



Colliers

Asking Price:

\$12.00

PSF GROSS

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Colliers | Arkansas

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Little Rock, AR 72202

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FOR LEASE

Northeast Business Center for Lease

5105, 5305, 5309, & 5313 McClanahan Drive
and 5301 Warden Road, North Little Rock, AR

Features

- Suites available from 800 SF - 3,000 SF
- Lease rate: \$12.00/SF, Gross + utilities
- Multipurpose flex/warehouse space
- 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

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FOR LEASE



AVAILABLE SUITES

Suite	Size
A02	800 SF
A04	800 SF
A10	800 SF
A11	800 SF
B01	800 SF
B02	800 SF
B05	800 SF
D07	800 SF
G03	2,025 SF
H01	3,000 SF
J09	1,920 SF



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FOR LEASE

SITE



Area Demographics

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Estimated Population (2025)

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



Estimated Households (2025)

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



Est. Avg Household Income (2025)

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

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