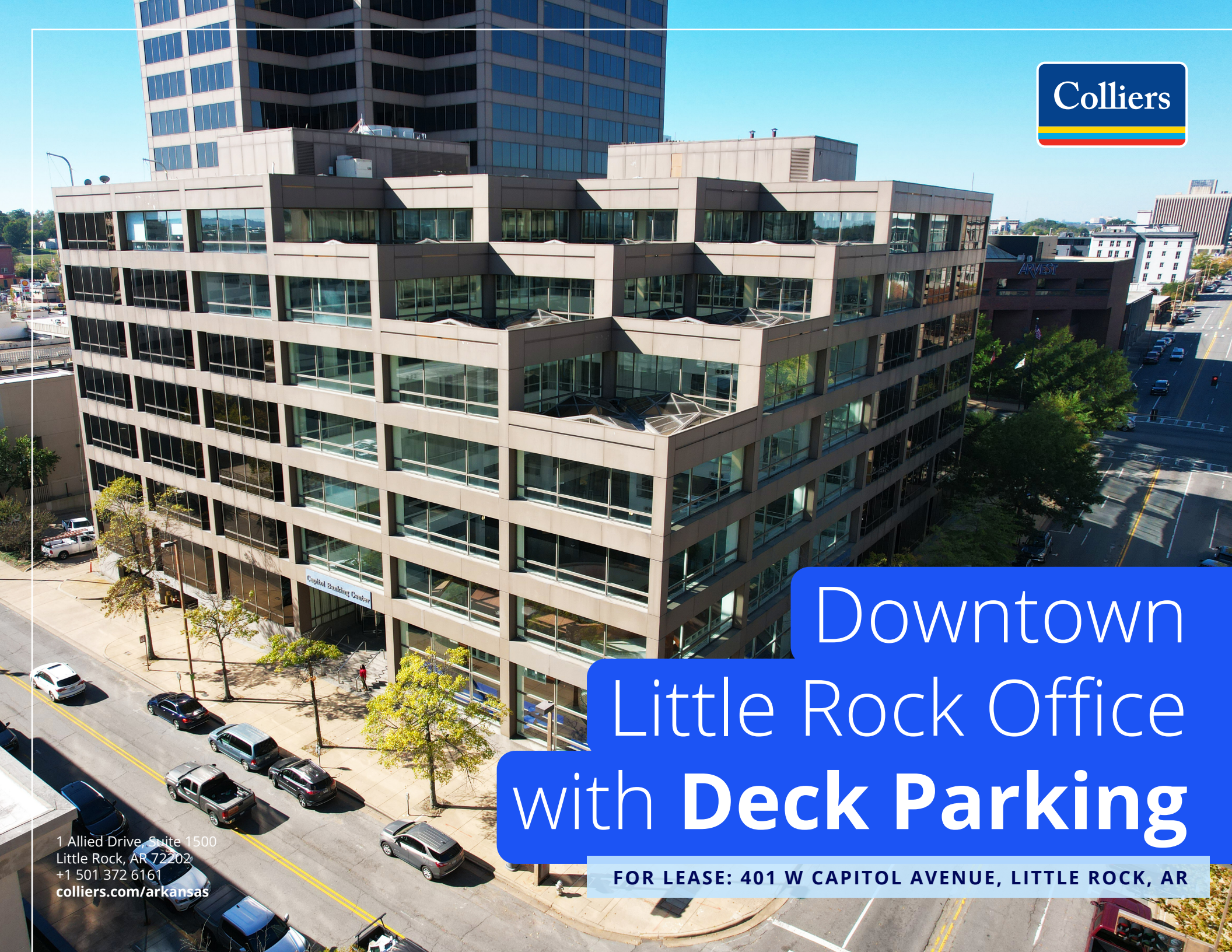



# Downtown Little Rock Office with **Deck Parking**

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

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

# 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:

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# **Downtown Office** Amentities

# 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

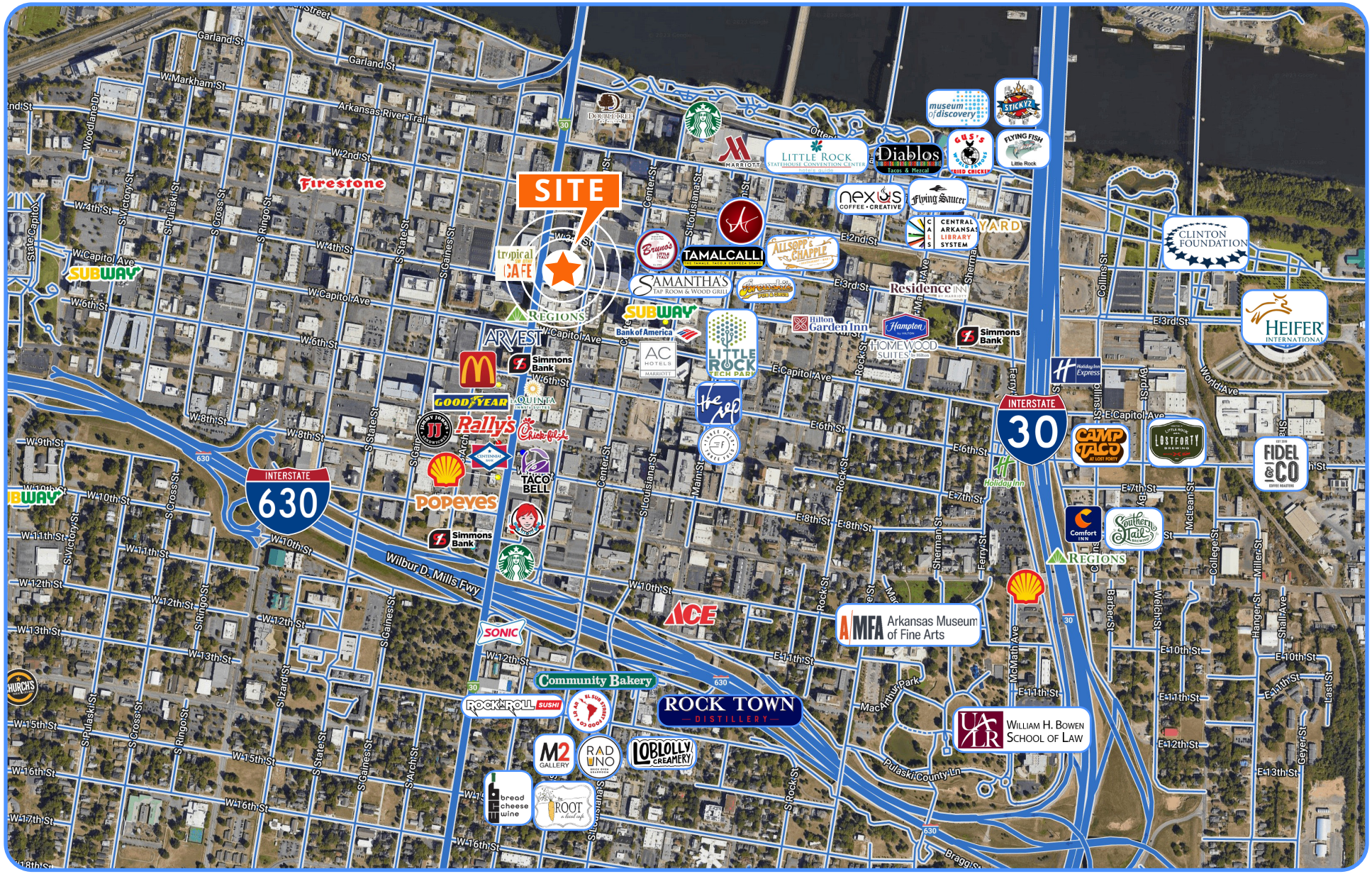
| | |
|---|---|
| Suite 400 | **7,642 RSF*** |
| Suite 410 | **6,285 RSF*** |
| Suite 440 | **872 RSF** |
| Suite 450 | **3,234 RSF** |

### FIFTH FLOOR

| | |
|---|---|
| Suite 500 | **5,374 RSF*** |
| Suite 501 | **7,727 RSF*** |
| Suite 503 | **4,459 RSF** |
| Suite 504 | **365 RSF** |
| Suite 505 | **3,645 RSF** |



# **Property** Map



# **Property** Photos











# Lyon Building

**401 W. CAPITOL AVENUE, LITTLE ROCK, AR**



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