



Colliers

Accelerating Success.

FOR SALE

Northeast Business Center

5105, 5305, 5309, & 5313 MCCLANAHAN DRIVE
AND 5301 WARDEN ROAD, NORTH LITTLE ROCK, AR

Offering Memorandum

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THE PROPERTY

Northeast Business Center is an approximate 85,080-square-foot multi-tenant flex and industrial business park strategically located along Warden Road in North Little Rock. The property consists of nine buildings designed to accommodate a diverse mix of office, warehouse, and service-oriented tenants, creating a stable and diversified income stream. Each building features grade-level drive-in doors, providing functionality for a wide range of industrial, distribution, contractor, and service-oriented users. Positioned just minutes from the I-57/I-40 interchange, the asset offers exceptional regional accessibility and benefits from traffic counts exceeding 82,000 vehicles per day, making it one of the area's most well-connected commercial locations. The property's flexible suite configurations, established tenant base, and highly visible location make it well-positioned for long-term occupancy and continued investor demand.

BUILDING SPECIFICATIONS

Building Size	85,080 total SF
Occupancy	87%
Zoning	C-4 and I-1
Year Built	1983
CONTACT BROKER FOR PRICING	

FINANCIAL SNAPSHOT

Base Rent	\$725,791
Opex	\$236,449
NOI	\$489,343

Assuming 92% occupancy

AMENITIES

- Quick and easy access to I-57 and minutes from the I-57/I-40 interchange
- Approximately 82,000 vehicles per day on I-57

Detailed financials available upon request

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VALUE-ADD OPPORTUNITY

Northeast Business Center presents investors with a compelling value-add opportunity through continued leasing and proactive asset management. With occupancy currently at approximately 87%, the property offers immediate upside through the lease-up of existing vacant suites while continuing to capitalize on the strong demand for flex and industrial space in the North Little Rock market. As leases renew, ownership has the opportunity to increase rental rates to market levels, further enhancing net operating income and overall asset value. Supported by a diversified tenant base, nine functional flex buildings, and a strategic location with convenient interstate access, Northeast Business Center offers stable in-place cash flow with meaningful potential for long-term income growth and appreciation.

Neighborhood map

Area Demographics (2026)

ESTIMATED POPULATION

1 Mile	3 Mile	5 Mile
5,529	49,791	92,845

ESTIMATED HOUSEHOLDS

1 Mile	3 Mile	5 Mile
2,425	21,893	40,821

EST. AVG HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$114,575	\$92,806	\$83,522



Property photos



Market Overview

Central Arkansas is at the convergence of Arkansas' other geographic regions making it an important population, economic, education and political center in Arkansas and the South. The region has an estimated population of 769,258 and is served by Bill and Hillary Clinton National Airport.

Central Arkansas is home to a number of institutes of higher education. The University of Arkansas for Medical Sciences is Arkansas' premier medical school and medical research center. UA Little Rock features more than 100 undergraduate and 60 graduate degrees. Other colleges and universities include Philander Smith College, Pulaski Technical College, Arkansas Baptist College, the Clinton School of Public Service, Lyon College School of Dental Medicine, University of Central Arkansas, Hendrix College, and Central Baptist College.

Some of the largest employers in the state are located in central Arkansas. Dillard's Department Stores, Stephen's Inc., Simmons Bank, Bank OZK and Arkansas Children's Hospital are all headquartered in the area. Dassault Falcon Jet Corp., Caterpillar Inc., FIS Global, Acxiom, LM Wind Power, and L'Oreal USA Products, Inc., all have large production facilities and offices in the area.

Central Arkansas is also home to some of Arkansas' best historical and cultural attractions including the Arkansas Museum of Fine Arts, the William J. Clinton Presidential Center which includes the Clinton Presidential Library and the Clinton Foundation. South of Little Rock, the Toltec Mounds Archeological State Park offers a view into Arkansas' ancient history. Due to the area's unique geographical location, there are many natural attractions nearby including Pinnacle Mountain, Lake Maumelle and Holland Bottoms.

About Central Arkansas

FAST FACTS

769,258
MSA Population



Capital City
of Arkansas

2

FORTUNE 500
companies: Dillard's
Department Stores
and Windstream

10 Colleges



UA Little Rock, University of Arkansas for Medical Sciences, Philander Smith College, Arkansas Baptist College, Pulaski Technical College, Clinton School of Public Service, Lyon College School of Dental Medicine, University of Central Arkansas, Hendrix College, and Central Baptist College



AT A GLANCE

Colliers | Arkansas

Colliers

With more than 130 professionals across Little Rock, Rogers, Hot Springs and Conway, Colliers | Arkansas is the largest commercial real estate firm in the state, serving clients locally and beyond.

Originally founded in 1971 as Barnes, Quinn, Flake & Anderson, the firm has grown through the addition of IBR Real Estate, Lane Real Estate Services, Irwin Partners, Hathaway Property Management and Gehrki Commercial Real Estate. The company affiliated with Colliers in 2004, further strengthening its capabilities and market presence. Today, Colliers | Arkansas is the most experienced full-service commercial real estate firm in the state.

Our brokerage team has been helping clients invest in commercial property across Arkansas for more than 50 years. In addition to their unmatched local knowledge, our professionals have access to the vast network of property and market experts in Colliers' offices around the United States and across the globe to ensure our clients are making informed decisions wherever they choose to invest.

Colliers' property management team manages 23 million+ square feet, more than any other local firm. From downtown offices to industrial warehouses, shopping centers, restaurants and more, our clients trust our experience, market insight and hands-on decision-making approach with some of their most valuable properties.

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CORE SERVICES

Our comprehensive portfolio of services includes:

- Brokerage
 - > Landlord Representation
 - > Tenant Representation
- Corporate Solutions
- Investment Services
- Real Estate Management Services (Accredited Management Organization)
- Valuation and Advisory Services
- Special Asset Services
- Development Management Services

We offer our core services across a variety of property sectors including:

- Land
- Hotel
- Industrial
- Mixed-use
- Office
- Retail
- Multifamily
- Medical

In addition to these sectors, we provide our clients with a deep level of knowledge within specialized industries such as call centers, law firms, healthcare and more.

Arkansas*

4 offices in Little Rock, Northwest Arkansas, Hot Springs, & Conway

133 professionals & staff

24 brokers

Over **23** million square feet under management

567 lease & sale transactions

Over **\$677** million total sales

Over **\$364** million total leases

*Based on 2025 results

Colliers is in 70 countries**

> **US \$5.6** billion in annual revenue

> **24,000+** professionals and staff

> **2** billion square feet under management

> **44,000** lease & sale transactions

> **\$108** billion assets under management

**All statistics are for 2025, are in U.S. dollars and include affiliates

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