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±24,196 SF OF OFFICE SPACE FOR SALE

5 Statehouse Plaza, Little Rock, AR



Floor 11

Floor 6

Floor 5

Floor 4

CONTACT US TODAY
501.376.6555 | mosestucker.com



Property Understanding

OVERVIEW

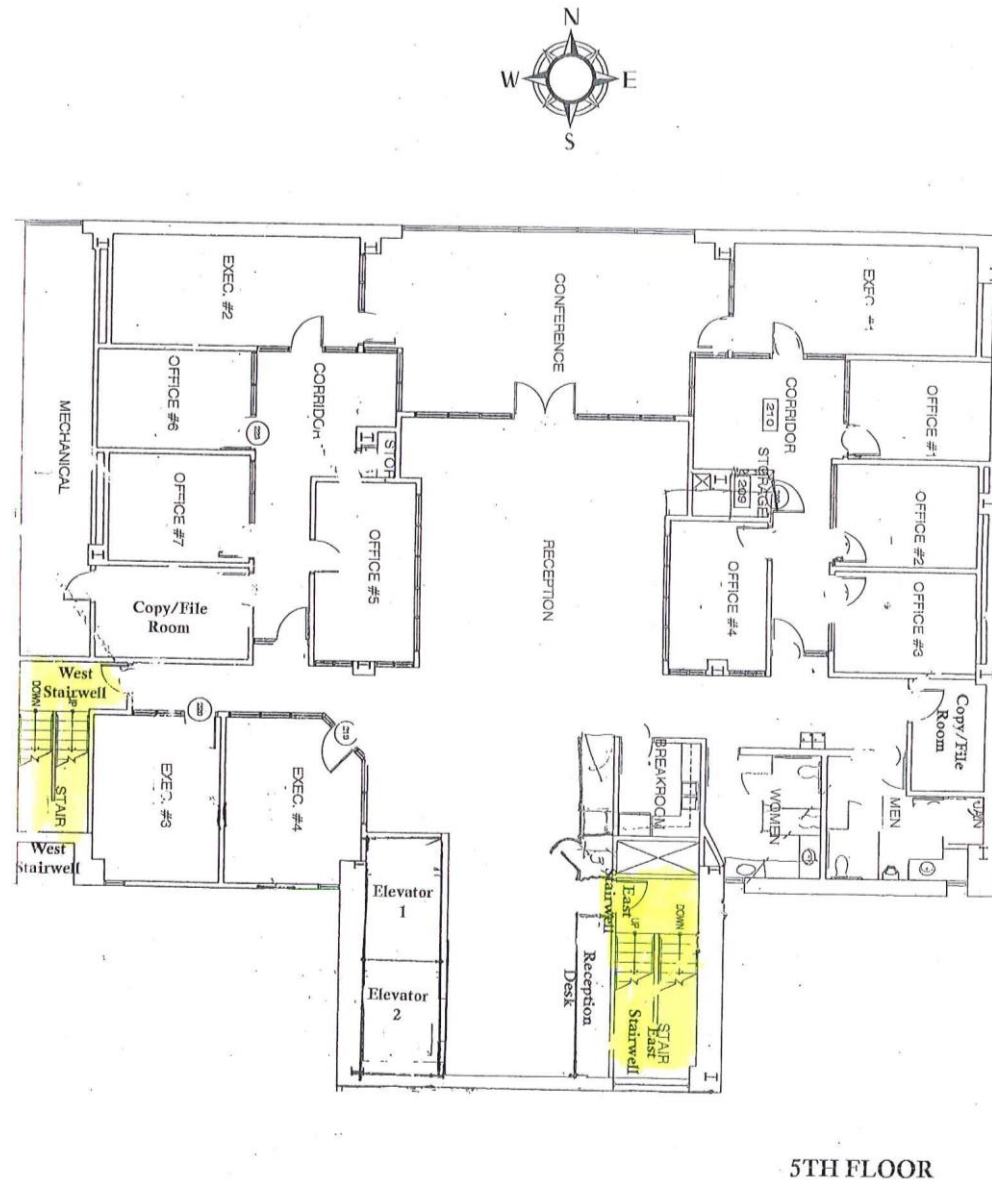
Offering	For Sale
Price	\$3,900,000
Address	5 Statehouse Plaza
City/State	Little Rock, AR 72201
Property Type	Office – Horizontal Property Regime
Building size	24,196 SF
Suite Sizes	○ Floor 4 – 5,868 SF ○ Floor 5 – 6,208 SF ○ Floor 6 – 6,208 SF ○ Floor 11 – 5,912 SF
Lot Size	0.82 Acres
Zoning	U-U
Traffic Counts	○ Main St – 9,100 VPD ○ Broadway St/HWY 70 – 27,000 VPD

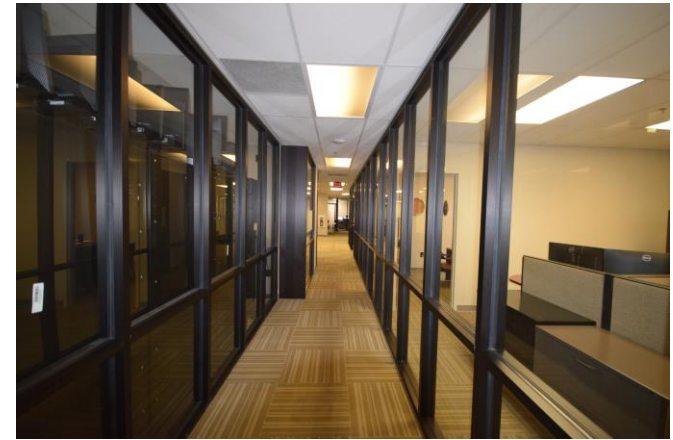
PROPERTY HIGHLIGHTS

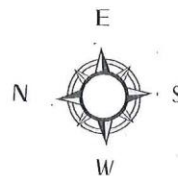
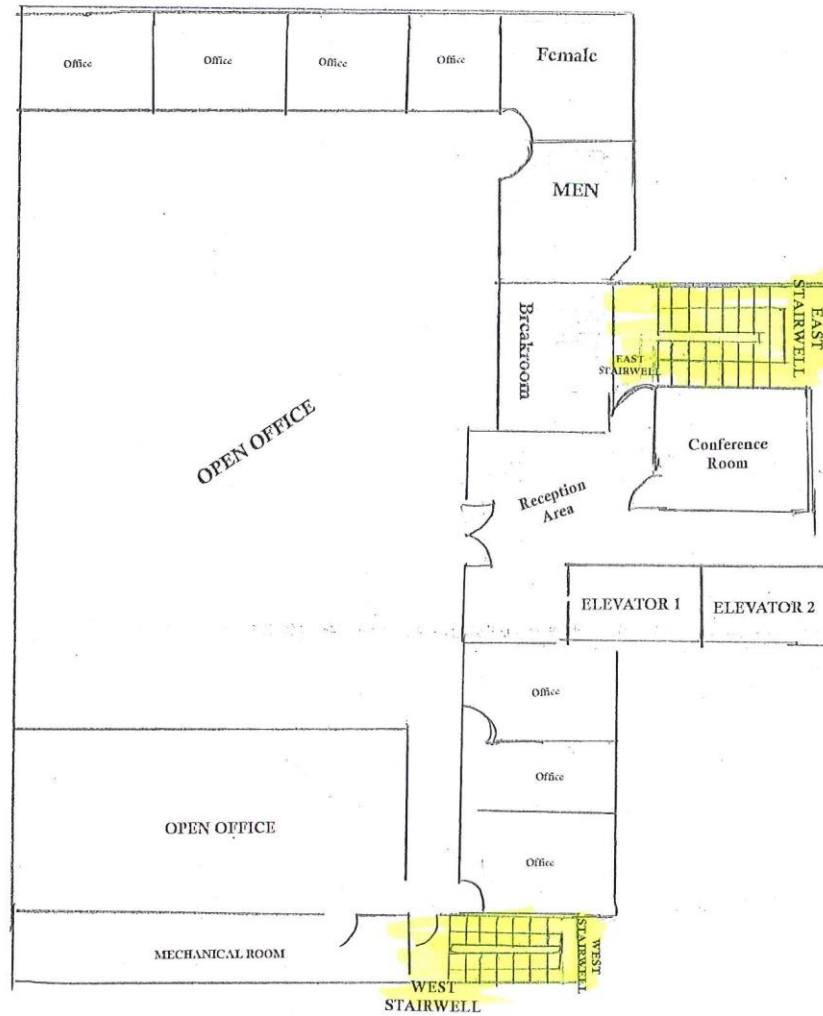
- Premier Class A office walkable to Little Rock's River Market and Convention Center Districts. Includes 3 full floors with modern built offices and one full floor is ready to be white boxed, allowing a prospect to design a fully customized professional office environment.
- Located in the core of the Central Business District, this space offers immediate proximity to key institutions – including the state and federal courts – as well as seamless connectivity to major interstates, upscale hotels, and the Statehouse Convention Center.
- Enjoy stunning views of the Arkansas River and walkable access to some of Little Rock's most beloved dining spots, including Sonny Williams' Steak Room, Flying Fish, Capital Bar & Grill, Iriana's Pizza, @ The Corner, Nexus Coffee, Diablo's Tacos, Samantha's Tap Room, Alsopp & Chappell, and Bruno's Little Italy.



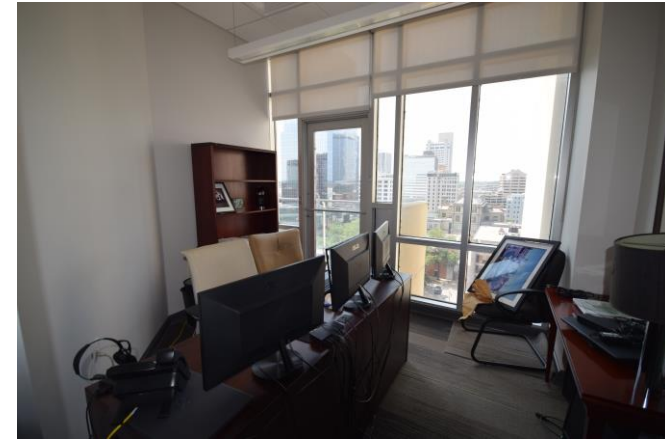








6TH FLOOR





Little Rock, AR



Little Rock is the capital and most populous city in Arkansas, and the county seat of Pulaski County. The city 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.

The Central Arkansas region experienced a significant growth in population 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. Downtown Little Rock, is home to several prominent office buildings that shape the city’s skyline. The Simmons Tower, standing at 40 stories, is the tallest building in Arkansas. The Regions Center, a 30-story skyscraper, and the 24-story Bank of America Plaza are key locations for financial and legal firms. 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](#)).

The Main Street Corridor continues to thrive as a dynamic hub for arts, entertainment, business, and culture in the heart of the city. Anchored by institutions such as the Arkansas Repertory Theatre, Arkansas Symphony Orchestra, and Ballet Arkansas, the Main Street Creative Corridor has experienced significant revitalization in recent years. A key milestone in this growth is the completed \$35 million restoration of the 115-year-old, 12-story historic Boyle Building. Now fully renovated, the building serves as the new home for the Office of the Arkansas Attorney General and a forthcoming ground-level restaurant concept, Restaurant Fluer.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	46,709	115,324	297,832
Households	20,876	50,717	126,193
Average Age	39.1	39.0	38.8
Average Household Income	\$60,949	\$68,928	\$75,700
Businesses	3,038	5,668	11,721

**Demographic details based on property location*

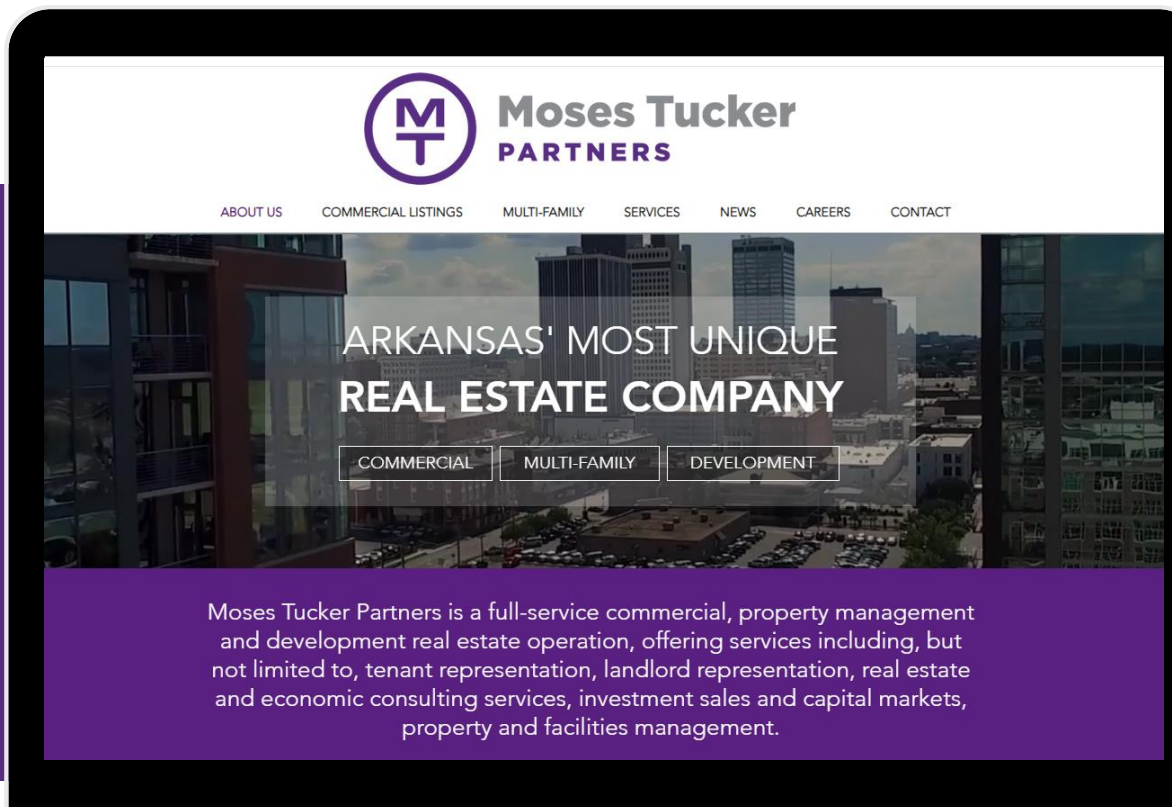
CONNECT

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