

SIMMONS
TOWER

Executive Suites In Downtown Little Rock

425 West Capitol Avenue | Little Rock, AR 72201



**KELLEY COMMERCIAL
PARTNERS**

Kaley Tucker, RPA
Partner | Property Manager
O 501.375.3200 | D 501.244.7512
ktucker@kelleycp.com

Amenities

Arkansas's tallest building stands 40 stories high at the corner of Broadway and Capitol Avenue — the cornerstone of Little Rock's "Central Business District." Within walking distance are the Statehouse Convention Center, live performance venues, dozens of dining options, city, county and state offices, as well as several parks and walking trails.

- Month-to-Month lease terms
- Locally owned and owner-occupied
- On-site management and maintenance
- Floor-to-ceiling windows
- 8 conference rooms seating up to 40
- Wi-Fi included
- Common area, mail room, and break room
- Shared copy center
- 15th-floor common area terrace
- Plumbing available in some suites
- Level 2 Fitness Center with showers and locker rooms
- Indoor bicycle storage
- Attached parking garage with skybridge
- On-site 24-hour security
- On-site banking, full-service salon, and restaurants



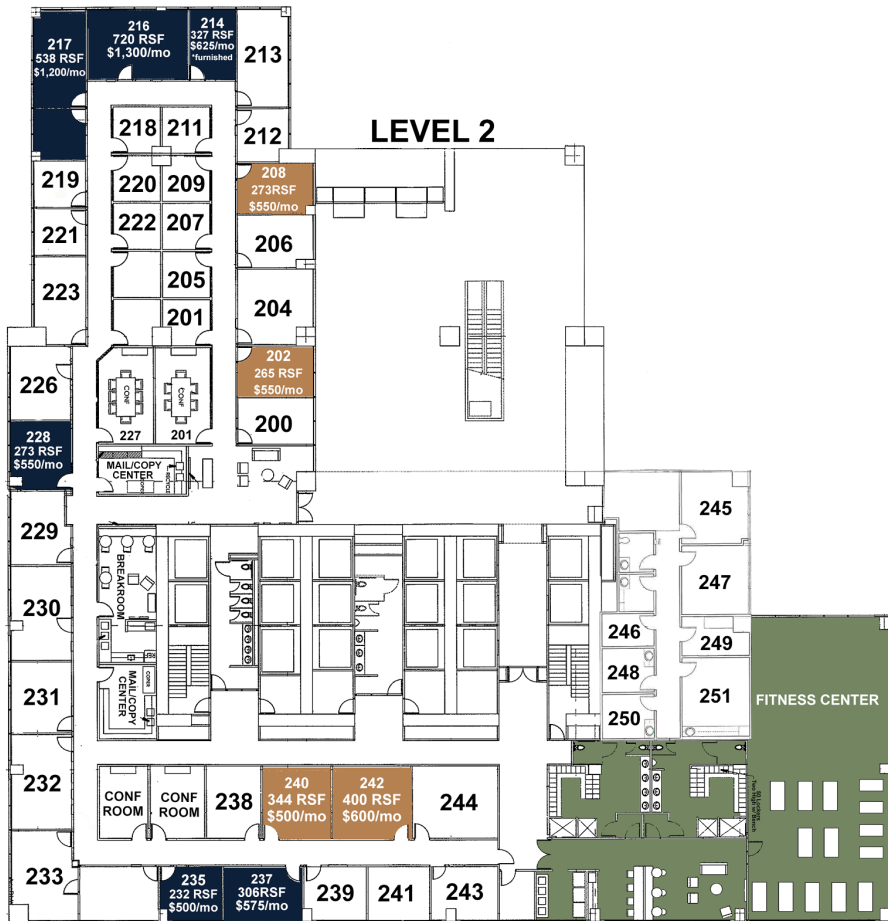
Executive Center Floor Plans

SIMMONS TOWER

EXTERIOR SUITES

INTERIOR SUITES

FITNESS CENTER





About Kelley Commercial Partners

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining longterm relationships built on trust, resourcefulness, and reliability.

Brokerage

Property Management

Development Management

Consulting

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.



SIMMONS
TOWER

Let's Schedule Your Tour

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002

 **KELLEY COMMERCIAL
PARTNERS**