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TURN-KEY OFFICE SPACE FOR LEASE

1001 Technology Drive, Little Rock, AR



CONTACT US TODAY
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Property Understanding

OVERVIEW

Offering	For Lease
Lease Rate	Contact Agent for Pricing
Lease Type	Full-Service Gross
Address	1001 Technology Drive, Little Rock, AR 72223
Property Type	Office Building
Available Space	<ul style="list-style-type: none"> ○ Suite 102: ±4,995 RSF ○ Suite 201: ±25,778 RSF (full floor) ○ Suite 302: ±16,112 RSF
Building Size	±100,000 SF
Lot Size	±7.54 Acres
Parking Ratio	4.1 Spaces Per 1,000
Traffic Count	Chenal Parkway – 36,000 VPD

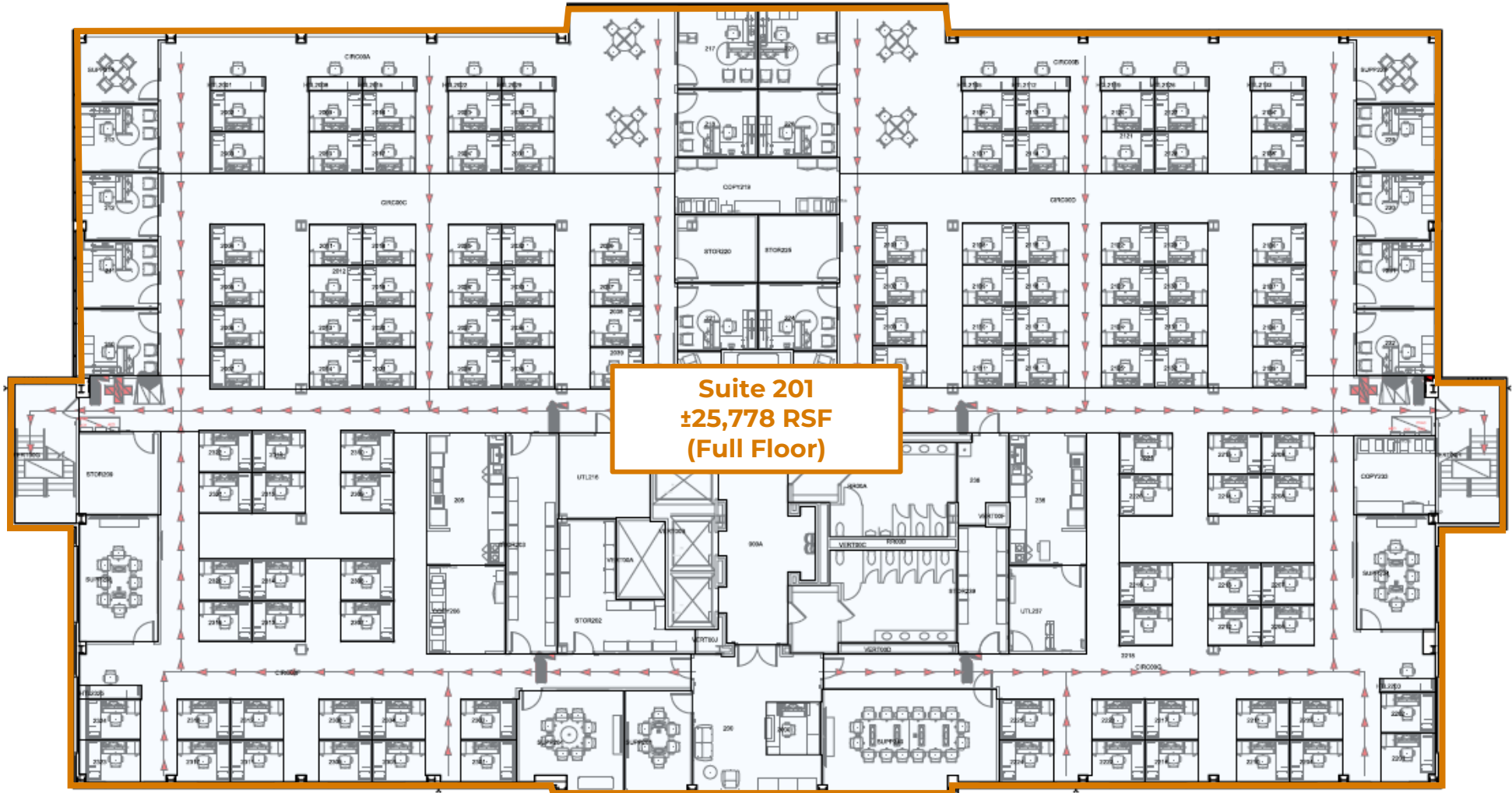


PROPERTY HIGHLIGHTS

- **Move-in ready, turn-key, fully furnished office space**
- Premium location in the rapidly growing Chenal suburban office market in West Little Rock
- Less than a mile from restaurants, retail, financial services hub, medical clinics, Chenal residential neighborhoods, and Little Rock's premier retail destination, The Promenade at Chenal
- Well-appointed floorplates designed to accommodate a collaborative workspace, with a variety of break & conference rooms
- Potential users could include financial services, insurance companies, call centers, general office space, healthcare, professional service companies, engineering, accounting, education, or IT/data firms



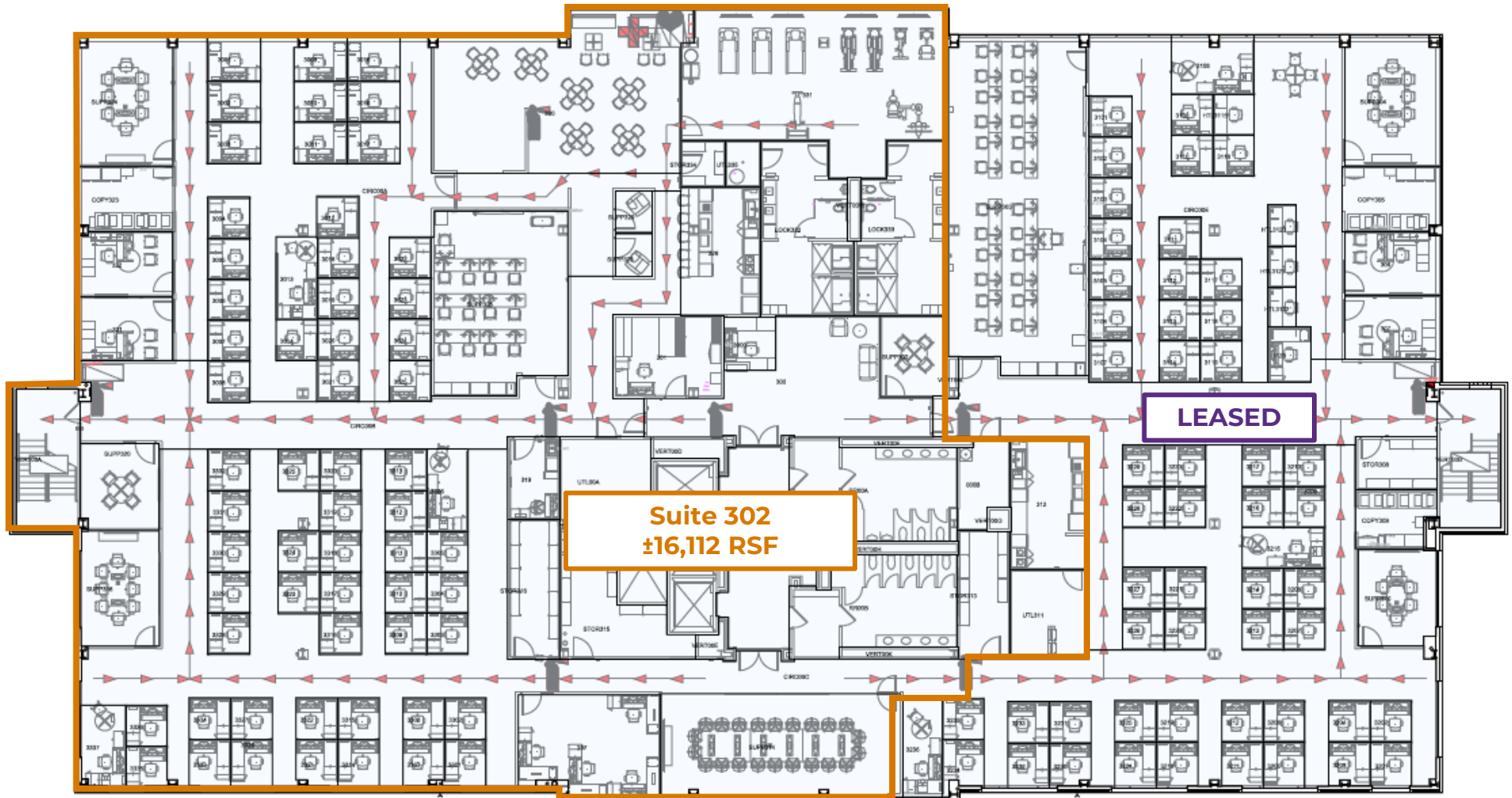
1001 Technology Drive
Suite 101
1st Floor
Little Rock, AR 72223



AR 1001 Technology Drive, Little Rock - 2nd Floor
1001 Technology Drive
LITTLE ROCK, AR 72223 USA

Scenario: Current

Oct 2, 2023 4:39:59 PM



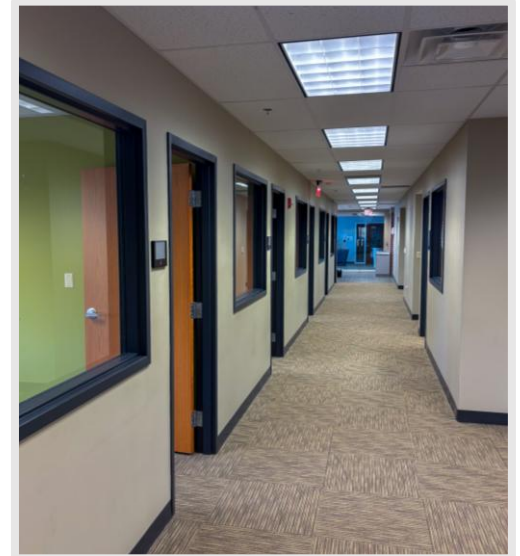
AR 1001 Technology Drive, Little Rock - 3rd Floor
1001 Technology Drive
LITTLE ROCK, AR 72223 USA

Scenario: Current

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Suite 102



Suite 201





Marshalls



CHASE

Orangetheory

tropical CAFE



THE PROMENADE
AT CHENAL

Shop. Dine. Discover.

0.3 Miles

Chenal Pkwy
36,000 VPD



Kirk Rd

Wellington Hills Rd

Arkansas Systems Dr



Little Rock, AR



Little Rock is the capital and most populous city in Arkansas, and the county seat of Pulaski County. The city is considered where “America Comes Together,” boasting 40% of the nation’s population and buying power within a 550-mile radius of the city center.

The Central Arkansas region experienced a significant growth in population over the past decade due to the three major universities that call the area home, a growing technology sector and a variety of government- and business-related industries. Little Rock is recognized as a *Forbes* Top 200 “Best Places for Business and Careers.”

West Little Rock specifically has seen immense growth in recent years. At the intersection of Chenal Pkwy and Rahling Rd – and less than a mile from 1001 Technology Dr. – is BancorpSouth’s newly opened 40,000 SF statewide banking headquarters, and just across the street is First Community Bank’s new 20,000 SF statewide banking headquarters. Also sitting near the intersection is the 90,000 SF Simmons Bank building, the 270,000 SF open-air retail center The Promenade at Chenal and down the road is the 127-room, Class-A Aloft Hotel.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	45,622	88,029	273,518
Households	19,538	38,703	116,307
Average Age	40.6	40.7	39.5
Average Household Income	\$148,509	\$123,131	\$100,544
Businesses	1,151	3,602	10,101

**Demographic details based on property location*

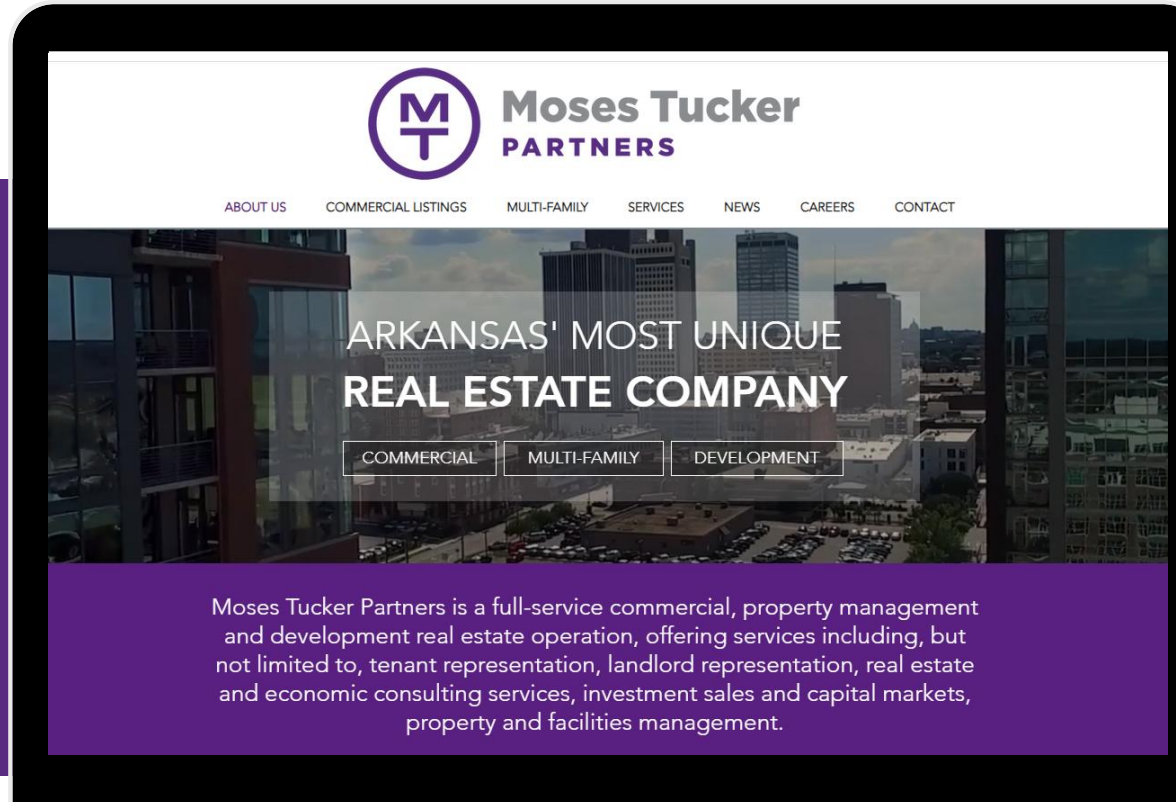
CONNECT

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