

Asking Price:

$12.00

PSF GROSS

CONTACT US

Justin Bentley, CCIM, SIOR
+1 501 850 0739
justin.bentley@ar.colliers.com

Claire Huchingson
+1 501 850 0799
claire.huchingson@ar.colliers.com

Colliers | Arkansas
1 Allied Drive, Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161

FOR LEASE

Northeast Business Center for Lease

5105, 5305, 5309, & 5313 McClanahan Drive and 5301 Warden Road, North Little Rock, AR

Features

- Suites available from 800 SF - 2,025 SF
- Lease rate: $12.00/SF, Gross + utilities
- Multipurpose flex/warehouse space
- Quick and easy access to I-57 and minutes from the I-57/I-40 interchange
- Approximately 82,000 vehicles per day on I-57

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.

FOR LEASE



AVAILABLE SUITES

Suite	Size
A02	800 SF
A04	800 SF
A10	800 SF
A11	800 SF
B02	800 SF
B03	800 SF
B04	800 SF
B10	800 SF
D02-03	1,600 SF
D07	800 SF
G03	2,025 SF
I02-03	2,000 SF
I04	2,000 SF
J09	1,920 SF
J10	1,920 SF





This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.

FOR LEASE



CONTACT US

Justin Bentley, CCIM, SIOR
+1 501 850 0739
justin.bentley@ar.colliers.com

Claire Huchingson
+1 501 850 0799
claire.huchingson@ar.colliers.com

Area Demographics

Estimated Population (2026)

1 Mile	3 Mile	5 Mile
5,559	49,800	92,408

Estimated Households (2026)

1 Mile	3 Mile	5 Mile
2,513	21,699	40,203

Est. Avg Household Income (2026)

1 Mile	3 Mile	5 Mile
$116,877	$96,019	$85,827

Colliers | Arkansas
1 Allied Drive, Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.