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DOWNTOWN OFFICE SPACE FOR LEASE
200 River Market Avenue, Little Rock, Arkansas

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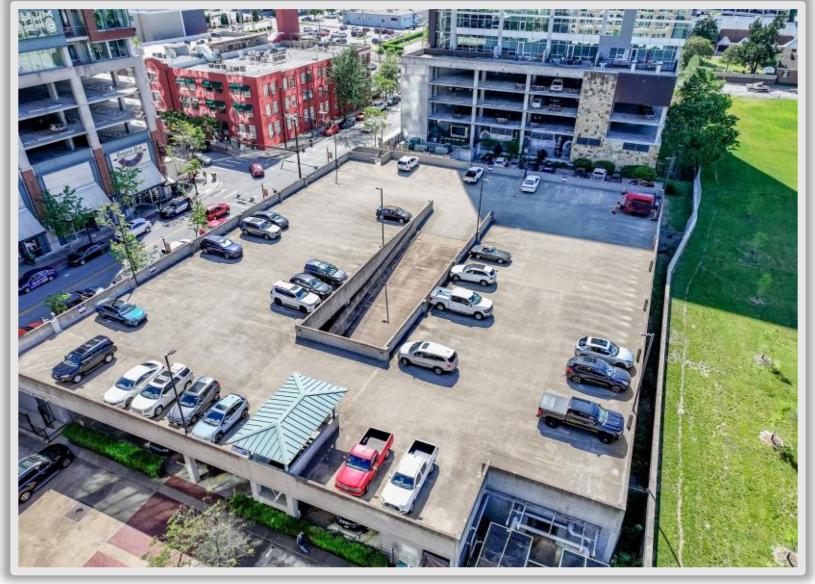
Property Understanding

OVERVIEW

Offering	For Lease
Lease Rate/Type	Contact Agent
Address	200 River Market Avenue, Little Rock, AR 72201
Property Type	Office
Available SF	2nd Floor – 4,039 SF
Building Size	±83,506 SF
Stories	7
Year Built	2002
Parking	±190 spaces

PROPERTY HIGHLIGHTS

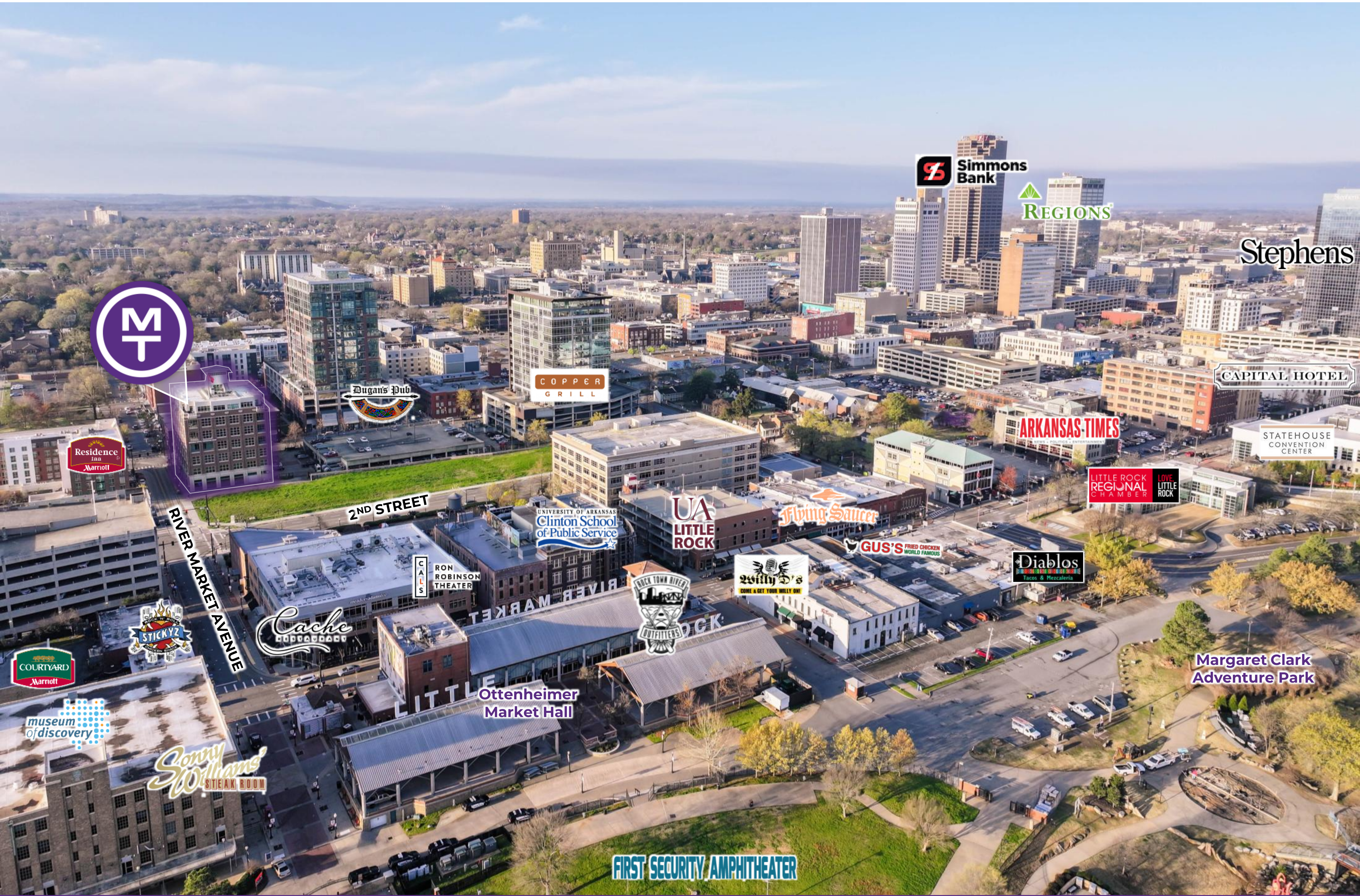
- 4,039 SF (second floor) of professional office space available for lease in the Arkansas Capital Commerce Center
- First-class office and mixed-use building located in the heart of the River Market District in downtown Little Rock, surrounded by dining, entertainment, and cultural attractions
- Layout features a lobby entrance and a mix of private offices, breakrooms, open workspaces, and conference rooms, offering flexibility for a variety of users
- Large windows throughout provide abundant natural light and city views
- Walkable to numerous restaurants, coffee shops, hotels, banks, and the Clinton Presidential Library
- Easily accessible from I-30, I-630, and other major transportation routes
- Direct access to a ±190-space attached parking garage
- Building includes a rooftop lounge area, on-site restaurant (Dizzy's Gypsy Bistro), and a recently modernized fitness studio with showers and a locker room
- Ideal for corporate offices, law firms, creative firms, tech companies, and other professional services



MARKET MAP

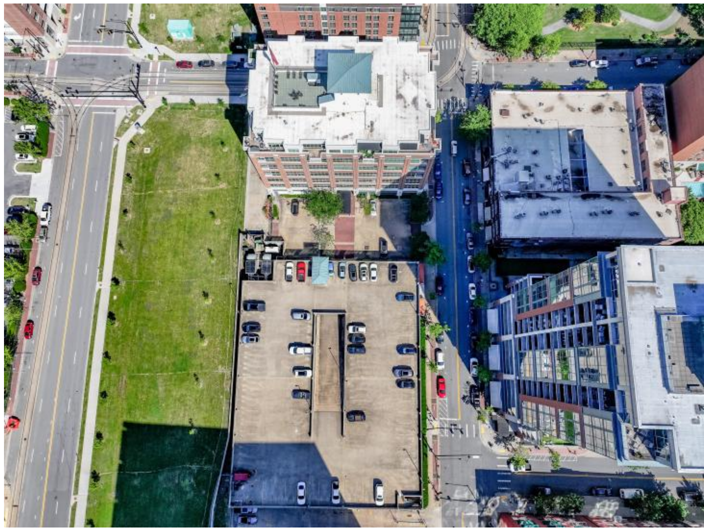

Riverdale
Rockwater Village
Argenta Arts District
Simmons Bank Arena
Stifft Station
Union Station
UAMS
University of Arkansas for Medical Sciences
Capitol Hill
West Capitol
Financial Quarter
Main Street
River Market District
Arkansas River
East Village
East End
Central High
Historic West 9th
630
Dunbar
MacArthur Park Historic District
Hanger Hill
Governor's Mansion Historic District
SOMA
Pettaway
30
UNION PACIFIC
CLINTON NATIONAL AIRPORT

DRONE MAP — SW


Simmons Bank
REGIONS
Stephens
CAPITAL HOTEL
Dugan's Pub
COPPER GRILL
Residence Inn Marriott
ARKANSAS TIMES
STATEHOUSE CONVENTION CENTER
LITTLE ROCK REGIONAL CHAMBER
LOVE LITTLE ROCK
2ND STREET
RIVER MARKET AVENUE
University of Arkansas Clinton School of Public Service
UA LITTLE ROCK
Flying Saucer
GUS'S FRIED CHICKEN WORLD FAMOUS
Diablos Tacos & Mezcaleria
CALS RON ROBINSON THEATER
Willy D's
ROCK TOWN RIVER OUTFITTERS
STICKYZ
Cache Restaurant
COURTYARD Marriott
Ottenheimer Market Hall
Margaret Clark Adventure Park
museum of discovery
Sonny Williams' STEAK ROOM
FIRST SECURITY AMPHITHEATER

2nd Floor – **4,039 SF**

EXTERIOR PHOTOS



INTERIOR PHOTOS






MARKET OVERVIEW



Little Rock, Arkansas

Little Rock is the capital of Arkansas and the state's largest municipality, with over 202,000 people calling it home. It 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.

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), and one of the "Best Travel-Worthy State Capitals" (USA Today 2014).

Downtown Little Rock is experiencing an influx of capital projects that are significantly enhancing the area's long-term trajectory. These include the completed $35 million renovation of the Central Arkansas Library System's Main Library and the forthcoming $25 million redevelopment of the Ottenheimer Market Hall, and the $85 million 30 Crossing Park, which will introduce new green space and year-round activation, partially funded by a $30 million grant from the Bezos Earth Fund.

At the same time, continued momentum from new retail and dining concepts—such as Insomnia Cookies, Hazel's Public House, Mad Slice Pizza, Go Go's Boutique, and Boulevard Bread Co.—is reinforcing downtown's evolution into an experience-driven destination.

DEMOGRAPHICS*	3 MILES	5 MILES	10 MILES
Population	40,790	109,330	293,273
Households	19,592	49,846	128,168
Average Age	40.9	40.4	39.9
Average Household Income	$76,298	$83,001	$87,206
Businesses	3,230	6,439	12,745

**Demographic details based on property location*

River Market District

The River Market District is the vibrant centerpiece of downtown Little Rock, known for its lively atmosphere, eclectic mix of dining and entertainment, and scenic location along the Arkansas River. As the primary entertainment corridor of Arkansas' capital city, the district features a variety of attractions, including the Ottenheimer Market Hall, an indoor culinary marketplace, and the Little Rock River Market Pavilion, which hosts farmers' markets, concerts, and special events year-round. Walkable to major hotels, offices, restaurants, and the Statehouse Convention Center, the district benefits from consistent foot traffic and tourism, and convenient access to Interstate 30 and Interstate 40.

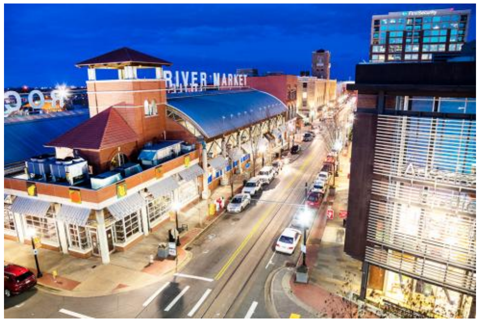
Recent and forthcoming capital projects are significantly enhancing the district's long-term trajectory. These include the completed $35 million renovation of the Main Library - Central Arkansas Library System, the proposed $20 million redevelopment of the Ottenheimer Market Hall, and a planned $70 million Central Park-style public space that will introduce new green space, connectivity, and year-round activation.

At the same time, continued momentum from new retail and dining concepts—such as Insomnia Cookies, Hazel's Public House, Go Go's Boutique, and Boulevard Bread Co.—is reinforcing the district's evolution into an experience-driven destination. The River Market also offers direct access to the Arkansas River Trail, a scenic path perfect for walking and biking.

Collectively, these investments are positioning the River Market for sustained growth, increased visitation, and long-term economic impact as Little Rock's premier live-work-play environment.

The Metro Streetcar, a 3.4-mile transit system, seamlessly links the vibrant downtown areas in Little Rock and North Little Rock/Argenta.

The Arkansas River Trail is an extensive 88-mile bike trail that winds its way through Central Arkansas. A scenic 15.6-mile loop runs from the Clinton Presidential Bridge in North Little Rock to Little Rock's Big Dam Bridge and back.



30 Crossing Park

On July 7, 2026, the city of Little Rock was awarded a $30 million grant from the Bezos Earth Fund, established by Amazon founder Jeff Bezos and his wife, Lauren Sanchez Bezos, to help fund the construction of 30 Crossing Park. The project represents one of the most significant public investments in downtown Little Rock in decades.

The approximately 16-acre park will reconnect the downtown core with the Arkansas River by converting land created through the Arkansas Department of Transportation's I-30 Crossing reconstruction into a world-class civic destination.

The estimated $85 million project will feature expansive green space, a destination playground, riverfront boardwalk, restaurant and boathouse with kayak access, outdoor recreation facilities, sports courts, skate park, flexible event lawn, amphitheater, wetlands education area, and enhanced pedestrian and trail connectivity between the River Market District, Central Arkansas Library System, Museum of Discovery, and the Clinton Presidential Center.

Ottenheimer Market Hall

On June 16, 2026, the Little Rock Board of Directors authorized $20 million for renovations to Ottenheimer Market Hall, a major component of comprehensive efforts to re-energize and re-imagine Downtown Little Rock. The developer behind the project, St. Louis-based New + Found, will contribute an additional $5 million.

New + Found expects the project to take at least a year. Plans call for new restaurants and entertainment spaces, marking the first renovation of River Market Hall in its 30-year history. Two full-service restaurants, a large central bar, a flexible event space, and a rooftop deck for live music or seasonal programs are under consideration.

The renovation aligns with the Downtown Master Plan, adopted in 2024 as the City's first-ever blueprint for Downtown growth and development.

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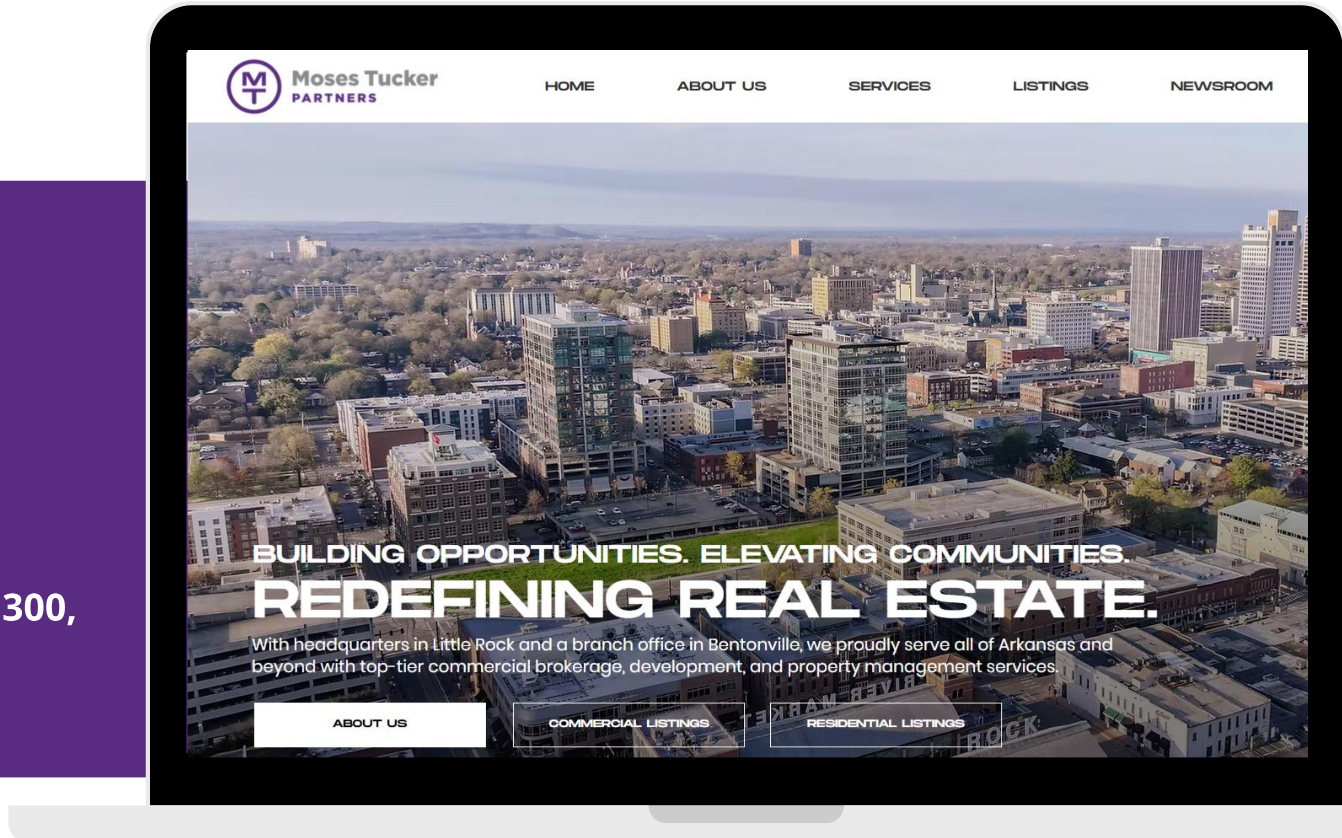
THANK YOU

CONNECT



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