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# PROFESSIONAL OFFICE SPACE FOR LEASE

## 301 Main Street, Little Rock, Arkansas

*Entire 4<sup>th</sup> Floor Available*



**CONTACT US TODAY**  
501.376.6555 | [mosestucker.com](https://www.mosestucker.com)



## Property Understanding

### OVERVIEW

<b>Offering</b>	For Lease
<b>Address</b>	301 Main Street, Little Rock, AR 72201
<b>Lease Rate &amp; Type</b>	\$19.50/SF/YR   Modified Gross
<b>Property Type</b>	Office
<b>Available SF</b>	Entire 4 <sup>th</sup> Floor - ±6,511 SF
<b>Building Size &amp; Stories</b>	±24,309 SF   4 Stories
<b>Year Built</b>	2015
<b>Lot Size</b>	±0.16 Acres
<b>Zoning</b>	UU – Urban Use



### PROPERTY HIGHLIGHTS

- **Free Cross-Street Parking Incentive:** One complimentary parking space per 1,000 SF leased — a valuable amenity in the downtown core.
- **Premium Signage Opportunity:** Prominent exterior signage available for full-floor, long-term tenants — maximize brand visibility on Main Street.
- **Efficient, Versatile Layout:** Space features 10 private offices, a large conference room, a full kitchen/break area, two restrooms, and an expansive open workspace.
- **Credible Tenant Mix:** Join a professional tenant roster including LiveRamp (a global data collaboration platform) and Waymack & Crew (a premier video production company).
- **Ample Parking Options:** Multiple surface and structured parking solutions available for employees and visitors alike.
- **Walkable Lifestyle Amenities:** Surrounded by top-rated restaurants, retail, entertainment venues, and high-density residential — all within easy walking distance.
- **Strategic Downtown Location:** Positioned in Little Rock's Creative Corridor, minutes from the River Market, SoMa (South Main), and East Village districts — providing access to the city's most vibrant commercial and cultural hubs.
- **Surrounded by Landmark Destinations:** Immediate access to local institutions such as the Capital Hotel, Statehouse Convention Center, Arkansas Repertory Theatre, Ballet Arkansas, Big Bad Breakfast, Tamalcalli's, Samantha's Tap Room, and Bruno's Little Italy, among others.







**CENTRAL  
BUSINESS  
DISTRICT**



**MAIN STREET BRIDGE**

**CLINTON PRESIDENTIAL BRIDGE**

**30**

**30**

**E 6TH STREET**

**MAIN STREET**

**MAIN STREET  
CREATIVE CORRIDOR**

**RIVER MARKET  
DISTRICT**

**EAST VILLAGE**

WILLIAM J. CLINTON  
PRESIDENTIAL LIBRARY  
AND MUSEUM  
LITTLE ROCK, ARKANSAS

**HEIFER  
INTERNATIONAL**



## LOOKING NORTHWEST

Downtown North  
Little Rock/Argenta

Main Street  
Bridge  
12,000 VPD

Stephens

Marriott

CAPITAL HOTEL

STATEHOUSE  
CONVENTION  
CENTER

Arkansas River

ARKANSAS  
WALTON

Public Parking  
Deck

Main Street

3rd Street

eStem  
PUBLIC CHARTER SCHOOLS

CJRW

TAMALCALLI

Bruno's  
LITTLE ITALY

SAMANTHA'S  
TAP ROOM & WOOD GRILL

ALLSOPP & CHAPPLE  
RESTAURANT & BAR

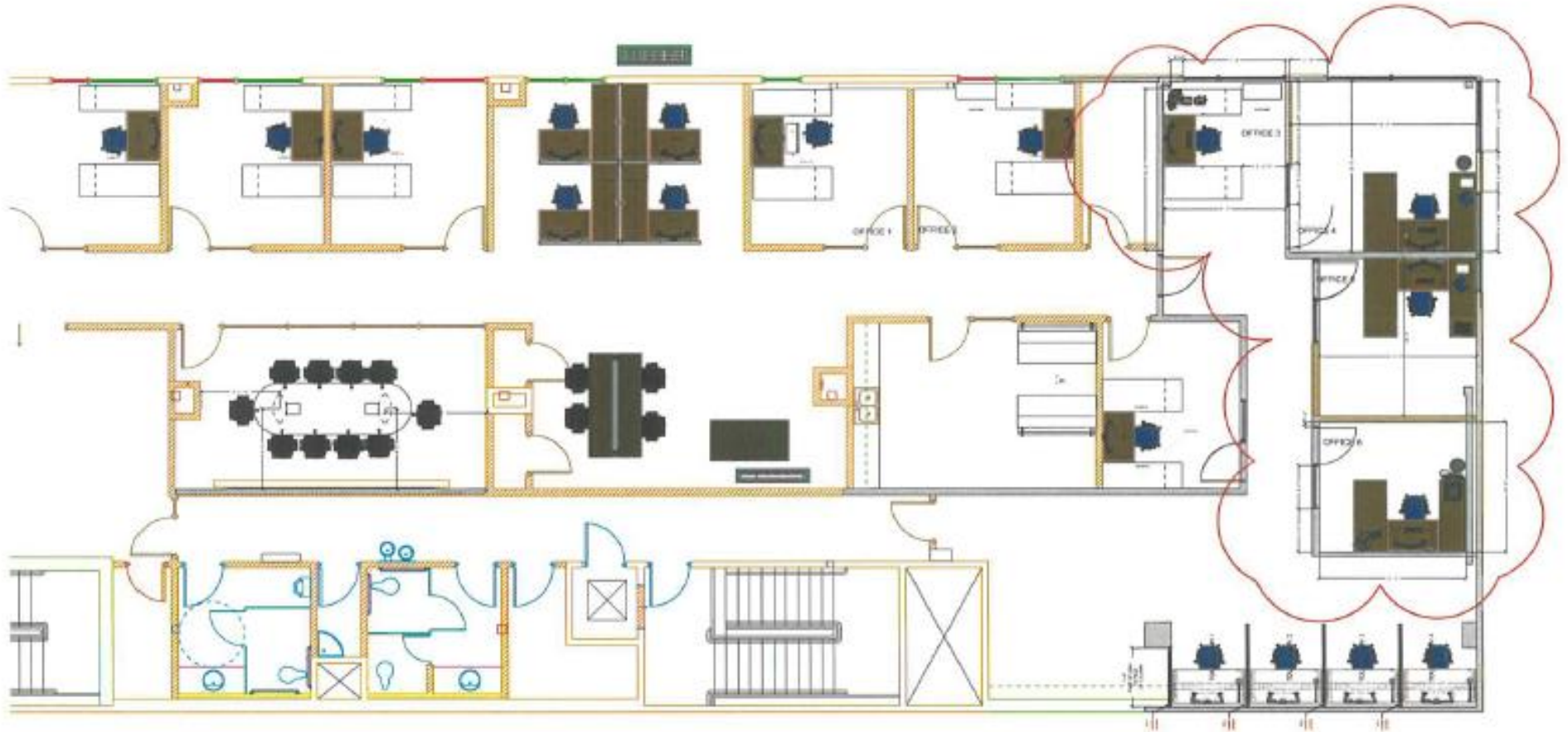
A. W. LIN'S

Brewery  
PUB & GRILL

LOOKING EAST







AVAILABLE SPACE	SIZE (SF)	LEASE TYPE	RATE
4 <sup>th</sup> Floor	6,511 SF	MG	Contact Agent



VIRTUAL TOUR

[Click here for a virtual tour.](#)

## 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. Downtown Little Rock, is home to several prominent office buildings that shape the city’s skyline. The Simmons Tower, standing at 40 stories, is the tallest building in Arkansas. The Regions Center, a 30-story skyscraper, and the 24-story Bank of America Plaza are key locations for financial and legal firms. 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](#)).

The Main Street Corridor is where arts, entertainment, business and culture anchor a vibrant, mixed-use neighborhood in the heart of the city. Home to the Arkansas Repertory Theatre, Arkansas Symphony Orchestra, and Ballet Arkansas, the Main Street Creative Corridor has seen tremendous growth over the years. Notably, the 115-year-old, 12-story historic Boyle Building is currently undergoing a \$35 million revitalization. Once the renovations are complete, the building will be occupied by the Office of the Arkansas Attorney General. It will also house 5,000 square feet of commercial/restaurant space and 7,000 square feet of office space.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
Population	46,709	115,324	297,832
Households	20,876	50,717	126,193
Average Age	39.1	39.0	38.8
Average Household Income	\$60,949	\$68,928	\$75,700
Businesses	3,038	5,668	11,721

*\*Demographic details based on property location*

## Main Street Creative Corridor, Little Rock, AR

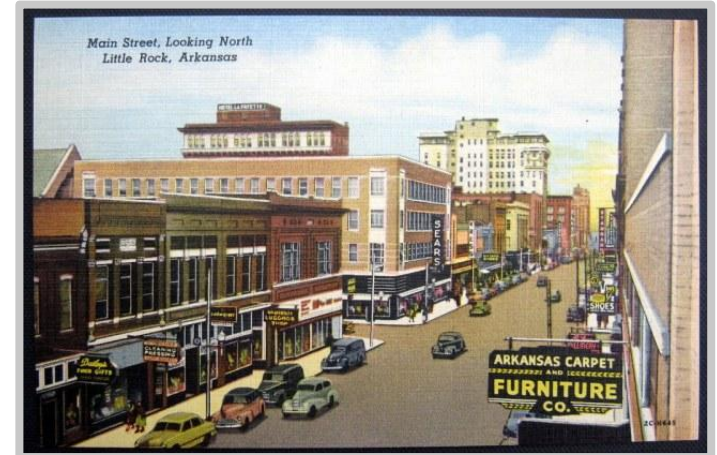
The Main Street Creative Corridor is the place to be for those wanting to incorporate art and culture into their everyday lives. Main Street is revitalizing one block at a time, using economic development stimulated by the arts rather than a traditional retail base. Home to the Arkansas Repertory Theatre, Ballet Arkansas, galleries, creative firms, and the Little Rock Technology Park, the Creative Corridor is rapidly becoming a mixed-use, work-live environment that is both sensitive to the historical context of Little Rock's Main Street and invigorating to its residents and visitors.

The initial planning and design for the Creative Corridor was funded by a 2011 "Our Town" grant from the National Endowment for the Arts. The plan, created by the University of Arkansas Community Design Center and Marlon Blackwell Architects, has received awards from the American Institute of Architects and The American Society of Landscape Architects.

Several blocks of Main Street include Low Impact Development streetscapes as a result of a grant from the Arkansas Natural Resources Commission and Environmental Protection Agency (EPA). Features include rain gardens, porous pavers, bio-swales, and other techniques to improve water quality.

An increasing number of public, private, and non-profit groups have invested in Main Street in recent years, with the Downtown Little Rock Partnership at the forefront of the efforts. Funding for a wide variety of art and lighting installations for the Corridor has been provided by ArtPlace America and Educational Foundation of America.

\*Source: <https://www.downtownlr.com/places/neighborhoods/main-street-creative-corridor/>



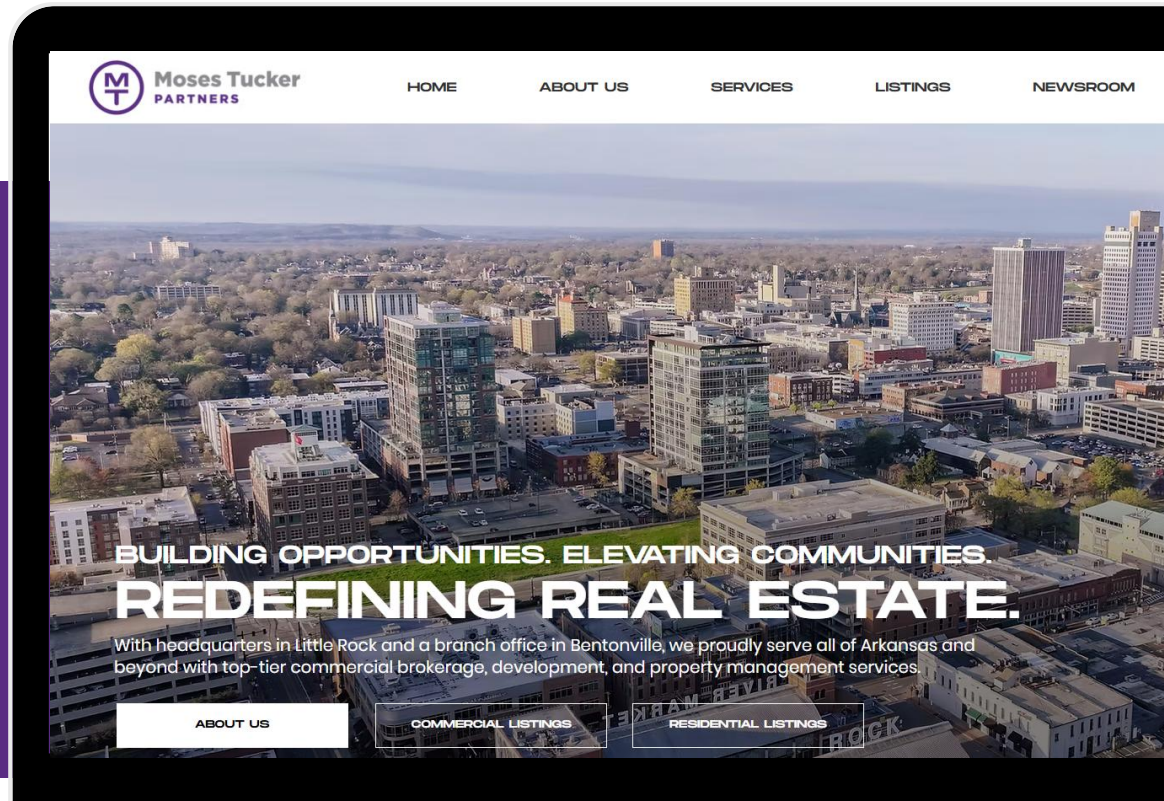
# CONNECT

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