



Colliers

Accelerating success.

355 Ledgelawn Dr., Conway, AR

For Sale or Lease: Up to
150K SF Office Space

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Office Space Available on Quiet Campus for Sale or Lease

[Click for Drone View](#)

- Two-story class A office building
- 150,000 total SF (may be subdivided)
- 22.88 acres – with additional land available for expansion
- LEED certified - constructed in 2009
- 1,500 kw 3-phase generator on site
- LED lighting throughout with proximity sensing
- 1,200 parking spaces surround the building
- Sound masking for entire building
- HVAC-zoned for possible demising for lease space
- Halo A/V conference room

For Sale or For Lease

- **Contact agent for pricing details**

Open/collaborative floor plan:

- Subdividing available for smaller lease options as small as 10,000 SF
- Multiple conference rooms of varying sizes
- 13 breakout meeting rooms

Common area includes:

- Fitness facility
- Cafeteria/restaurant and dining space
- Game area
- Outdoor volleyball court and patio
- Below market assumable financing available
- Details available upon request



Property Photos



Property Photos



The floor plan is divided into two main sections. The top section, bounded by grid lines 1-13 and A-D, contains a large open office area with numerous workstations, several team hubs, and various support spaces like a data center, storage, and a learning theater. The bottom section, bounded by grid lines 14-26 and E-H, contains a more complex arrangement of spaces including a cafe, a kitchen, a gym, a project room, and various support spaces like a data center, storage, and a learning theater. The plan is labeled with room numbers and names, and includes a scale bar and a north arrow.

Architectural floor plan of a building, likely a school or university, showing a grid system (1-13, A-D) and various rooms. The plan includes dimensions for various sections and room labels.

Grid System:

- Horizontal Grid: 1, 2, 3, 4, 5, 6, 7, 8, 9.1, 10, 11, 12, 13
- Vertical Grid: A, B, C, D

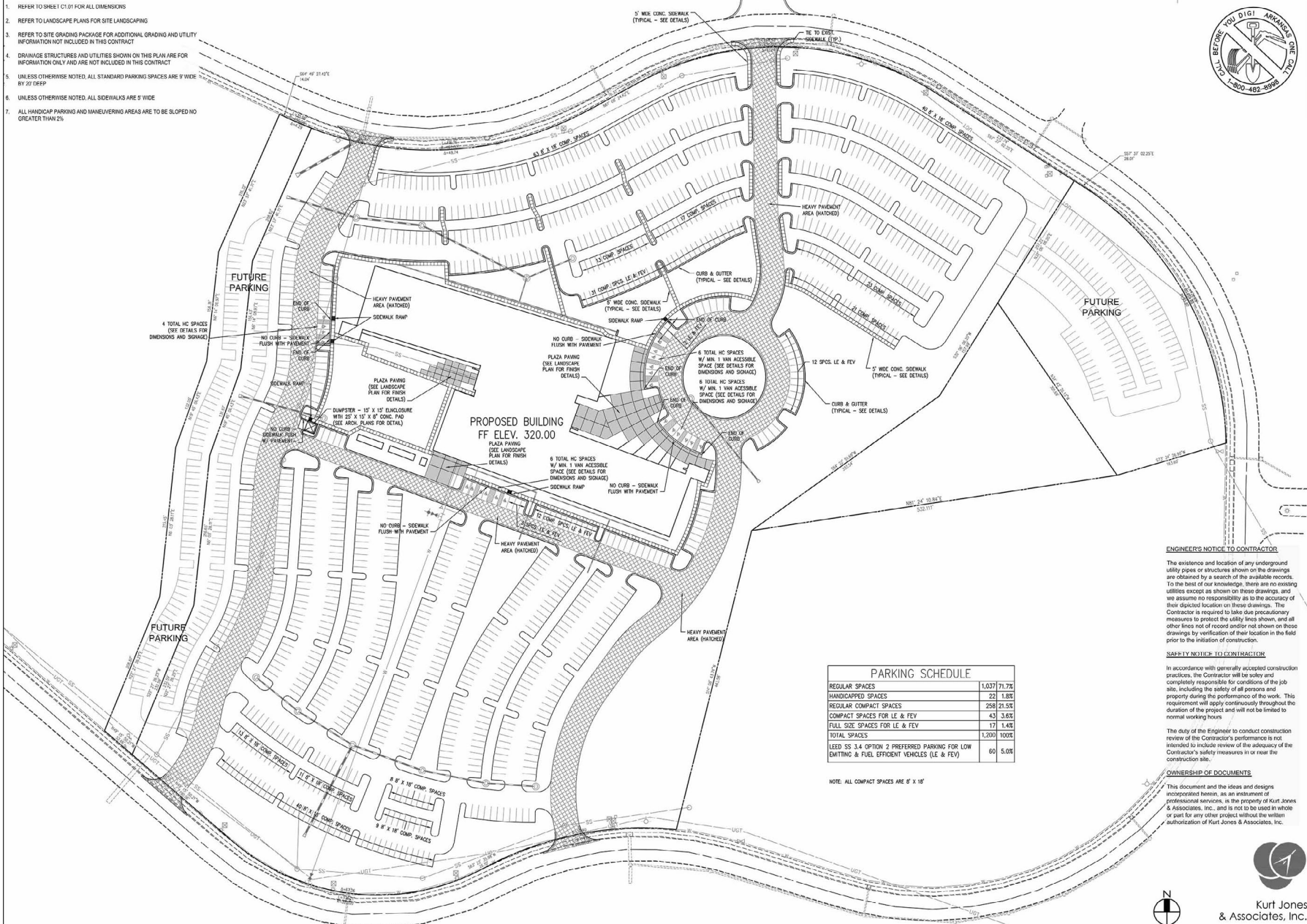
Room Labels and Dimensions:

- TEAM HUB 201, 202, 203, 204
- FOCUS 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973,

Site Plan

WILCOX GROUP ARCHITECTS

1. REFER TO SHEET C1.01 FOR ALL DIMENSIONS
2. REFER TO LANDSCAPE PLANS FOR SITE LANDSCAPING
3. REFER TO SITE GRADING PACKAGE FOR ADDITIONAL GRADING AND UTILITY INFORMATION NOT INCLUDED IN THIS CONTRACT
4. DRAINAGE STRUCTURES AND UTILITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND ARE NOT INCLUDED IN THIS CONTRACT
5. UNLESS OTHERWISE NOTED, ALL STANDARD PARKING SPACES ARE 9' WIDE BY 20' DEEP
6. UNLESS OTHERWISE NOTED, ALL SIDEWALKS ARE 5' WIDE
7. ALL HANDICAP PARKING AND MANEUVERING AREAS ARE TO BE SLOPED NO GREATER THAN 2%.



PROPOSED BUILDING
FF ELEV. 320.00

PARKING SCHEDULE	
REGULAR SPACES	1,037 71.7%
HANDICAPPED SPACES	22 1.8%
REGULAR COMPACT SPACES	298 23.5%
COMPACT SPACES FOR LE & FEV	43 3.6%
FULL SIZE SPACES FOR LE & FEV	17 1.4%
TOTAL SPACES	1,200 100%
LEED SS 3.4 OPTION 2 PREFERRED PARKING FOR LOW EMITTING & FUEL EFFICIENT VEHICLES (LE & FEV)	60 5.0%

NOTE: ALL COMPACT SPACES ARE 8' X 18'

ENGINEER'S NOTICE TO CONTRACTOR

The existence and location of any underground utility pipes or structures shown on the drawings are obtained by a search of the available records. To the best of our knowledge, there are no existing utilities except as shown on these drawings, and we assume no responsibility as to the accuracy of their depicted location on these drawings. The Contractor is required to take due precautionary measures to protect the utility lines shown, and all other lines not of record and/or not shown on these drawings by verification of their location in the field prior to the initiation of construction.

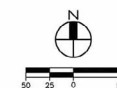
SAFETY NOTICE TO CONTRACTOR

In accordance with generally accepted construction practices, the Contractor will be solely and completely responsible for conditions of the job site, including the safety of all persons and property during the performance of the work. This requirement will apply continuously throughout the duration of the project and will not be limited to normal working hours.

The duty of the Engineer to conduct construction review of the Contractor's performance is not intended to include review of the adequacy of the Contractor's safety measures in or near the construction site.

OWNERSHIP OF DOCUMENTS

This document and the ideas and designs incorporated herein, as an instrument of professional services, is the property of Kurt Jones & Associates, Inc., and is not to be used in whole or part for any other project without the written authorization of Kurt Jones & Associates, Inc.



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HP CONWAY
CONWAY DEVELOPMENT CORPORATION
CONWAY, ARKANSAS

Project No. 08-013
DATE PACKAGE 3 12/02/08
Revisions



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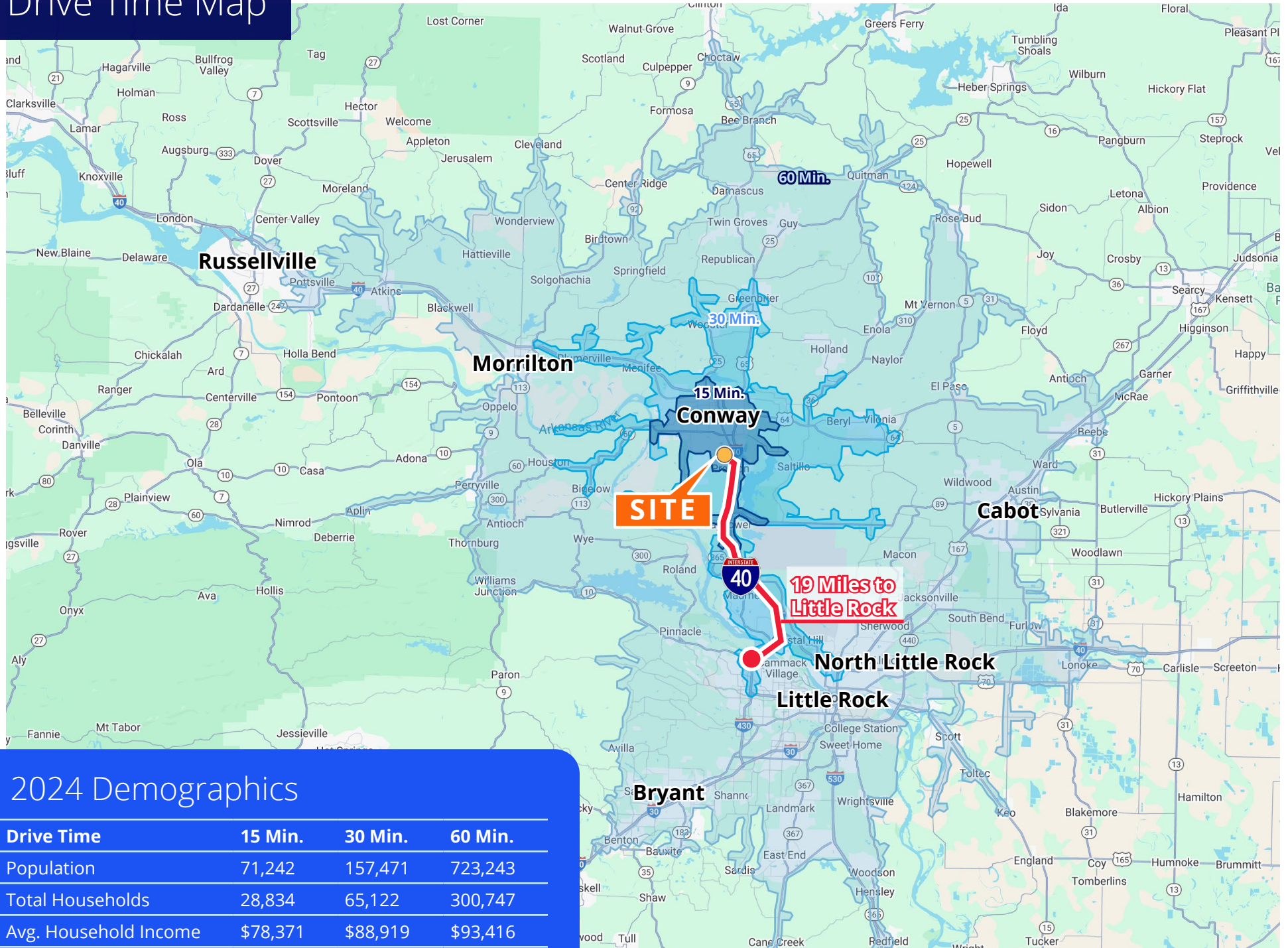
SITE PAVEMENT PLAN

C1.1

Neighborhood Aerial



Drive Time Map



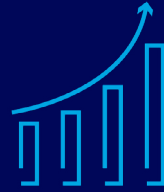
2024 Demographics

Drive Time	15 Min.	30 Min.	60 Min.
Population	71,242	157,471	723,243
Total Households	28,834	65,122	300,747
Avg. Household Income	\$78,371	\$88,919	\$93,416

About Conway

70,000

2023 population



2.51%

annual growth rate

Fastest-growing
Arkansas city for
2nd year in a row

Median home price

\$221,867



Known as the **City of Colleges**

3

COLLEGES

- University of Central Arkansas
- Hendrix College
- Central Baptist College

30 9

minute drive to Little Rock on I-40

Major employers include

- | | |
|---------------------------------|----------------------------------|
| • Nabholz Construction | • University of Central Arkansas |
| • Conway Regional Health System | • Acxiom |
| • Westrock Coffee | • International Paper |
| • Virco | • Smurfit Westrock |
| • Baptist Health Medical Center | • Snap On |

County seat for **Faulkner County** and part of the central Arkansas MSA

About Little Rock MSA

759,255
2023 population



2.5%
unemployment rate

23.1 
minutes average commuting time

Average home price

\$205,854



Corporate Headquarters include

- Allevant Health Centers
- American Taekwondo Association
- Bank OZK
- BSR REIT
- Dillard's Inc.
- EAST Initiative
- First Orion Corp.
- Heifer International
- Inuvo Inc.
- The McLarty Companies
- Rock Dental Brands
- Simmons Bank
- Southwest Power Pool
- Stephens Inc.
- Uniti Group
- William J. Clinton Foundation
- Windstream Communication
- Winrock International
- Winthrop Rockefeller Foundation
- World Services for the Blind

The Colliers logo is located in the top left corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

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