



SIMMONS
TOWER

Premier Office Suites In Downtown Little Rock

425 West Capitol Avenue | Little Rock, AR 72201



KELLEY COMMERCIAL
PARTNERS

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.

- High-rise views of the river, metro area, and region
- Locally owned and owner-occupied
- On-site management and maintenance
- Shared conference facilities available
- Floor-to-ceiling windows
- High-performance fiber optic technology
- Professional office community
- Level 2 Fitness Center with showers and locker rooms
- Indoor bicycle storage
- On-site banking and restaurants
- Attached parking garage with sky-bridge
- Luxurious office suites that are move-in ready



Premier Suites Available

FLOOR	SUITE	SQUARE FEET	COMMENTS
1	Lobby Space 19	±1,071 RSF	Retail ground-floor space suited for a restaurant; connected to the building's grease trap; move-in ready
3	325	±2,236 RSF	Landlord to paint and carpet the space to tenant's specifications
	350	±3,779 RSF	Build-to-suit; shell space
4	400	±5,040 RSF	10 private offices, private balcony access, multiple conference rooms, a large work room/file storage, and kitchenette/break room
	435	±2,006 RSF	3 private offices, reception area, private kitchen with appliances, cubicle space; fully furnished and newly renovated; move-in ready
7	700	±1,652 RSF	Build-to-suit; Northern views; four exterior offices, IT room, reception area
	710	±3,143 RSF	Build-to-suit; 2 private offices, reception, copy room
9	900 - Full Floor	±19,128 RSF	Move-in ready, separate server room, "Plug & Play" furniture available
11	1100 - Full Floor	±19,128 RSF	Move-in ready, separate server room, "Plug & Play" furniture available
16	1600	±3,258 RSF	This suite can be combined with Suite 1680 for up to ±7,247 RSF
	1680	±3,989 RSF	River views, build-to-suit; This suite can be combined with Suite 1600 for up to ±7,247 RSF
31	3100	±2,733 RSF	Southwest panoramic views. This space has an open floor plan and includes 2 private offices
32	3275	±2,193 RSF	6 private offices, conference room, reception area, kitchenette, and beautiful south east views; Can be combined with Suite 3250 to create a ±3,008 RSF space
34	3400 - Full Floor	±14,433 RSF	29 exterior offices – equally sized, several administrative internal offices, large conference room overlooking the River, a spacious break room and beautiful reception area
36	3650	±3,374 RSF	Move-in ready; 7 exterior offices, corner conference room, kitchen/breakroom
37	3750	±8,824 RSF	High-rise views of State Capitol Building and Arkansas River with private balcony
39	3900	±4,632 SF	Beautifully renovated office suite with conference room and private terrace



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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.

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