

# MODERN SPACE. ELEVATED EXPERIENCE.

2<sup>ND</sup> FLOOR - 1431 MERRILL DRIVE, LITTLE ROCK, AR

NNN LEASE

BASE RENT: \$20/SF/YR + ESTIMATED CAM \$3/SF/YR

\$ 6,593/MO

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## SUITE FEATURES

- 10 private offices of varying sizes, and multiple window-lined offices.
- Fully furnished space.
- Dedicated conference/meeting room.
- Centralized reception/common area.
- Spacious interior hallways.
- 2 private restrooms.
- Private stair access entry point.
- Excellent corner lot visibility.
- Proximity to popular shopping centers and restaurants.
- Easy access to I-630 & I-430.

PRESENTED BY:



**GEORGE PETROV**

George@P4RealtyGroup.com

501.413.3664

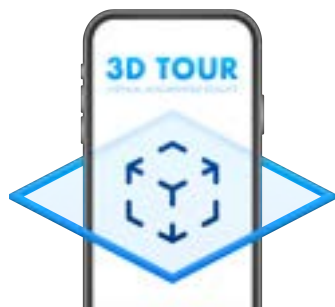
# 1431 MERRILL DRIVE - 2<sup>ND</sup> FLOOR

LITTLE ROCK, AR 72211

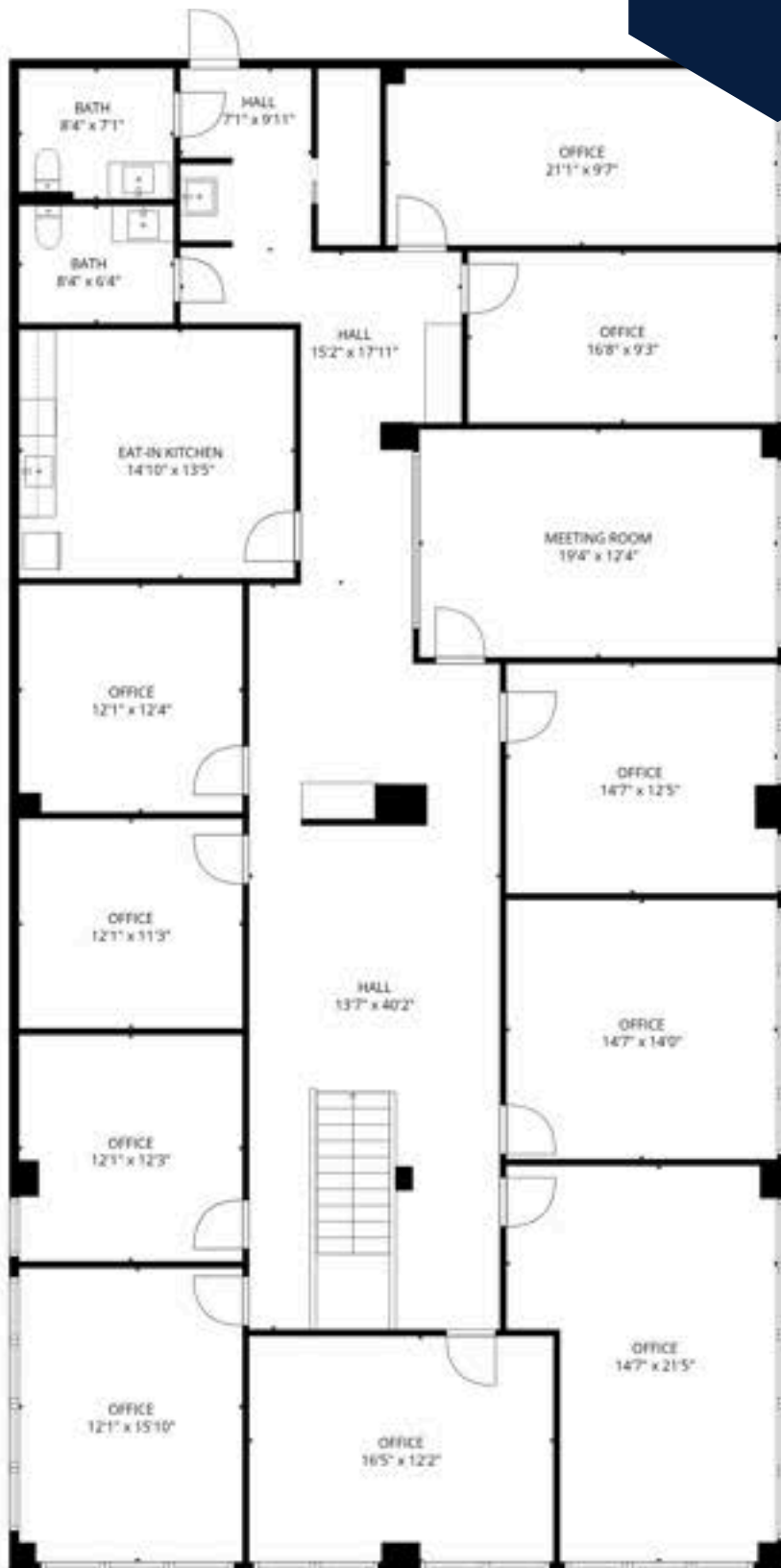
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## FLOOR PLAN

### 3,440 SF + \ -



Please visit our website:  
[P4realtygroup.com](http://P4realtygroup.com)  
for a 3D virtual tour of this  
space.



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## INTERIOR PHOTOS



**Presented by:**



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# LOCATION

Situated in the heart of West Little Rock near the highly trafficked Shackelford Road corridor, **1431 Merrill Drive** offers excellent accessibility and visibility just minutes from I-430 and I-630. This centrally located office property is surrounded by a strong mix of retail, dining, and professional services, with close proximity to popular destinations such as Market Place Shopping Center and other established commercial hubs. The area benefits from steady daily traffic and a well-established business environment, making it an ideal location for professional or service-oriented users seeking convenience, connectivity, and recognizable presence within one of Little Rock's most active corridors.



## CLOSE BY

- Homer's Kitchen Table
- Starbuck's
- Community Bakery
- The Pantry Restaurant
- Seven Brew
- Bank of America
- Bank OZK
- Wendy's
- Subway
- Burger King
- Olive Garden
- The Burgundy Hotel/Table 28
- Pleasant Valley Country Club
- Pulaski Academy

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## AREA MAP

