



Accelerating success.



FOR SALE

2400 Crestwood

2400 CRESTWOOD ROAD, NORTH LITTLE ROCK, AR

Offering Memorandum

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Little Rock, AR 72202
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PRICE: **\$2,095,000**
(\$95/SF)

BUILDING SPECIFICATIONS

Building Size	22,048 SF
Lot Size	1.62 acres
Occupancy	74%
Zoning	C-3
Year Built	2002

First National Bank parcel does not convey with the property

AMENITIES

- Opportunity to acquire a Class A office building in one of North Little Rock's most established office submarkets
- Attractive basis of approximately \$95 per square foot, significantly below today's replacement cost
- Existing in-place income with approximately 26% vacancy, providing investors the opportunity to increase cash flow through lease-up
- Quality construction completed in 2002 with appealing professional image
- Excellent visibility and access just off McCain Blvd. and North Hills Blvd.
- Surrounded by strong residential demographics, retail amenities, and established medical and professional office users
- Flexible investment opportunity for an owner-user, investor, or partial owner-occupant seeking future expansion
- On-site banking and ample parking enhance tenant appeal

THE PROPERTY

2400 Crestwood presents an opportunity to acquire a well-maintained Class A office building in the heart of North Little Rock's established Lakewood business district. The 22,048-square-foot building offers a combination of stable, in-place tenancy and significant upside through the lease-up of currently vacant space.

The property's efficient floor plan, professional finishes, abundant parking, and highly accessible location make it attractive to a variety of office users including medical, financial, engineering, legal, government, and professional service firms.

Offered at approximately \$95 per square foot, the property can be acquired at a substantial discount to replacement cost, creating an attractive long-term investment opportunity.



VALUE-ADD OPPORTUNITY

With approximately 26% of the building currently available, investors have the opportunity to substantially increase net operating income through strategic leasing efforts. North Little Rock continues to experience demand from professional office users seeking quality suburban office space with convenient interstate access and ample parking.

As vacancy is absorbed, ownership has the potential to significantly enhance cash flow while increasing overall asset value.



OWNER-USER POTENTIAL

The existing vacancy also provides a unique opportunity for an owner-user to immediately occupy a portion of the building while benefiting from rental income generated by existing tenants. This strategy can offset occupancy costs while providing room for future expansion without requiring relocation.

Neighborhood map



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.

OFFICES

Little Rock

1 Allied Dr., Ste. 1500
Little Rock, AR 72202
1.501.372.6161

Northwest Arkansas

3503 S 55th St., Ste. 200
Rogers, AR 72758
1.479.636.9000

Hot Springs

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Hot Springs, AR 71901
1.501.623.2200

Conway

924 Van Ronkle St., Ste 1
Conway, AR 72032
1.501.388.1128

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

An aerial photograph of a large, modern commercial building with a dark roof and multiple gables. To the left is a smaller building with a 'First National Bank' sign. In the background, a tall, modern glass skyscraper rises above a line of trees. A parking lot with many cars is visible between the buildings. The sky is blue with scattered clouds.

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