

DOWNTOWN OFFICE BUILDING FOR SALE OR LEASE

720 W. 3rd St | Little Rock, AR 72201



NICK KELLEY

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AVAILABLE

±18,950 SF Office Building on ±0.48 Acres

[CLICK HERE TO VIEW A 360° VIRTUAL TOUR](#)

*Leased spaces can be subdivided

±0.54 Acres adjacent lot also available for lease

SALE PRICE

\$895,000

LEASE RATE

Starting at \$6.00/SF NNN

COMMENTS

- Located downtown near the State Capitol Building, LR City Hall, Financial Corridor, River Market District, State House Convention Center, as well as several hotels, restaurants, and much more
- Property includes both open and individual office spaces, conference rooms, break room, and reception area
- Three-stories with elevator
- Tenant improvement allowance negotiable

DEMOGRAPHICS

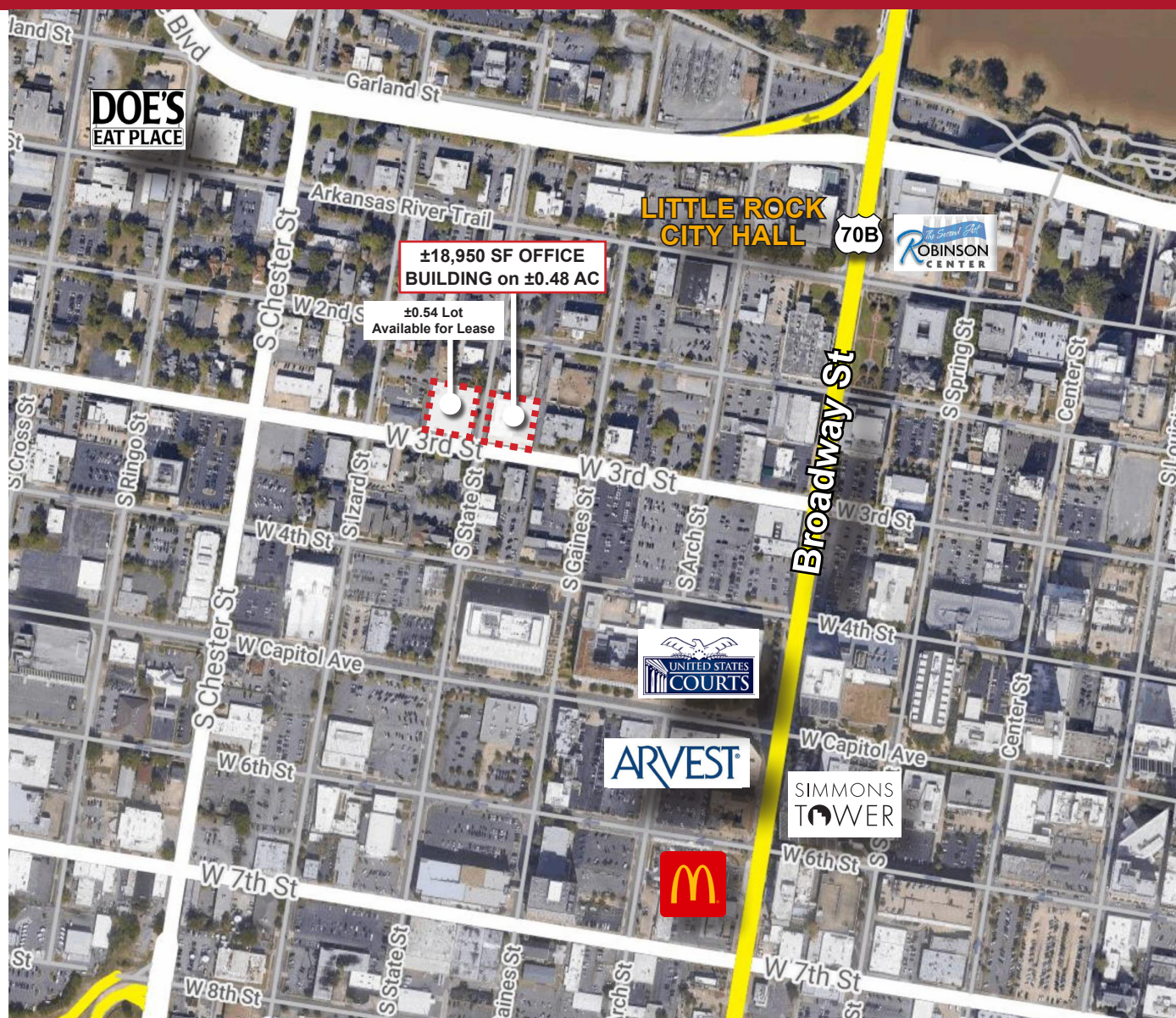
	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	5,355	52,530	120,957	296,651
AVERAGE HH INCOME	\$61,610	\$57,131	\$67,485	\$74,624
TOTAL HH	3,367	24,196	54,655	129,496

TRAFFIC COUNTS

I-30 - 120,000 VPD

I-630 - 109,000 VPD

La Harpe Blvd - 30,000 VPD



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HAYBAR
REAL ESTATE

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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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ABOUT HAYBAR REAL ESTATE

Located in the heart of downtown Little Rock, Haybar Real Estate specializes in the commercial real estate market. Since 1999, we have been assisting companies, professionals, and individuals with their commercial real estate needs.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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CHAINLINKS
RETAIL ADVISORS