



Accelerating success.



FOR SUBLEASE

Starting Rate:

**\$17.50**

Per SF, NNN

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## Riverdale Office Space

For sublease: Suites 107-109,  
2201 Brookwood, Little Rock, AR

### Features

- +/- 23,220 SF
- Sublease rate starting at \$17.50/SF, NNN
- NNN expenses: estimated @ \$2.50/SF
- Abundant parking
- Property has beautiful views of the Arkansas River and is situated on the Arkansas River Biking Trail
- Located in the Riverdale neighborhood near local restaurants and stores
- Minutes from downtown, midtown, Heights and Hillcrest
- Traffic counts: approx. 7,500 vehicles per day along Arkansas River Trail and 20,000 vehicles per day along Cantrell Road

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# Property Photos



# Neighborhood Aerial



## 2023 Demographics

	1 Mile	3 Mile	5 Mile
<b>Estimated Population</b>	5,428	63,890	138,250
<b>Estimated Households</b>	3,162	29,591	62,417
<b>Estimated Avg. Household Income</b>	\$148,395	\$96,924	\$91,250

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