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DOWNTOWN OFFICE SPACE FOR LEASE

200 River Market Avenue, Little Rock, Arkansas



3rd Floor - 1,720 RSF

2nd Floor - 11,125 RSF

Secure ±190-space parking garage

RIVER MARKET AVENUE

CONTACT US TODAY
501.376.6555 | mosestucker.com



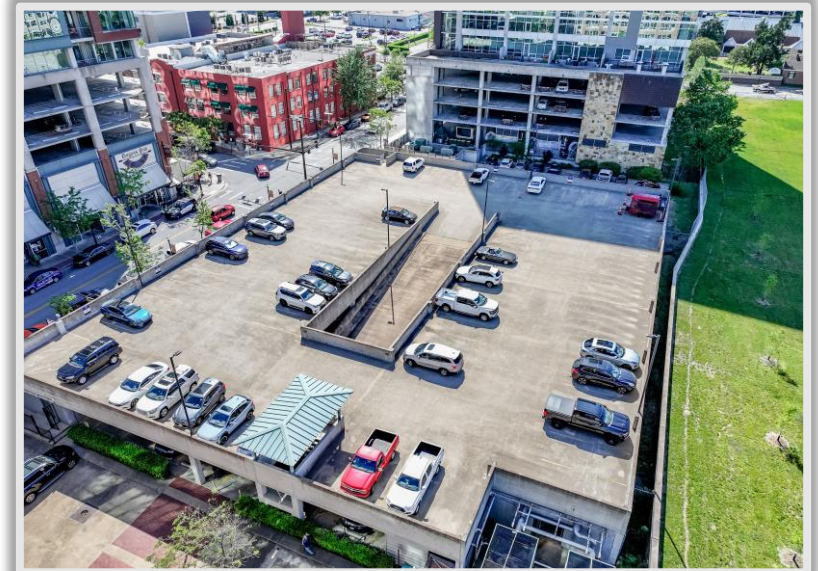
Property Understanding

OVERVIEW

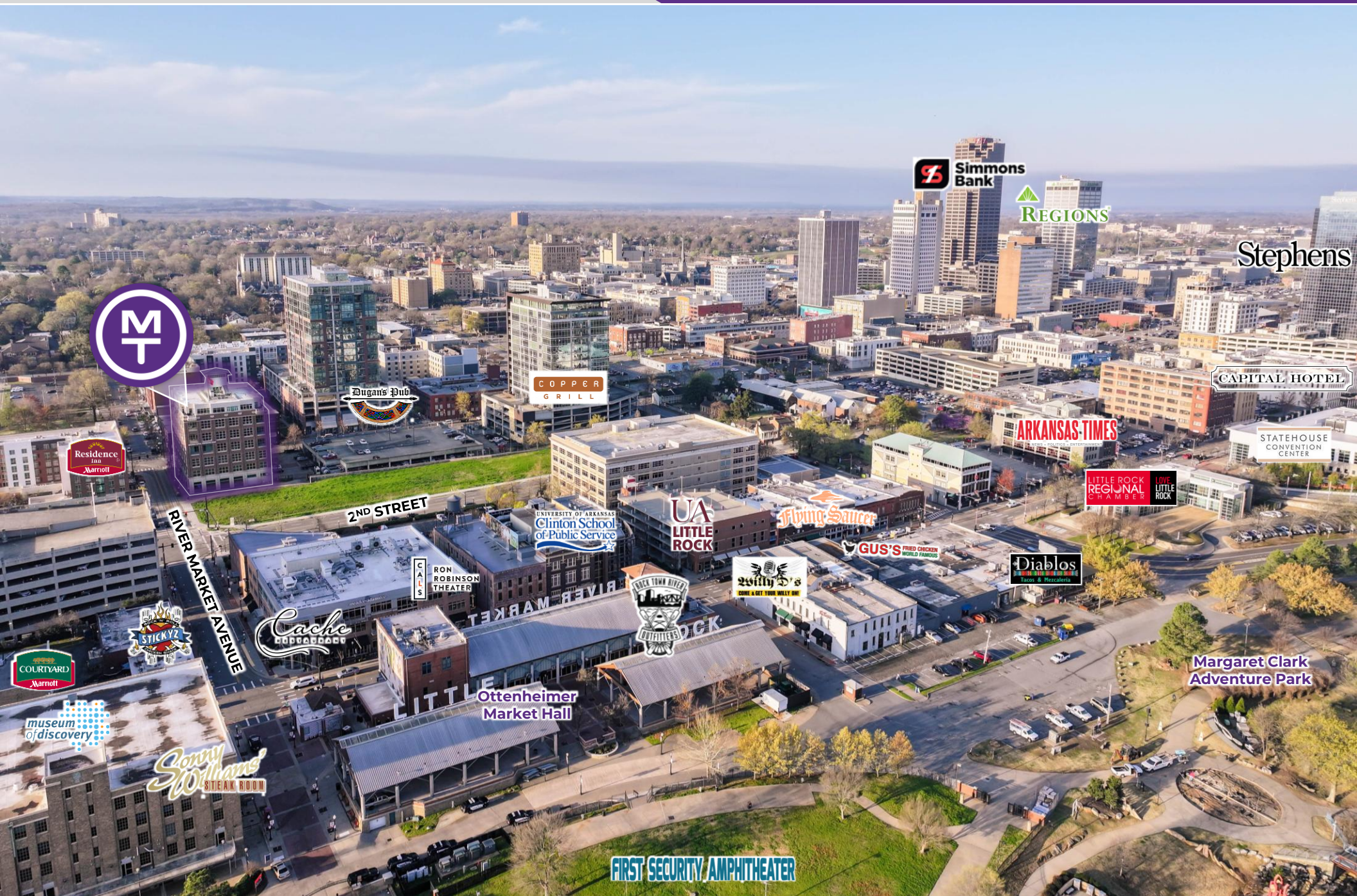
Offering	For Lease
Lease Rate/Type	Contact Agent
Address	200 River Market Avenue, Little Rock, AR 72201
Property Type	Office
Available SF	<ul style="list-style-type: none"> o 2nd Floor – 11,125 SF (full floor) o 3rd Floor – 1,720 SF
Building Size	±83,506 SF
Stories	7
Year Built	2002
Parking	±190 spaces

PROPERTY HIGHLIGHTS

- o 11,125 SF (entire second floor) and 1,720 SF of professional office available for lease in the Arkansas Capital Commerce Center
- o First-class office and mixed-use building located in the heart of the River Market District in downtown Little Rock, surrounded by dining, entertainment, and cultural attractions
- o Layout features a lobby entrance and a mix of private offices, breakrooms, open workspaces, and conference rooms, offering flexibility for a variety of users
- o Large windows throughout provide abundant natural light and city views
- o Walkable to numerous restaurants, coffee shops, hotels, banks, and the Clinton Presidential Library
- o Easily accessible from I-30, I-630, and other major transportation routes
- o Direct access to a ±190-space attached parking garage
- o Building includes a rooftop lounge area, on-site restaurant (Dizzy's Gypsy Bistro), and a recently modernized fitness studio with showers and a locker room
- o Ideal for corporate offices, law firms, creative firms, tech companies, and other professional services





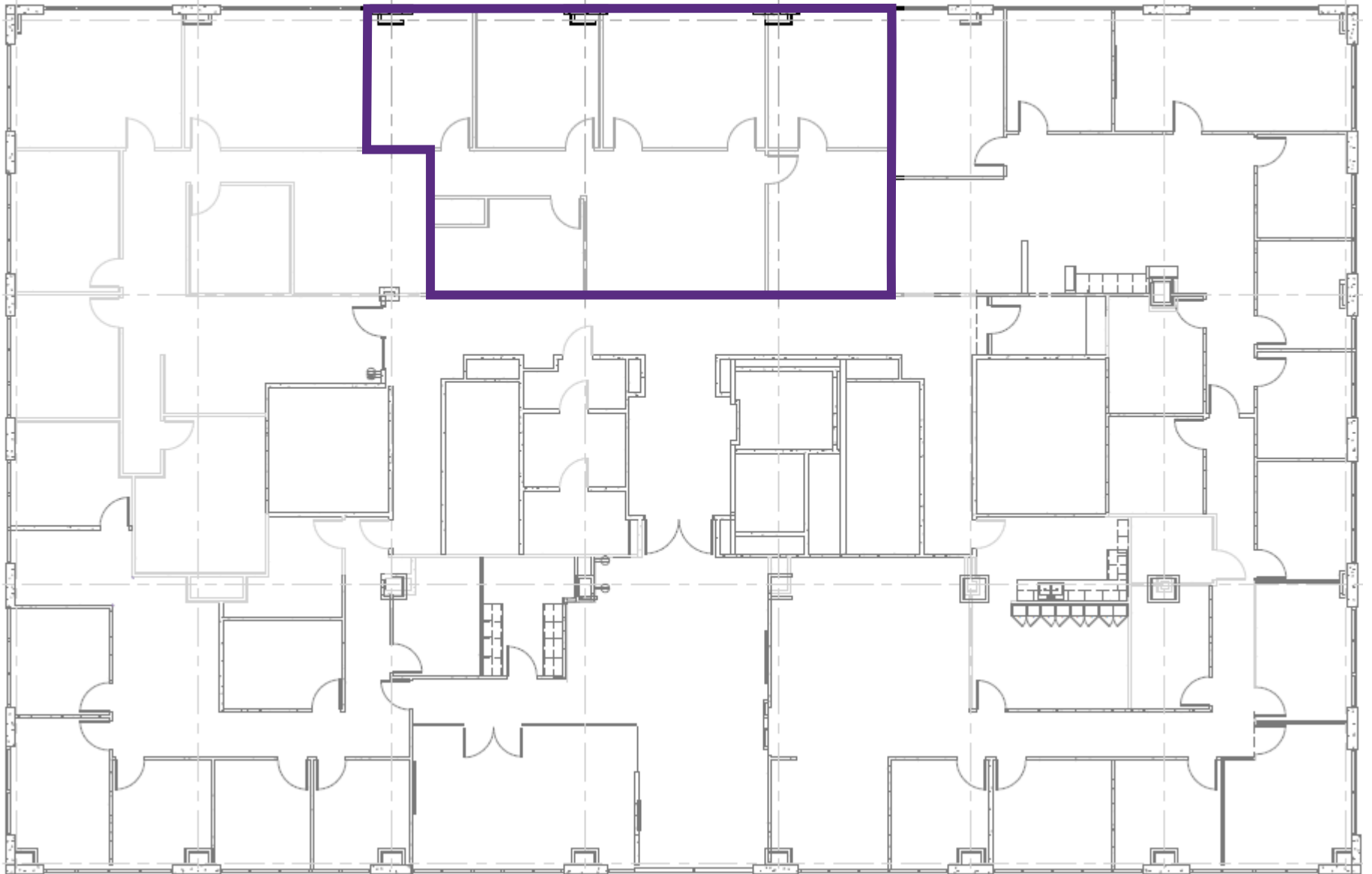


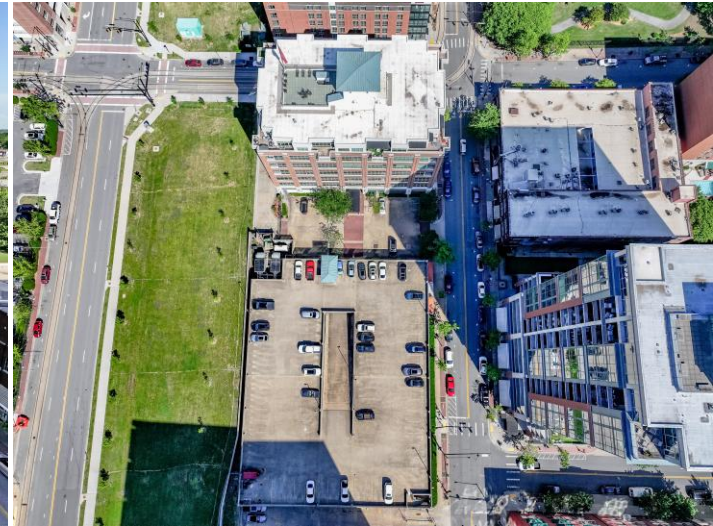
2nd Floor – 11,125 SF

Full Floor Availability



3rd Floor – 1,720 SF







Little Rock, AR



Little Rock is the capital of Arkansas and the state's largest municipality, with over 202,000 people calling it home. It 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.

Notably, Little Rock is considered one of the "Top 10 Places For Young Professionals To Live" ([Forbes 2023](#)), a "Best Place for Business and Careers" ([Forbes 2019](#)), one of the "Best Travel-Worthy State Capitals" ([USA Today 2014](#)), and one of "America's 10 Great Places to Live" ([Kiplinger's Personal Finance 2013](#)).

Central Arkansas has experienced significant population growth 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. Major corporations headquartered in the Little Rock metroplex include Dillard's, Windstream Communications, and Acxiom. One of the largest public employers in the state, with more than 10,000 employees, is the University of Arkansas for Medical Sciences and its affiliates, which have a total economic impact in Arkansas of ~\$5 billion per year. Simultaneously with the population growth, Central Arkansas's tourism industry is booming, with 10 million+ visitors flocking to the region each year.

DEMOGRAPHICS*

Population

3 MILES

40,790

5 MILES

109,330

10 MILES

293,273

Households

19,592

49,846

128,168

Average Age

40.9

40.4

39.9

Average Household Income

\$76,298

\$83,001

\$87,206

Businesses

3,230

6,439

12,745

**Demographic details based on property location*

River Market District

The River Market District is the vibrant centerpiece of downtown Little Rock, known for its lively atmosphere, eclectic mix of dining and entertainment, and scenic location along the Arkansas River. As the primary entertainment corridor of Arkansas' capital city, the district features a variety of attractions, including the Ottenheimer Market Hall, an indoor culinary marketplace, and the Little Rock River Market Pavilion, which hosts farmers' markets, concerts, and special events year-round. Walkable to major hotels, offices, restaurants, and the Statehouse Convention Center, the district benefits from consistent foot traffic and tourism, and convenient access to Interstate 30 and Interstate 40.

Recent and forthcoming capital projects are significantly enhancing the district's long-term trajectory. These include the completed \$35 million renovation of the Main Library - Central Arkansas Library System, the proposed \$20 million redevelopment of the Ottenheimer Market Hall, and a planned \$70 million Central Park-style public space that will introduce new green space, connectivity, and year-round activation.

At the same time, continued momentum from new retail and dining concepts—such as Insomnia Cookies, Hazel's Public House, Go Go's Boutique, and Boulevard Bread Co.—is reinforcing the district's evolution into an experience-driven destination. The River Market also offers direct access to the Arkansas River Trail, a scenic path perfect for walking and biking.

Collectively, these investments are positioning the River Market for sustained growth, increased visitation, and long-term economic impact as Little Rock's premier live-work-play environment.



The Metro Streetcar, a 3.4-mile transit system, seamlessly links the vibrant downtown areas in Little Rock and North Little Rock/Argenta.



The Arkansas River Trail is an extensive 88-mile bike trail that winds its way through Central Arkansas. A scenic 15.6-mile loop runs from the Clinton Presidential Bridge in North Little Rock to Little Rock's Big Dam Bridge and back.



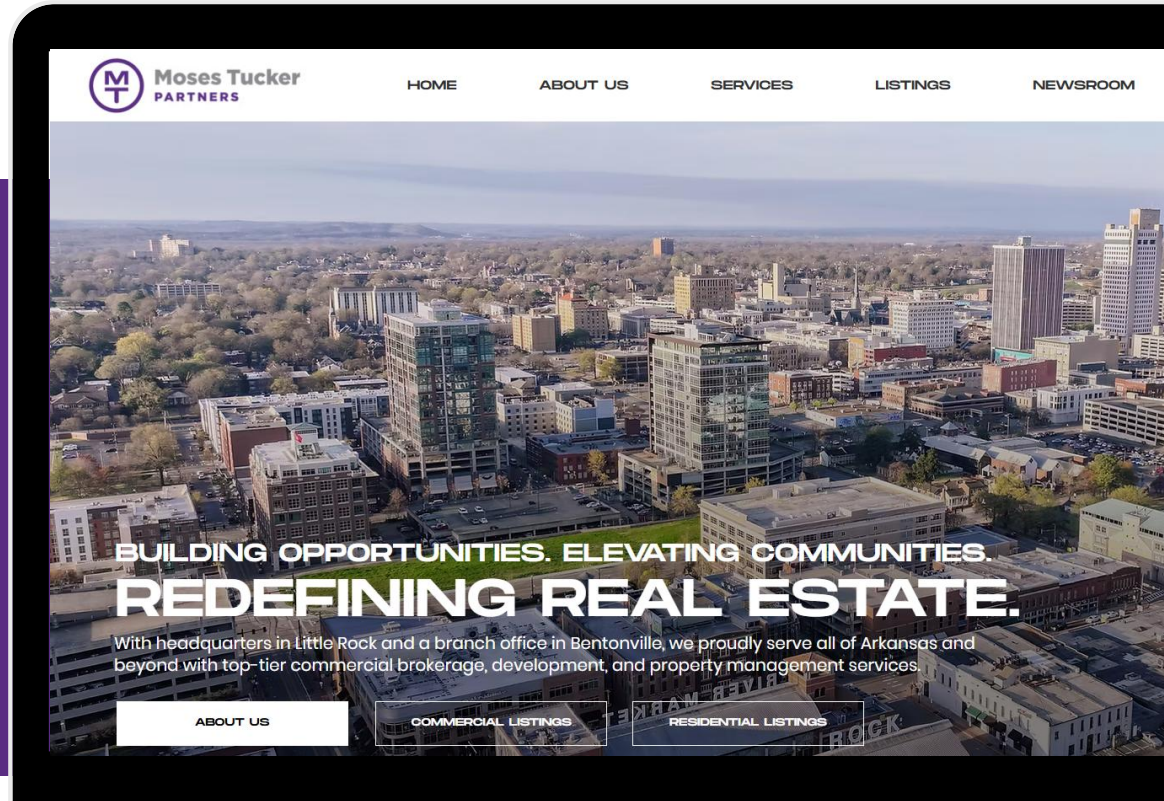
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