



Colliers

Accelerating success.

FOR SALE

Lyon Building

401 W. CAPITOL AVENUE, LITTLE ROCK, AR

Downtown Office Building

Offering Memorandum

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THE PROPERTY

Constructed in 1979, and located at the corner of Broadway and Capitol Avenue in downtown Little Rock, the Lyon Building represents a rare ownership opportunity for an operator requiring square footage for their operation and shift to acquire at a price significantly below replacement cost. Current occupancy stands at +/- 40% offering multiple options for tenancy, including full floor and contiguous square footage scenarios. The building's unique atrium design funnels abundant natural light to otherwise artificially lit interior office space. There is restaurant and convenience shopping located in the atrium, and the building is adjacent to and shares common area with the 623,354 SF Simmons Tower Building, also offering multiple restaurant options and service amenities. The property benefits from significant capital expenditure investment in recent years, including: **roof replacement in 2015, mechanical system upgrades in 2016 and remodel of all common areas (including bathrooms) on each floor of the building in 2022.**

Situated in the heart of the Little Rock central business district, there are multiple restaurant options as well as the Main Street and River Market entertainment districts, all within walking distance. Access wise, the property benefits from close and convenient access to I-630 and I-30, connecting the property to all parts of the city.

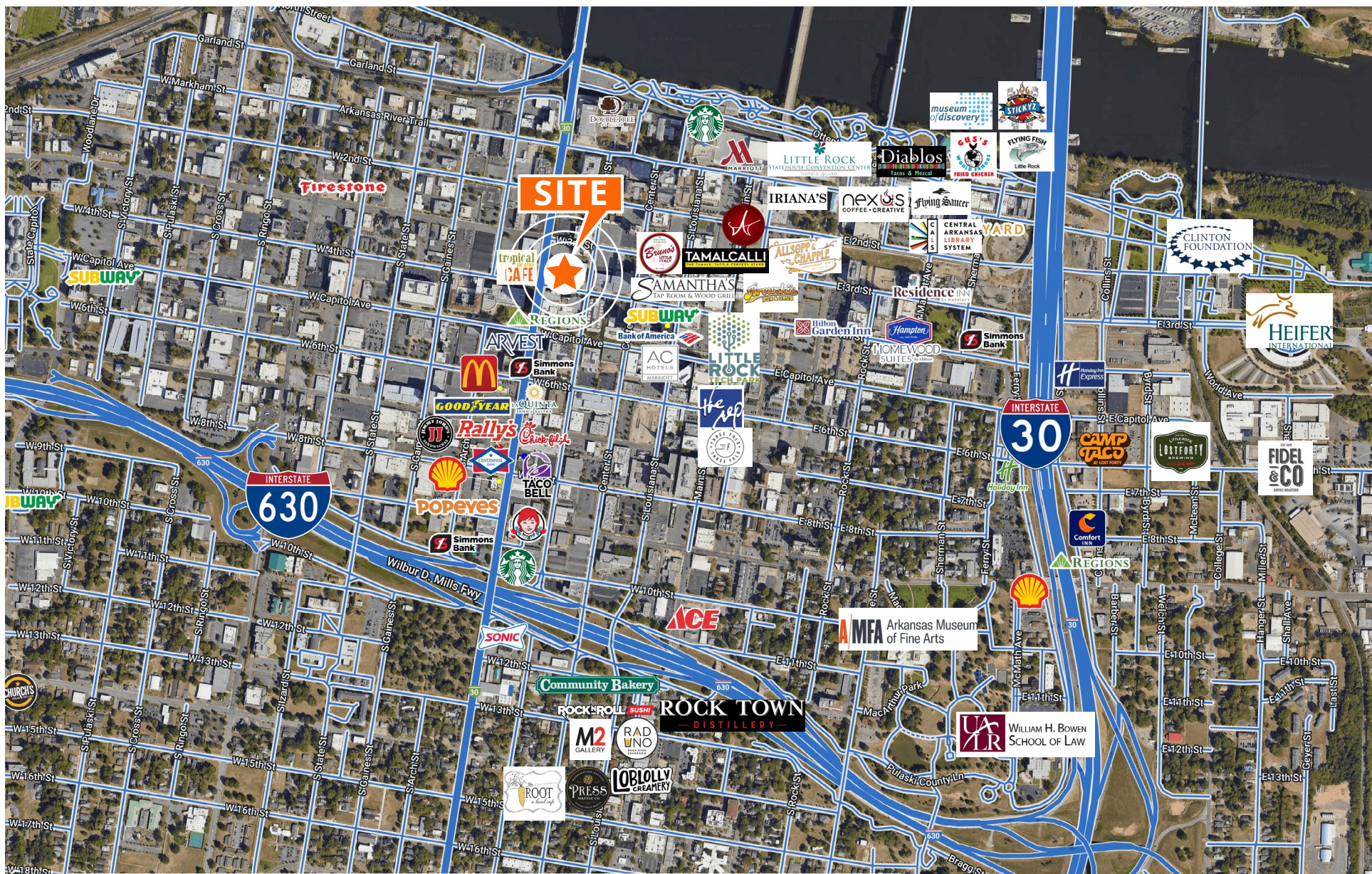
Pricing: **\$7,000,000**
(\$50.08/SF)

Building Specifications

Building Size	139,779 SF
Parking	On and off-site parking available
Lot Size	1.93 acres
Occupancy	+/- 40%
Zoning	UU
Year Built	1979



Neighborhood Map





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