

**PRICE  
REDUCED!**

**For Sale:**

**\$1,050,000**

**Lease Rate:**

**\$12.00 / SF**

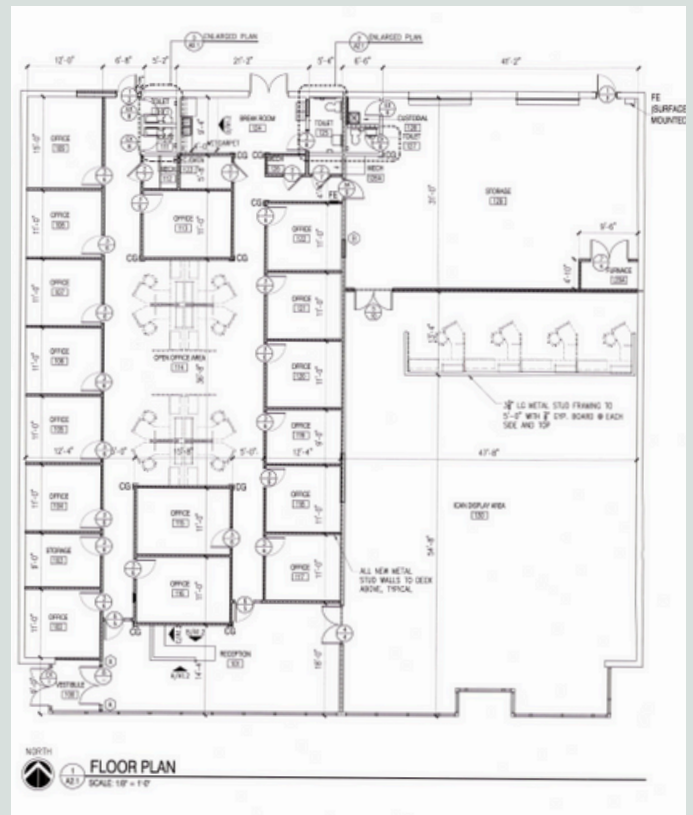
**NNN**

# DOWNTOWN LITTLE ROCK OFFICE / RETAIL SPACE AVAILABLE

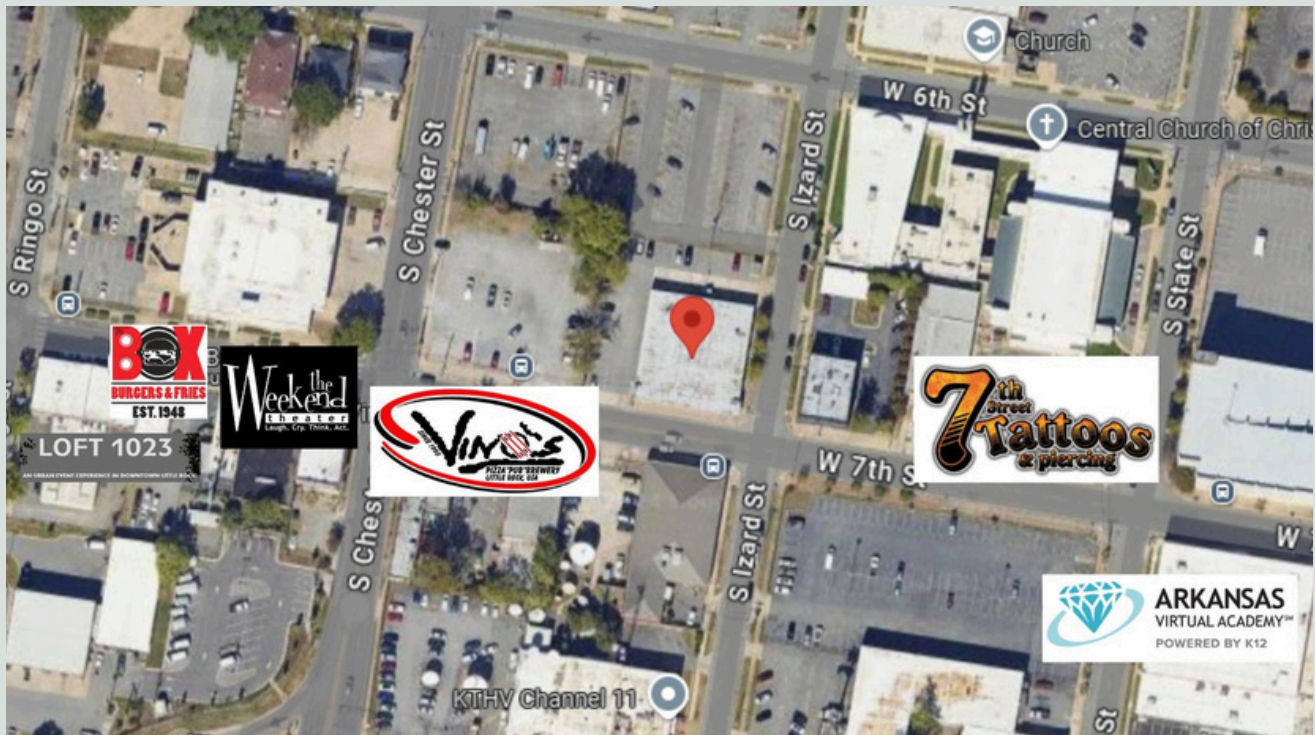
**900 W Seventh Street**  
Little Rock, AR 72201

## About the Property:

- **5,000 - 10,000 SF** available
- **Highly visible**, located in downtown Little Rock on the corner of 7th & Izard Street
- **Tenant improvement allowance** negotiable
- Property has approx. **26 parking spaces**, with additional street parking available
- Traffic count: 12,000± VPD on 7th Street
- Located near the Arkansas State Capitol, River Market, and situated among a variety of dining and entertainment
- Close access to I-630 & I-30 corridors via Chester Street







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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.

For more information, contact:

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