

**INVESTMENT OPPORTUNITY**

# 701 West Seventh

701 W 7<sup>th</sup> Street, Little Rock, AR 72201



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## BUILDING SPECIFICATIONS

Price **\$2,575,000**

***(\$800,000 less than a 2022 appraisal!)***

Pro-forma NOI **\$173,400**

Building Size **41,000 SF**

Lot Size **0.53 acres**

Year Built **1955**

Occupancy **Negotiable**

Zoning **Urban Use**

## THE PROPERTY: LEASE BACK OPPORTUNITY

The subject property represents a unique opportunity for an owner/user or investor looking for an investment that is well positioned within downtown Little Rock. The current owner occupant is willing to stay on a leaseback, with terms to be negotiated & agreeable to both Buyer & Seller prior to closing.

The 701 West Seventh office building and warehouse is situated on approximately 0.5 acres and consists of 41,000 SF. The building is located on the corner of 7<sup>th</sup> Street and Gaines Street, allowing for immediate access to I-630 and I-30. The building was constructed in 1955, with a **BRAND NEW ROOF** installed in July 2021, and is two-level, consisting of flexible office spaces, warehouse area, and shared amenities including conference rooms, break rooms, coffee bars, lounges, and video conferencing software.



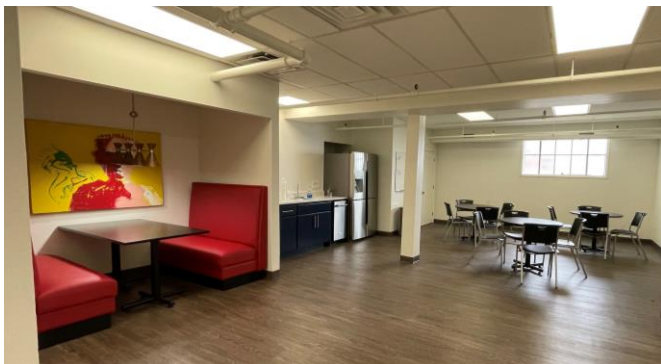
**Newly renovated office building investment with lease  
back opportunity in downtown Little Rock**

**Full service  
Access to 100+ parking spaces  
Owner is willing to lease back the property**

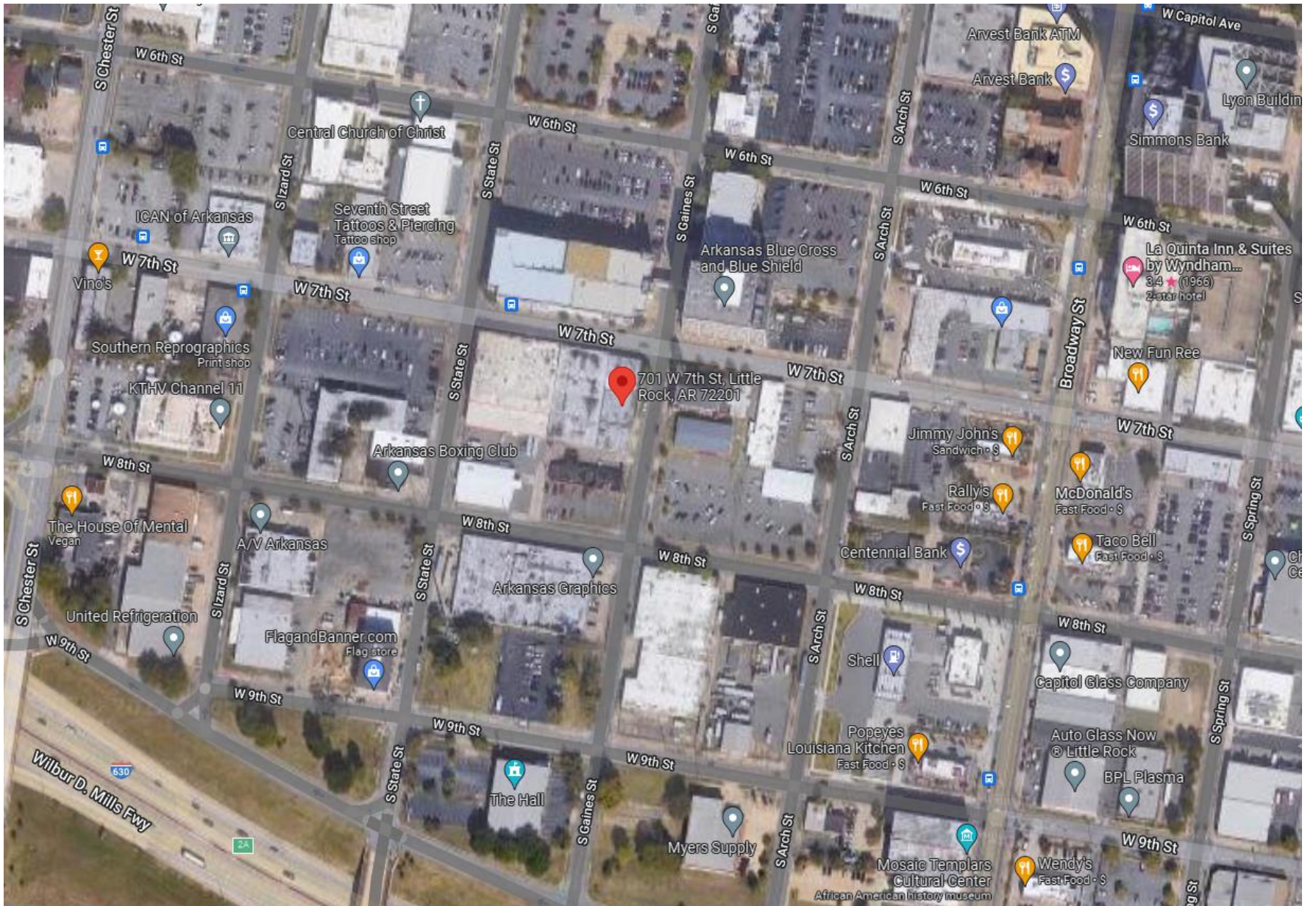
**Close access to I-30, I-630, Financial District, & Airport  
Loading dock on Gaines Street**

## POTENTIAL RENT ROLL

Unit	Tenant	Area	Lease from	Lease to	Monthly rent	Annual Rent
101	Tenant A (owner related)	15,000 SF	Closing Date	36 Months NNN	\$6,000.00	\$72,000.00
100	Tenant B (owner related)	2,000 SF	Closing Date	36 Months NNN	\$3,000.00	\$36,000.00
100	Tenant C (owner related)	2,000 SF	Closing Date	36 Months NNN	\$3,000.00	\$36,000.00
101	Tenant D (owner related)	2,000 SF	Closing Date	36 Months NNN	\$1,000.00	\$24,000.00
202	Tenant E	100 SF	MTM		\$ 150.00	\$1,800.00
	<b>Total</b>	<b>21,100 SF</b>			<b>\$14,150.00</b>	<b>\$169,800.00</b>









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### AGENCY/OWNERSHIP DISCLOSURE

Haybar Real Estate is the agent for the owner of the property described herein and has an ownership interest

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