

# Riverfront Plaza

Riverdale Office Space for Lease at  
1-5 Allied Drive, Little Rock, AR



## CONTACT US

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Accelerating success.

# Property features

## Office Space for Lease

- Suites ranging from 2,005 RSF to approx. 72,620 RSF
- Lease rate: See page 2 for pricing
- On-site fitness center (free to tenants) and auditorium
- On-site property management and maintenance
- Situated along the Arkansas River Trail, offering scenic views of the Arkansas River
- Traffic counts: approx. 7,500 vehicles per day along Arkansas River Trail and 20,000 vehicles per day along Cantrell Road

## Area Demographics



### Estimated Population (2025)

| 1 Mile | 3 Mile | 5 Mile  |
|--------|--------|---------|
| 6,983  | 67,805 | 135,982 |



### Estimated Households (2025)

| 1 Mile | 3 Mile | 5 Mile |
|--------|--------|--------|
| 3,914  | 32,025 | 61,865 |



### Est. Avg Household Income (2025)

| 1 Mile    | 3 Mile   | 5 Mile   |
|-----------|----------|----------|
| \$138,688 | \$94,700 | \$90,867 |



**4.7/1,000**  
Parking Ratio



70-seat A/V  
equipped **auditorium**  
available for rent



Up to  
**72,620 RSF**



**5 minutes**  
to downtown



**Free fitness center**  
(shared)

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# Availability

## BUILDING 1

|                           |            |            |
|---------------------------|------------|------------|
| Suite 1100                | 2,005 RSF  | \$18.00/SF |
| Suite 1120                | 3,191 RSF  | \$18.00/SF |
| Suite 1200                | 12,411 RSF | \$20.00/SF |
| (Available April 1, 2027) |            |            |
| Suite 1300                | 12,411 RSF | \$22.00/SF |

## BUILDING 2

|            |           |            |
|------------|-----------|------------|
| Suite 2110 | 3,006 RSF | \$18.25/SF |
|------------|-----------|------------|

## BUILDING 5

|            |            |            |
|------------|------------|------------|
| 7th Floor  | 18,155 RSF | \$21.50/SF |
| 8th Floor  | 18,155 RSF | \$21.50/SF |
| 9th Floor  | 18,155 RSF | \$22.50/SF |
| 10th Floor | 18,155 RSF | \$22.50/SF |



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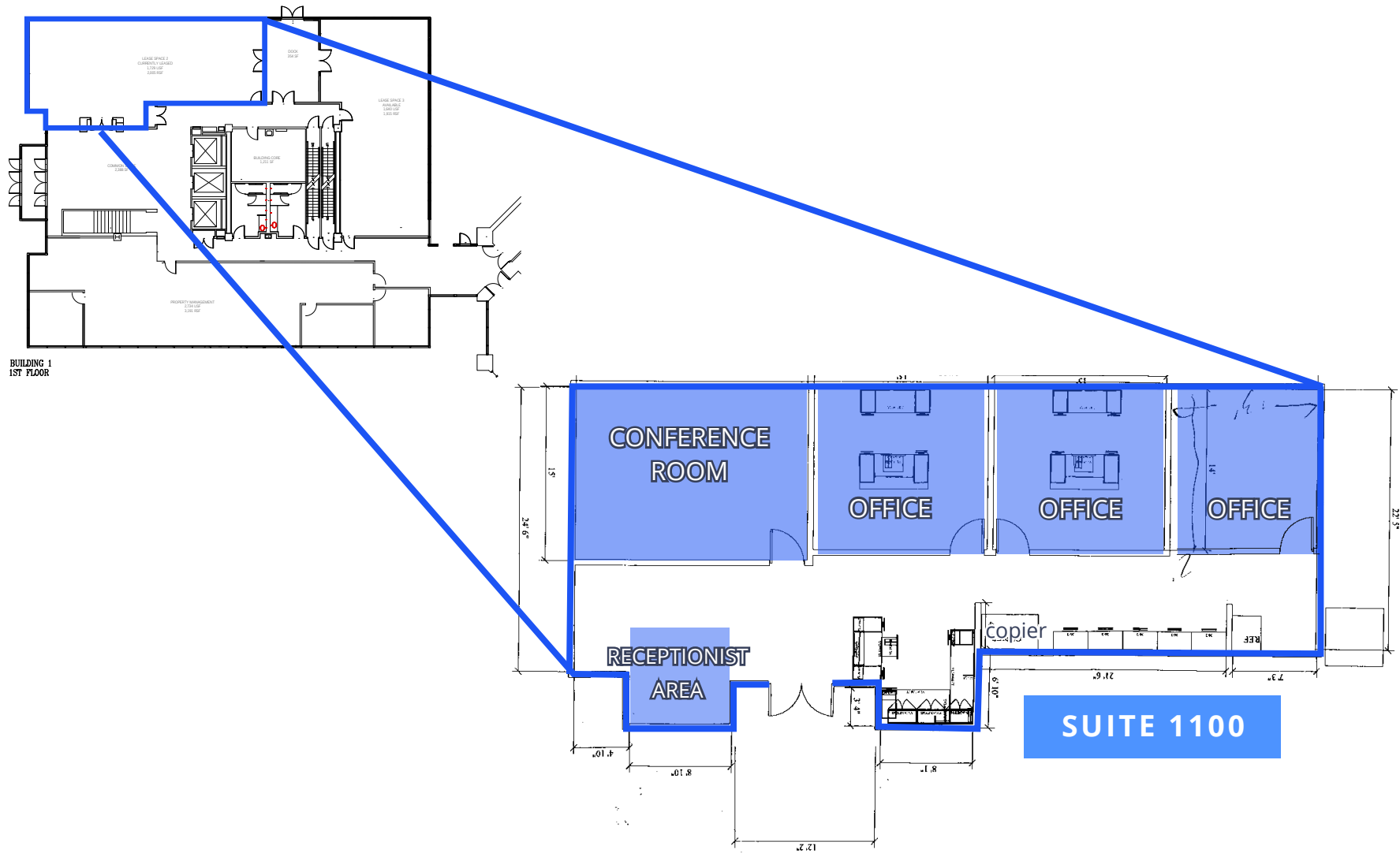
# Property aerial



# Floor plans

## BUILDING 1 (1st Floor)

|            |           |                 |
|------------|-----------|-----------------|
| Suite 1100 | 2,005 RSF | \$18.00/SF, FSG |
|------------|-----------|-----------------|

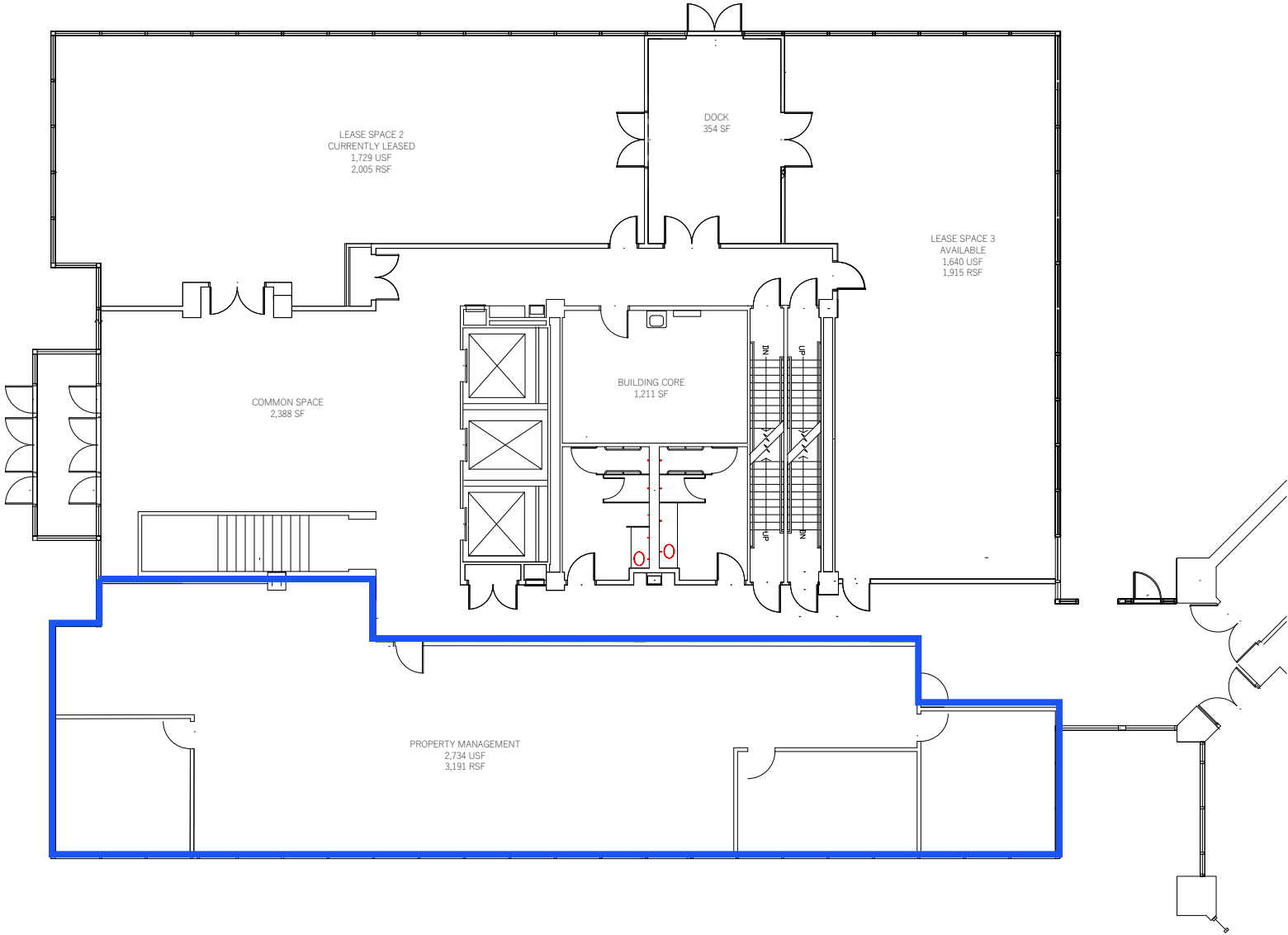


\*THIS PLAN IS TO BE USED FOR SPACE PLANNING AND FURNITURE LAYOUT PURPOSES ONLY

# Floor plans

## BUILDING 1 (1st Floor)

|            |           |                 |
|------------|-----------|-----------------|
| Suite 1120 | 3,191 RSF | \$18.00/SF, FSG |
|------------|-----------|-----------------|

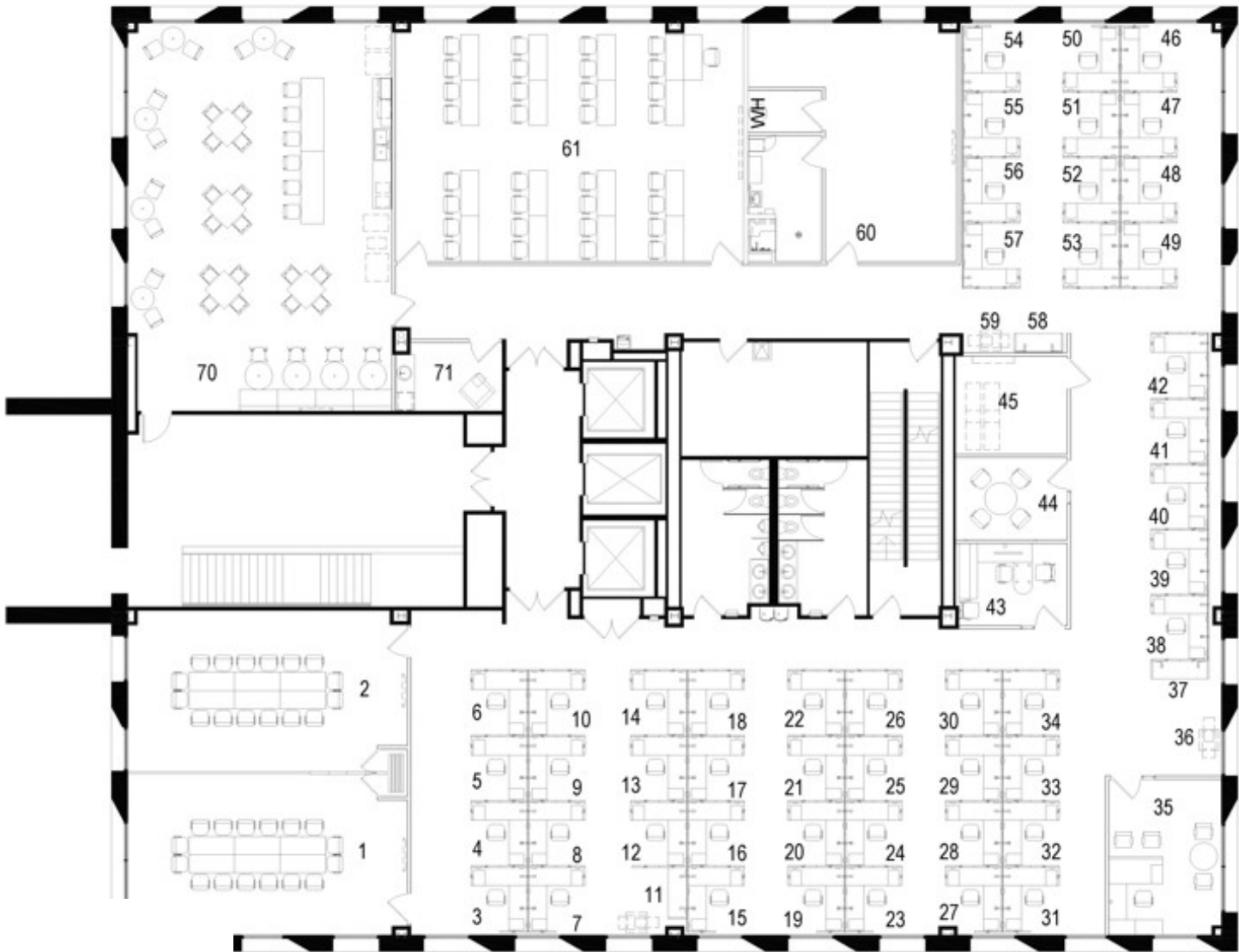


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# Floor plans

## BUILDING 1 (2nd Floor)

Suite 1200 12,411 RSF \$20.00/SF

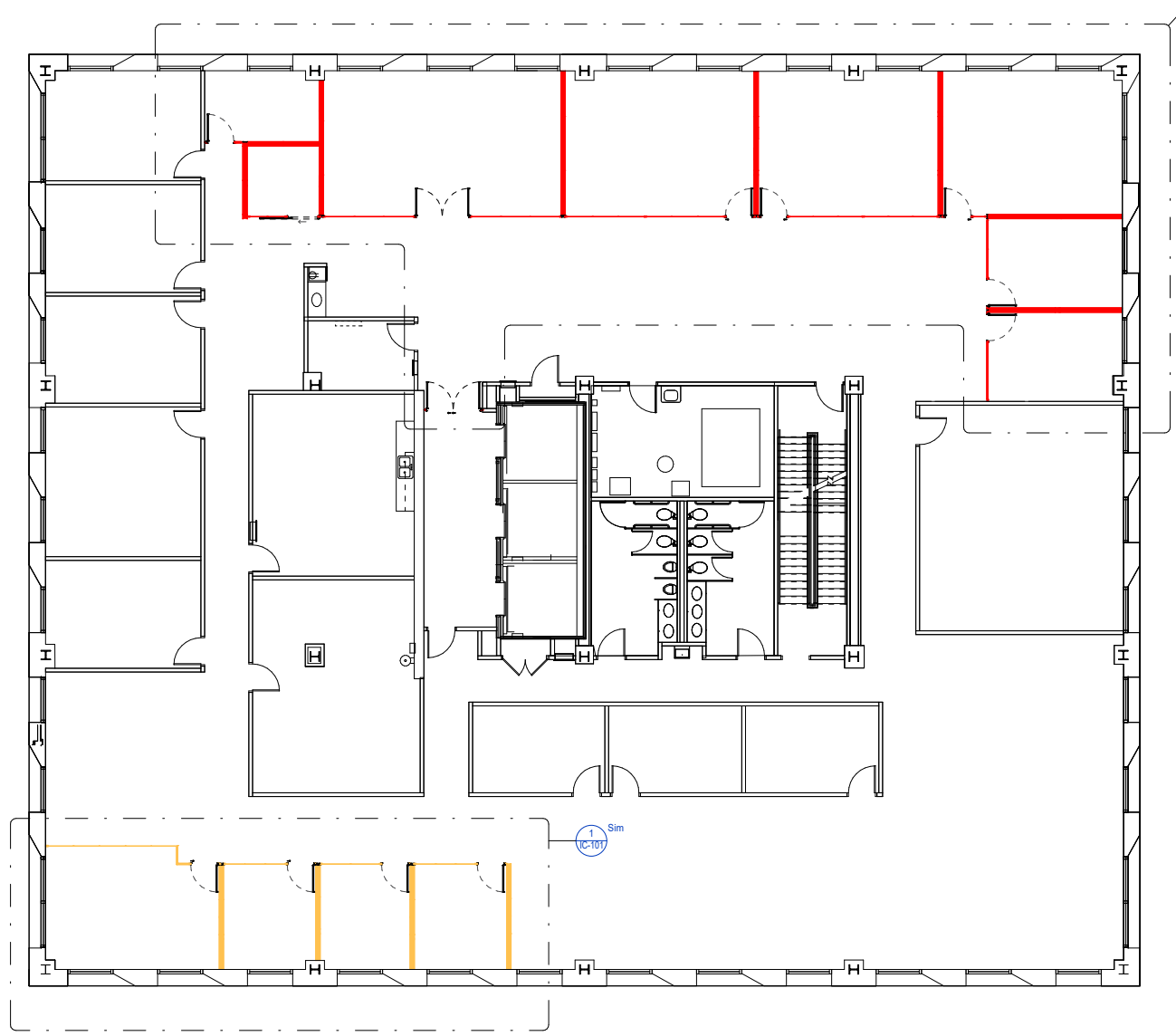


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# Floor plans

BUILDING 1 (3rd Floor)

Suite 1300 12,411 RSF \$22.00/SF



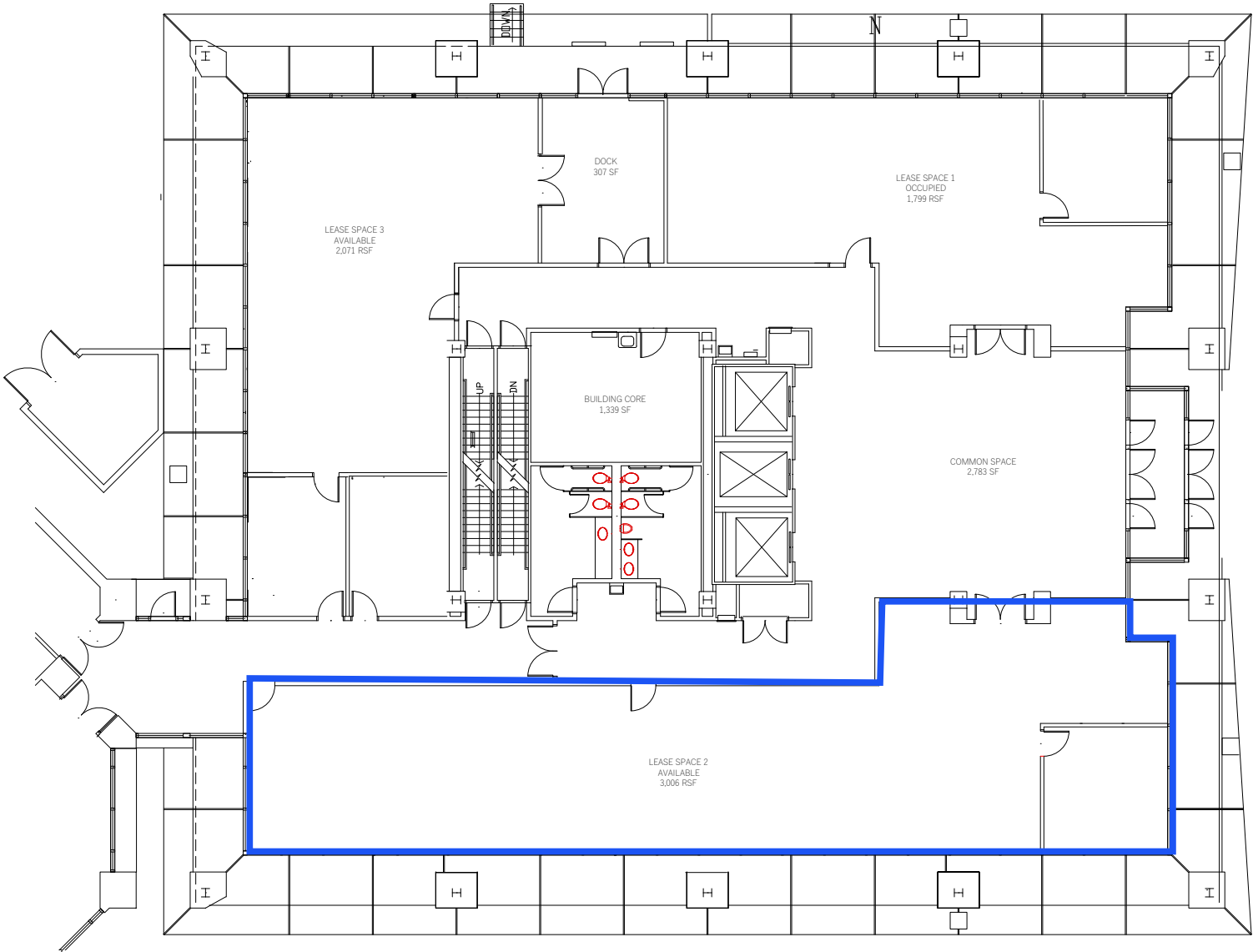
1 LEVEL 1 - KEY PLAN  
1" = 10'-0"

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# Floor plans

## BUILDING 2 (1st Floor)

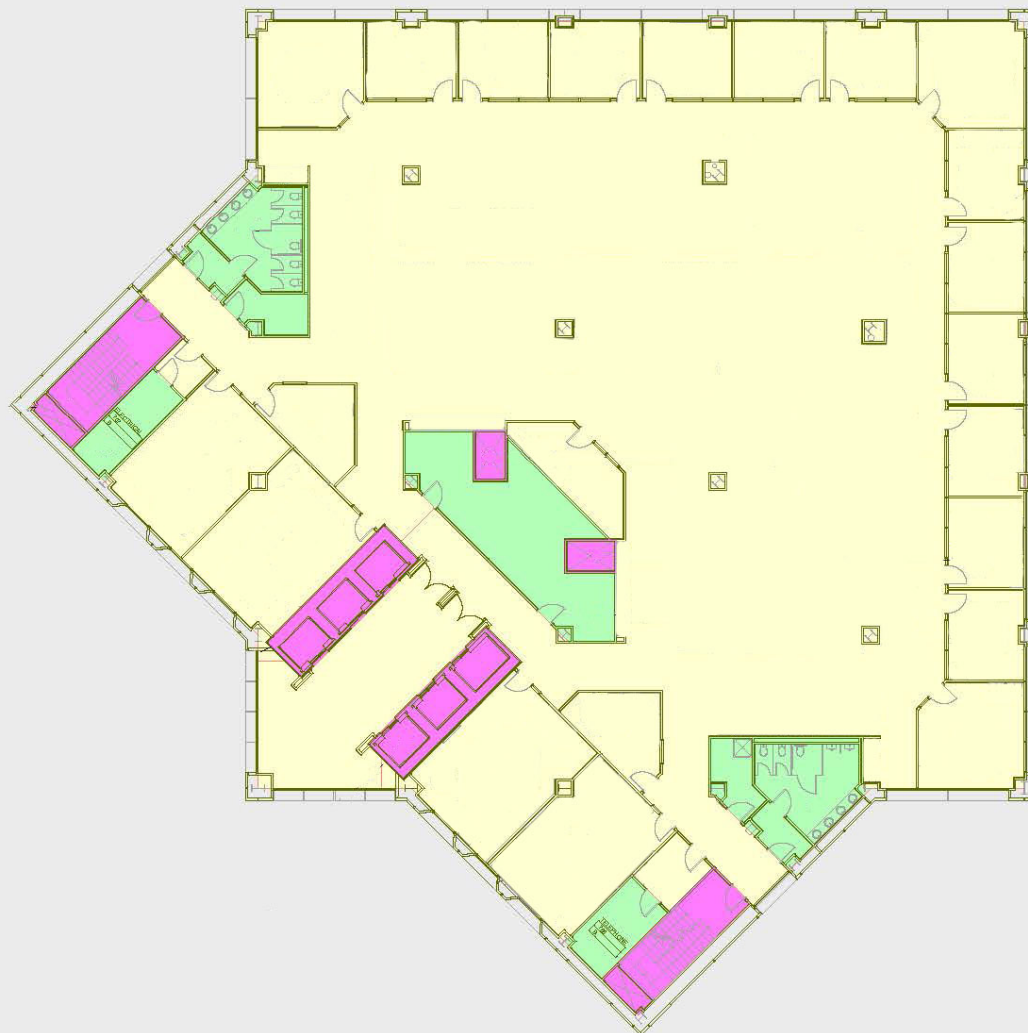
|            |           |            |
|------------|-----------|------------|
| Suite 2110 | 3,006 RSF | \$18.25/SF |
|------------|-----------|------------|



\*THIS PLAN IS TO BE USED FOR SPACE PLANNING AND FURNITURE LAYOUT PURPOSES ONLY

# Floor plans

## BUILDING 5 (7th-10th Floor)



### LEGEND

- Usable Suite
- Floor Common
- FC Circulation
- Building Common
- Nonrent Vehicular
- Nonrent Vert Pen

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1-5 ALLIED DRIVE, LITTLE ROCK, AR



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