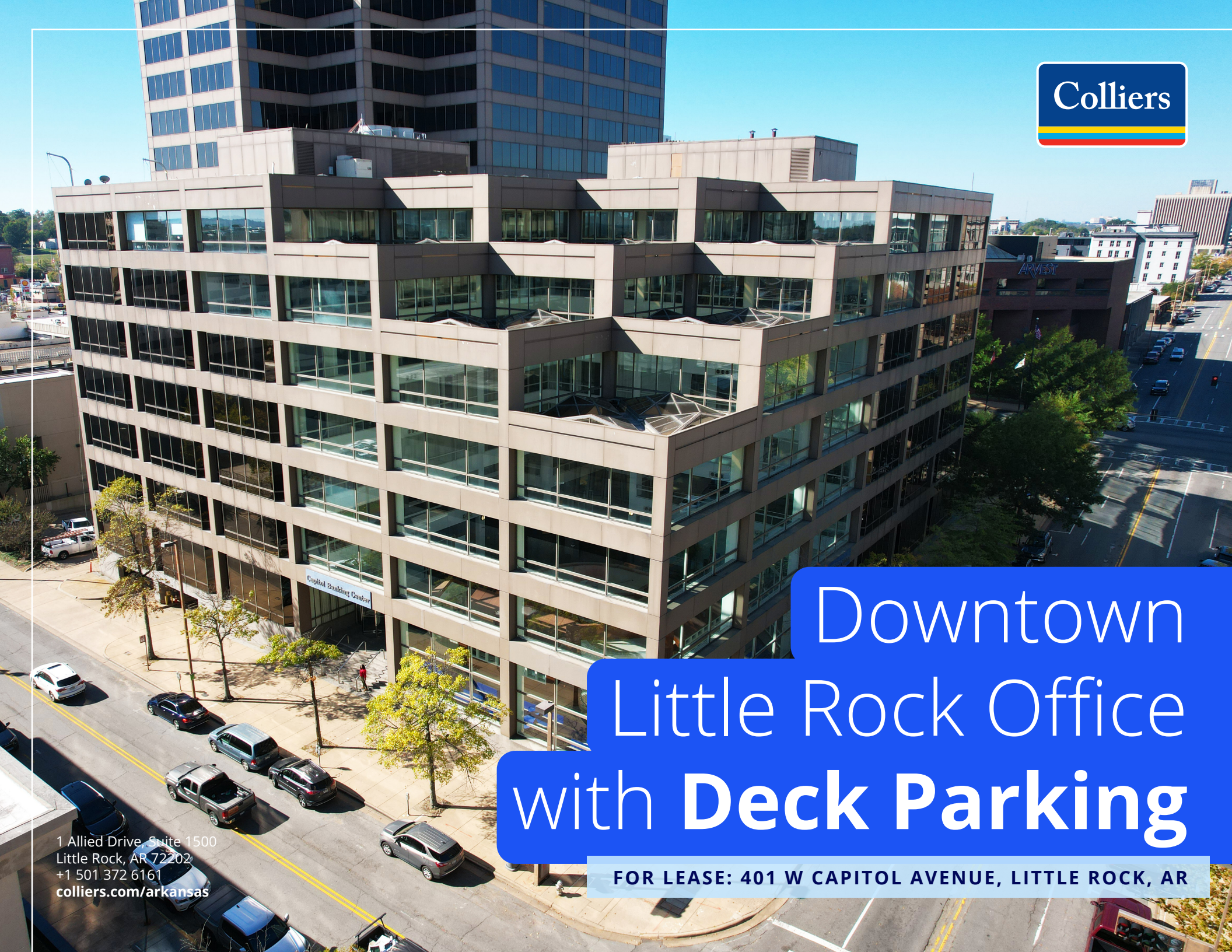




Colliers

Downtown Little Rock Office with **Deck Parking**

1 Allied Drive, Suite 1500
Little Rock, AR 72202
+1 501 372 6161
colliers.com/arkansas

FOR LEASE: 401 W CAPITOL AVENUE, LITTLE ROCK, AR

For Lease | Lyon Building

401 W. Capitol Avenue,
Little Rock, AR

FEATURES

- **Reserved parking deck spaces available for use by Lyon Building tenants**
- Below market lease rate: \$16/SF, Full Service Gross
- Tenant improvement allowance available
- On-site management and maintenance
- Floor to ceiling windows
- Ground floor medical and retail space available
- High-performance fiber optic technology
- Walking distance to convention center, River Market, and numerous restaurants as well as city, county, and state offices
- Up to +/- 18,800 contiguous SF

CONTACT US:

Todd Rice, CCIM

+1 501 850 0702

todd.rice@ar.colliers.com

Brandon Rogers

+1 501 850 0722

brandon.rogers@ar.colliers.com

Graham Gordon

+1 501 978 6503

graham.gordon@ar.colliers.com



Downtown Office Amenities

For Lease | Lyon Building



Deck Parking
available



Up to **18,800**
contiguous SF



Convenient
I-630/I-30
access



Centrally located
in downtown



On-site
restaurant



10 minutes
to Clinton
Airport



High speed
fiber



On-site **property**
management

Availability



*Suites may be
subdivided or combined

FIRST FLOOR

Suite 102	5,799 RSF
Suite 100	533 RSF
Suite 103	2,045 RSF
Suite 105	6,443 RSF*

SECOND FLOOR

Suite 200	5,029 RSF*
Suite 201	8,268 RSF*
Suite 202	3,378 RSF
Suite 210	2,141 RSF

THIRD FLOOR

Suite 301	2,031 RSF
Suite 302	2,320 RSF
Suite 303	1,817 RSF
Suite 310	2,931 RSF
Suite 325	1,099 RSF
Suite 330	1,094 RSF
Suite 340	1,084 RSF

FOURTH FLOOR

Suite 400	7,642 RSF*
Suite 410	6,285 RSF*
Suite 440	872 RSF
Suite 450	3,234 RSF

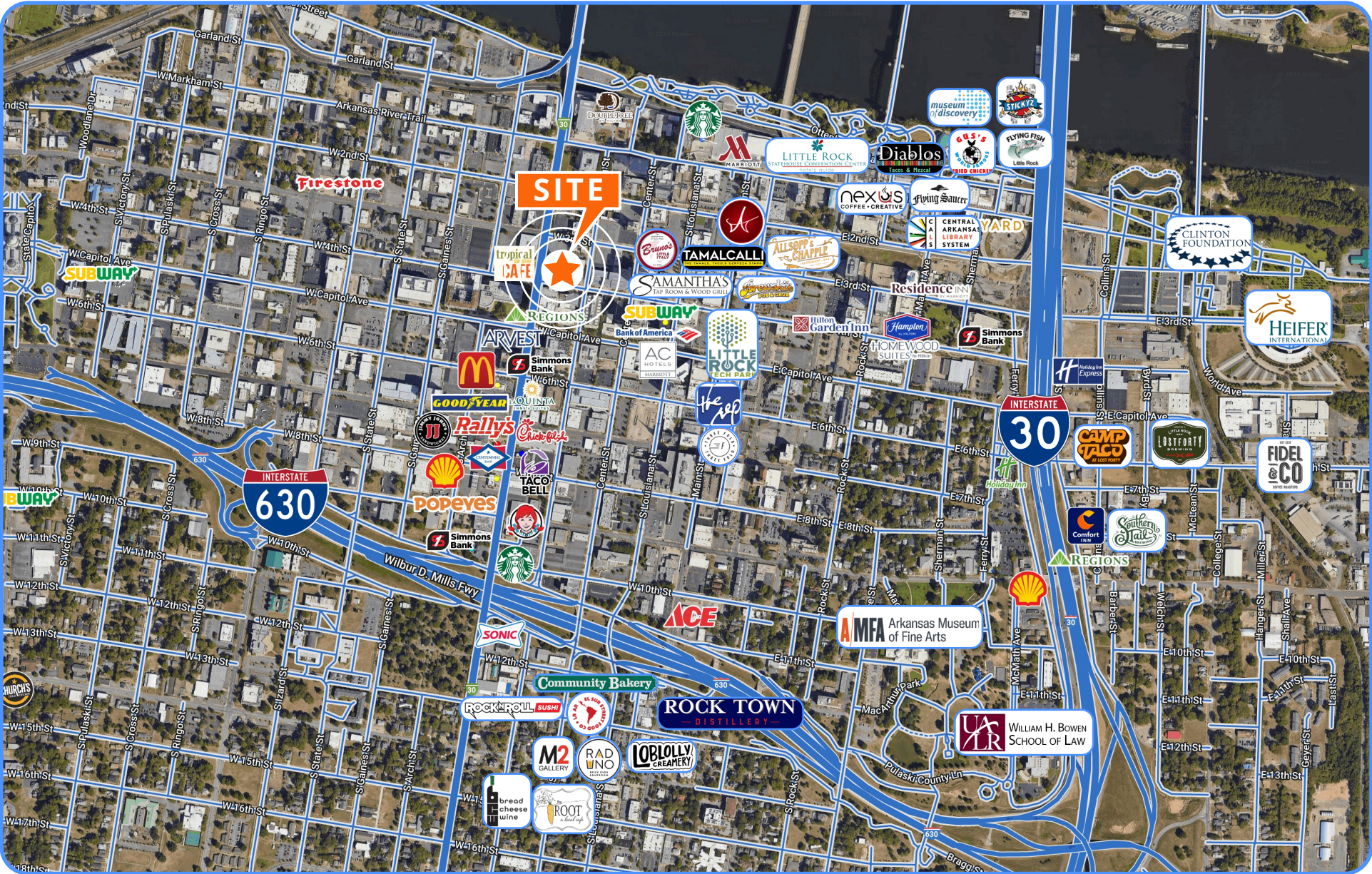
FIFTH FLOOR

Suite 500	5,374 RSF*
Suite 501	7,727 RSF*
Suite 504	365 RSF
Suite 505	3,645 RSF



Colliers

Property Map



Property Photos



Lyon Building

401 W. CAPITOL AVENUE, LITTLE ROCK, AR



CONTACT US:

Todd Rice, CCIM

+1 501 850 0702

todd.rice@ar.colliers.com

Brandon Rogers

+1 501 850 0722

brandon.rogers@ar.colliers.com

Graham Gordon

+1 501 978 6503

graham.gordon@ar.colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International 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 International 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 International and/or its licensor(s). ©2021. All rights reserved.

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

