

FLEXIBLE OFFICE SPACE - UP TO 9,400 SF AVAILABLE

11501 HURON LANE, LITTLE ROCK, AR 72211

NNN LEASE

BASE RENT: \$18/SF/YR + ESTIMATED CAM \$3/SF/YR

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Located off Huron Lane, near bustling N. Rodney Parham Road in West Little Rock, this 9,400 SF +/- office space can be leased as a full-floor opportunity or divided into three functional suites - ideal for a wide range of office, medical or service users. - Each suite offers efficient layouts with a mix of private offices, open workspace, and support areas.

Features:

- 9,400 SF +/- office space
- Flexible division options to accommodate multiple tenants or a single user.
- Multiple front and rear entrances for convenience and privacy.
- Functional layouts with private office, conference/meeting rooms, open workspace areas, breakroom/kitchen areas.
- Ideal for professional office users, medical or wellness practices, and service-based businesses.
- Convenient Little Rock location.
- Easy access to major thoroughfares
- Close proximity to popular Market Place Shopping Center and other retail and dining establishments.

Presented by:



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11501 HURON LANE

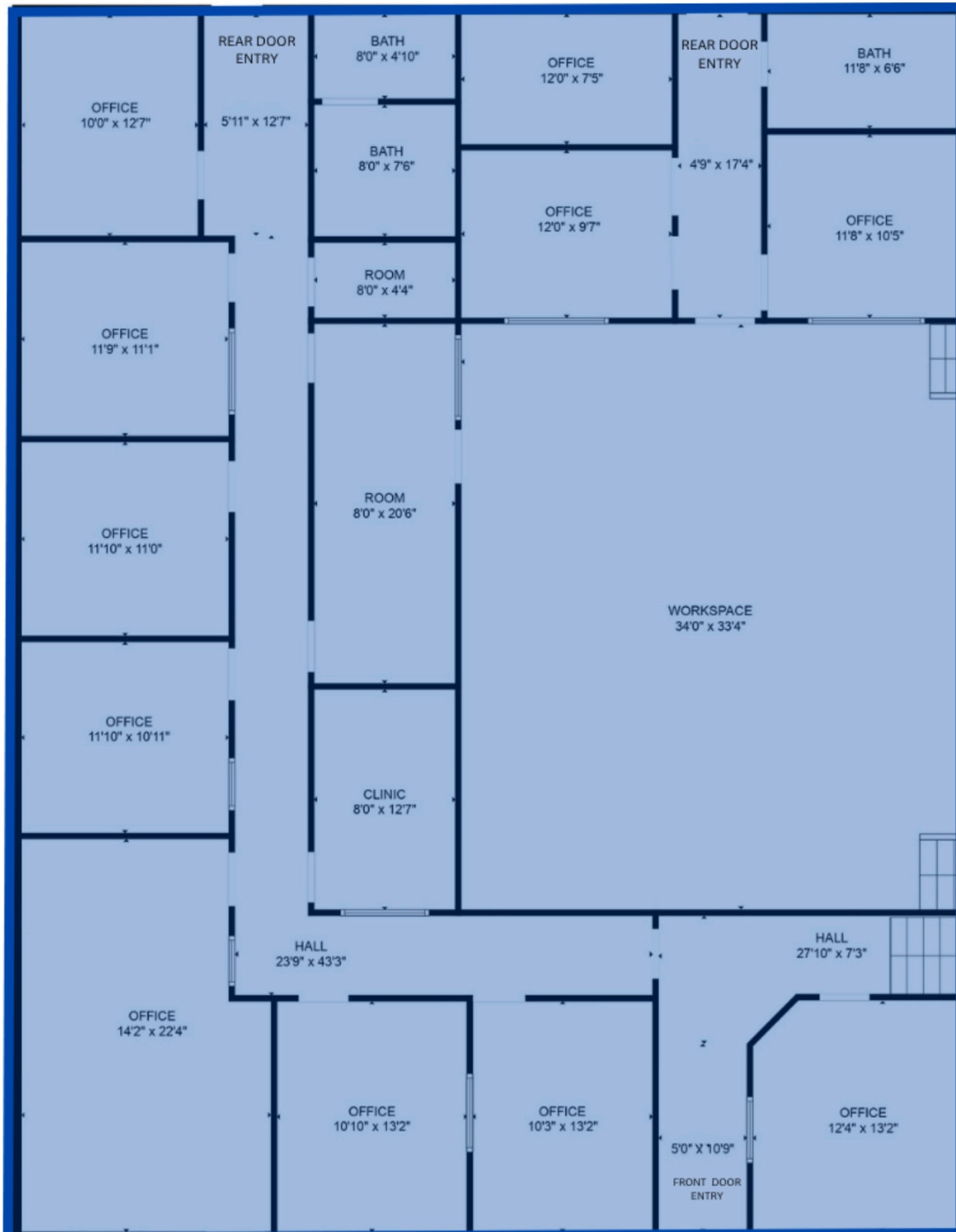
LITTLE ROCK, AR 72211

FLOOR PLAN OPTION I

3,750 SF +/-

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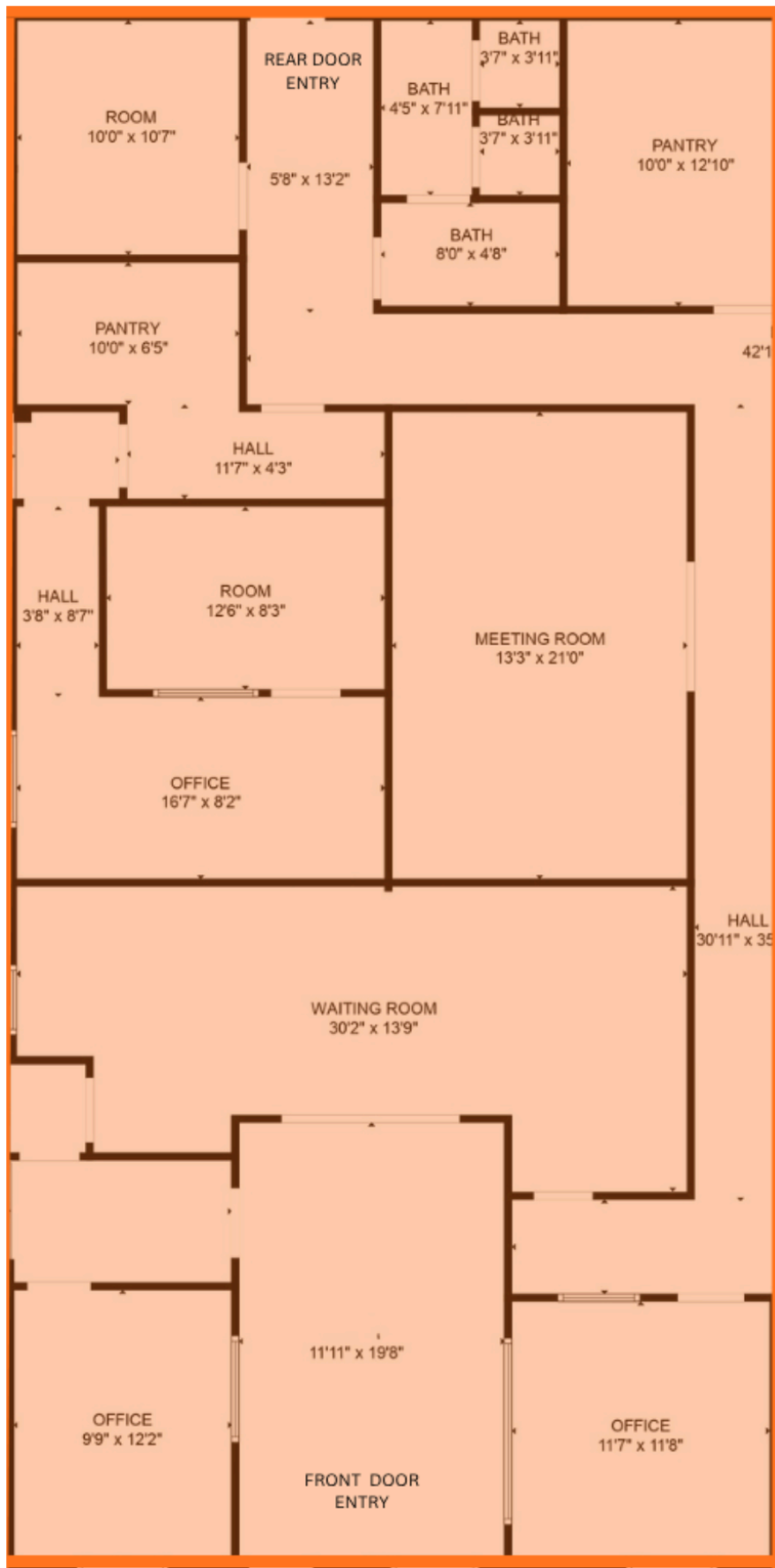


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FLOOR PLAN

OPTION II

2,500 sf +/-

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FLOOR PLAN

OPTION III

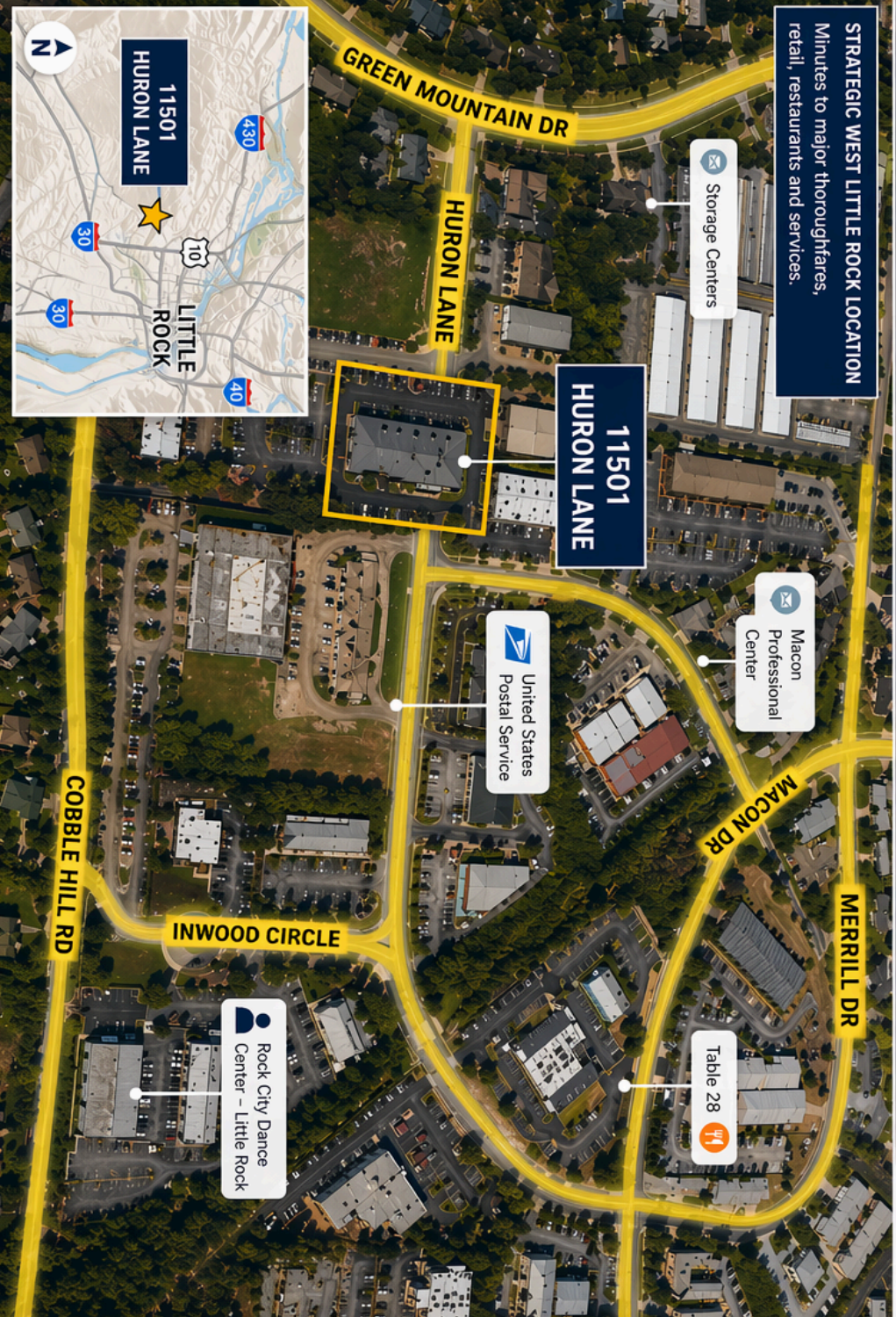
3,150 SF +/-

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STRATEGIC WEST LITTLE ROCK LOCATION
Minutes to major thoroughfares, retail, restaurants and services.

AREA SNAPSHOT

	1 MILE	3 MILE	5 MILE
POPULATION	8,871	67,050	152,236
AVG. HOUSEHOLD INCOME	\$85,688	\$91,827	\$95,454
MEDIAN AGE	36.1	36.5	37.3
DAYTIME POPULATION	7,356	64,937	140,207

TRAFFIC COUNTS (VEHICLES PER DAY)

GREEN MOUNTAIN DR (N OF HURON LANE)	17,000 VPD
HURON LANE (E OF GREEN MOUNTAIN DR)	12,000 VPD
MERRILL DRIVE (S OF I-430)	27,000 VPD
I-430 (NEAR EXIT 10)	129,000 VPD

LOCATION HIGHLIGHTS

- Prime location on Huron Lane near the corner of Green Mountain Drive
- Easy access to I-430, I-40 and major west Little Rock corridors
- Surrounded by retail, restaurants, professional services and neighborhoods
- Strong demographics with high household incomes and daytime population
- Average commute time: ~18 minutes



9,400 SF
TOTAL AVAILABLE



DIVISIBLE TO
±2,500 SF



MULTIPLE FRONT
& REAR ENTRIES



AMPLE
PARKING



IDEAL FOR OFFICE,
MEDICAL OR
PROFESSIONAL USE

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