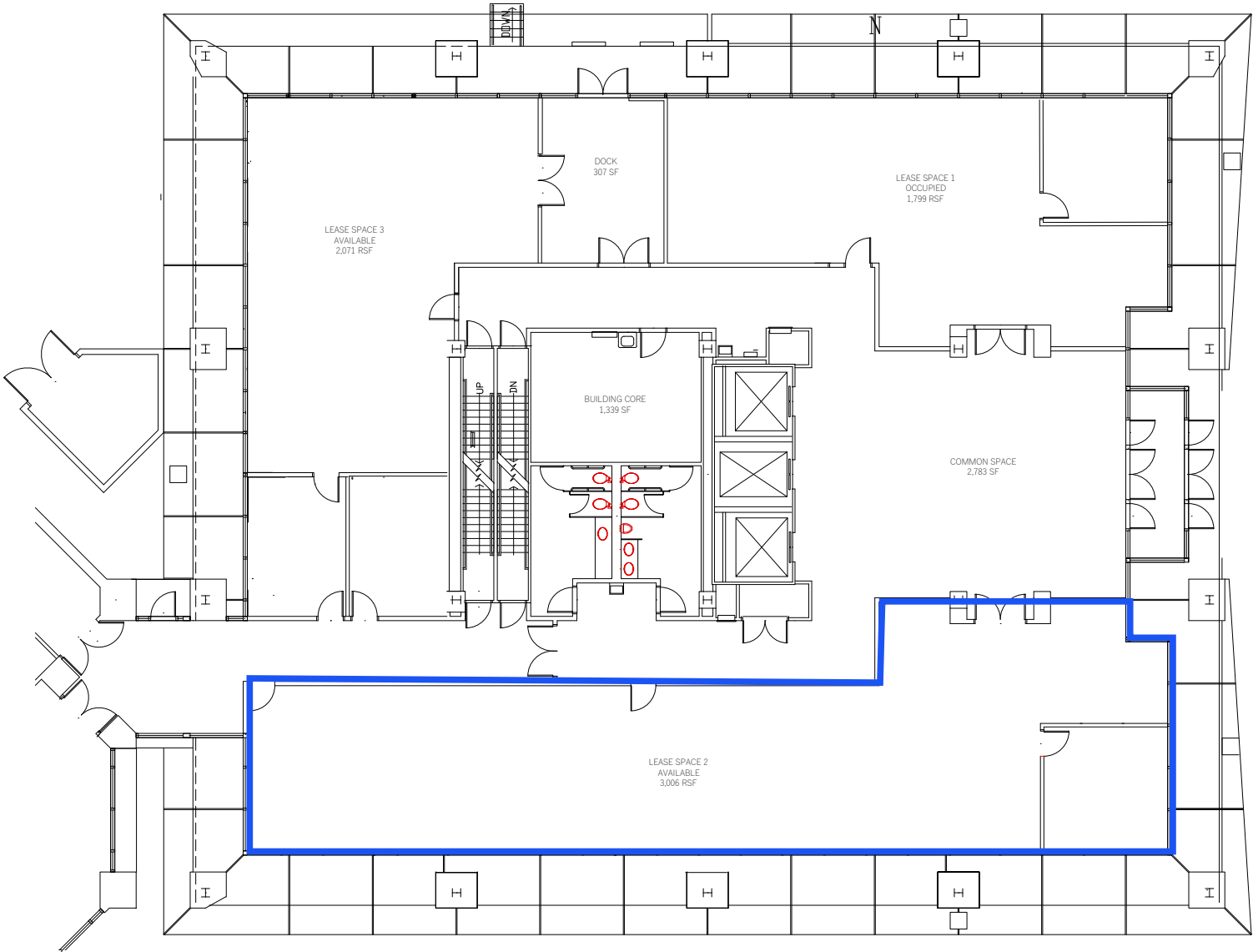
1 LEVEL 1 - KEY PLAN
1" = 10'-0"

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Floor plans

BUILDING 2 (1st Floor)

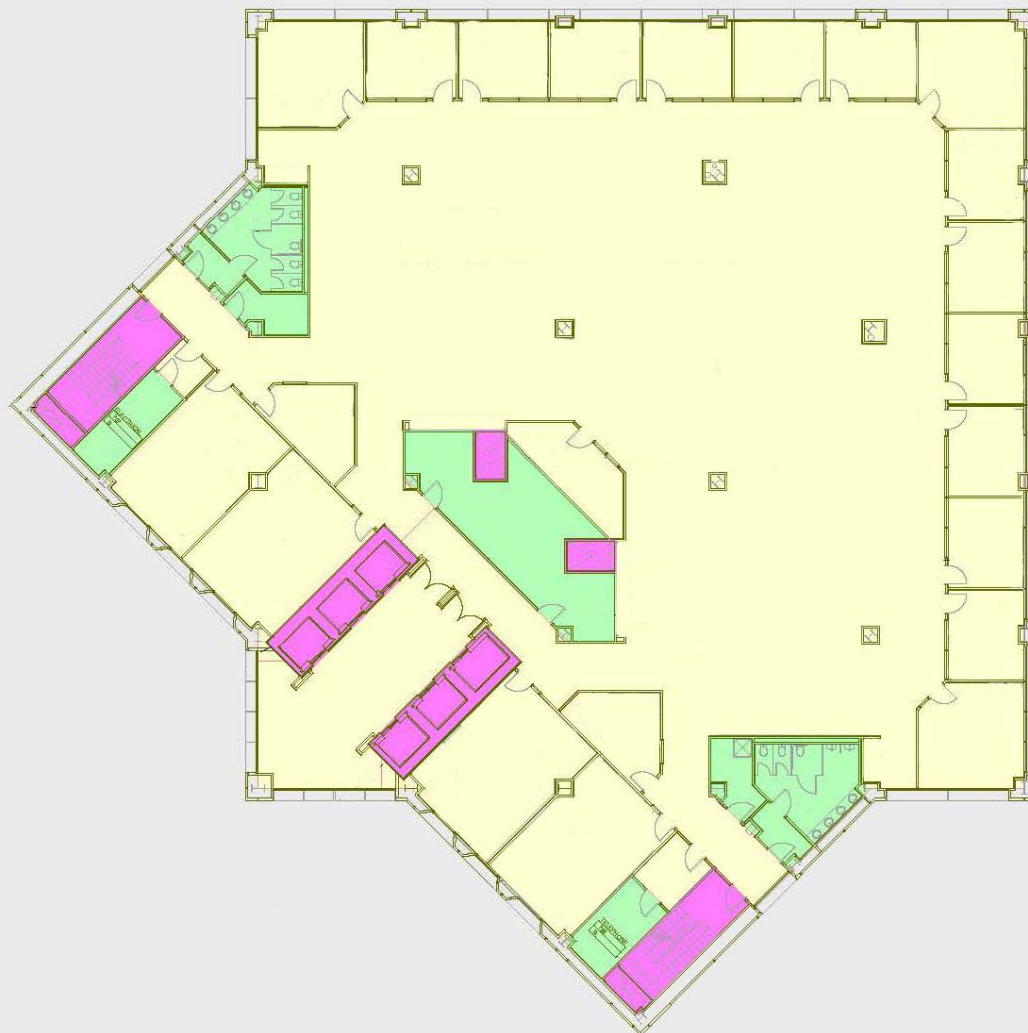
Suite 2110	3,006 RSF	\$18.25/SF
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Floor plans

BUILDING 5 (7th-10th Floor)



LEGEND

- Usable Suite
- Floor Common
- FC Circulation
- Building Common
- Nonrent Vehicular
- Nonrent Vert Pen

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