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Accelerating success.

355 Ledgelawn Dr., Conway, AR

Join UCA in Conway's Newest Technology Office Park

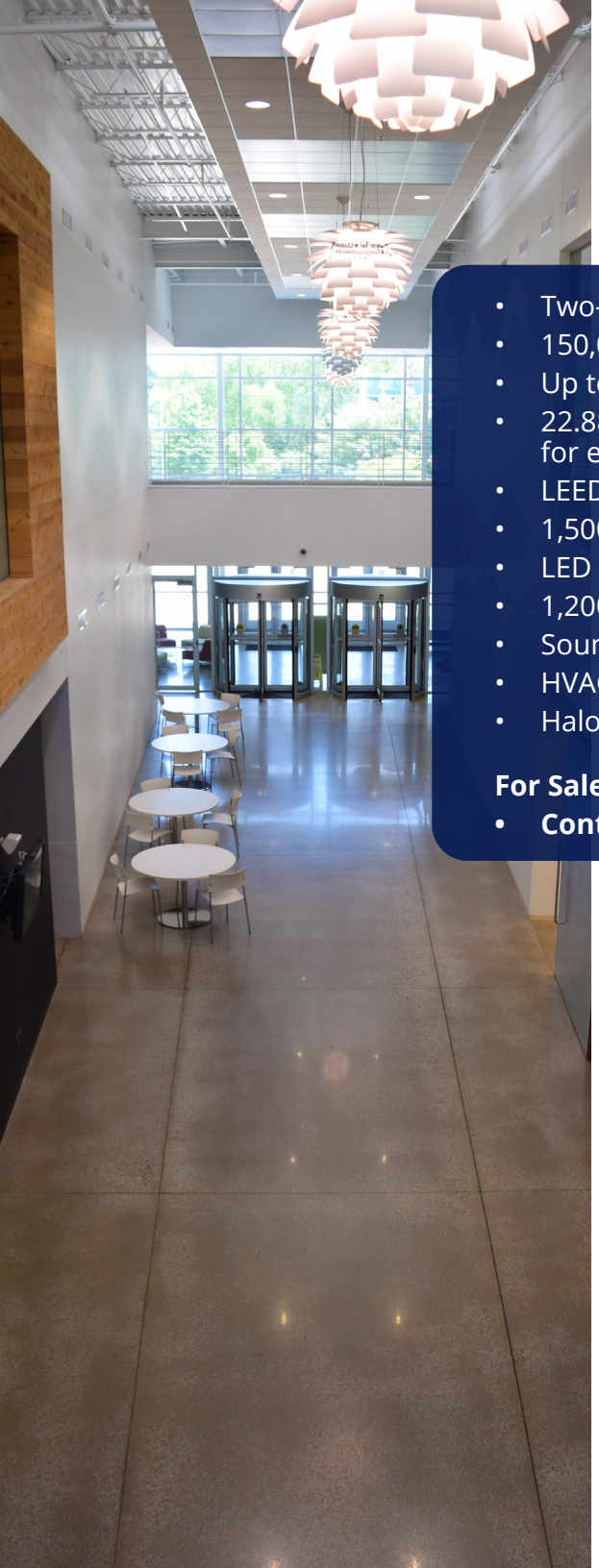
For Sale or Lease: Up to 55,480 SF Available

Todd Rice, CCIM
+1 501 850 0702
todd.rice@ar.colliers.com

Clark Irwin, CCIM, SIOR
+1 501 978 6588
clark.irwin@ar.colliers.com

TJ Johnston
+1 501 388 1128
tj.johnston@ar.colliers.com

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



Office Space Available on Quiet Campus for **Sale or Lease**

- Two-story class A office building
- 150,000 total SF
- Up to 55,480 SF available
- 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
- 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













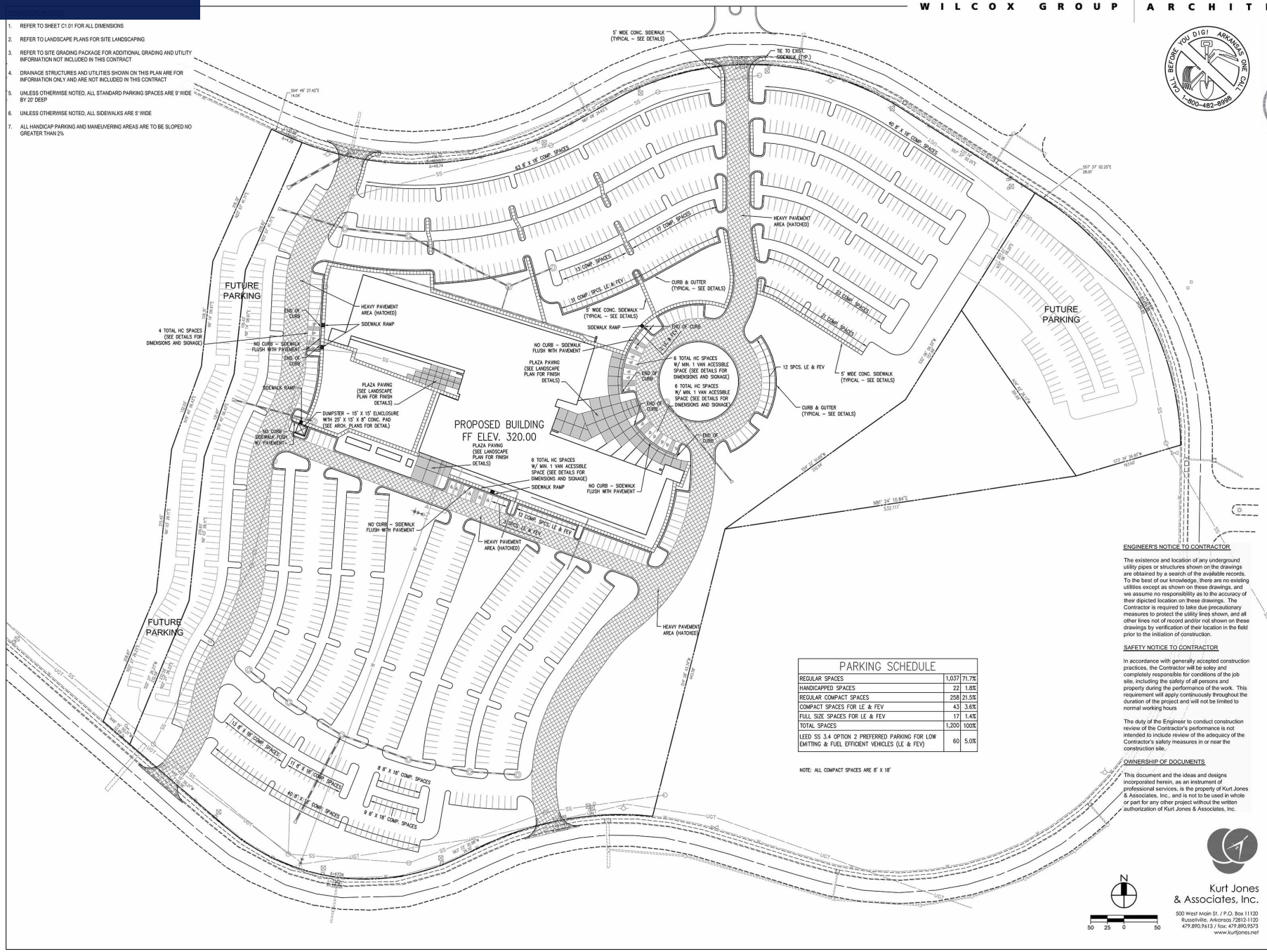
First Floor


UACCM
3,022 SF
SHARED BRIEFING/LECTURE SPACE
713 SF
FAB LAB
2,624 SF
ELECTRICAL ENGINEERING LAB
42'-6" x 54'-0"
(2,295 SF)
ROBOTICS LAB
42'-6" x 54'-0"
(2,295 SF)
COMPUTER SCIENCE
53'-0" x 58'-5"
(3,096 SF)
COMPUTER SCIENCE
83'-11" x 35'-3"
(2,958 SF)
WALK-OFF ENTRY GRATE
REFER TO CORE & SHELL
WALK-OFF ENTRY CARPET
REFER TO CORE & SHELL
ATRIUM
134
RECEPTION
135
WOMEN'S
CAFE SERVERY
136A
FOOD PREP
136B
CAFE SEATING
137
STORAGE
139
MDF
142
SECURITY
152
CONF
153
CONF
154
ATM
138
JANITOR
140
ELEC
141
MEN SHOWER
146
WOMEN SHOWER
144
UPS
MAIN ELECTRICAL
DELIVERY
147
MUD RM/ BIKE STORAGE
148
BACKFLOW RISER
VENDING/ PANTRY
149
PROJECT ROOM
151
CONF
155
STUDY
156
EXERCISE RM
150
PRINT
157
FOCUS
158
FOCUS
159
OPEN OFFICE
174
CONF
160
CONF
161
GARAGE PANTRY
162
CONF
163
FOCUS
164
FOCUS
165
PRINT
166
E-CLUB
167
ELEC
168
DATA/IDF
169
PRINT
170
FOCUS
171
FOCUS
172
TEAM HUB
173
UCA
TCW
COMMON
VACANT: 14,916 RSF

Second Floor



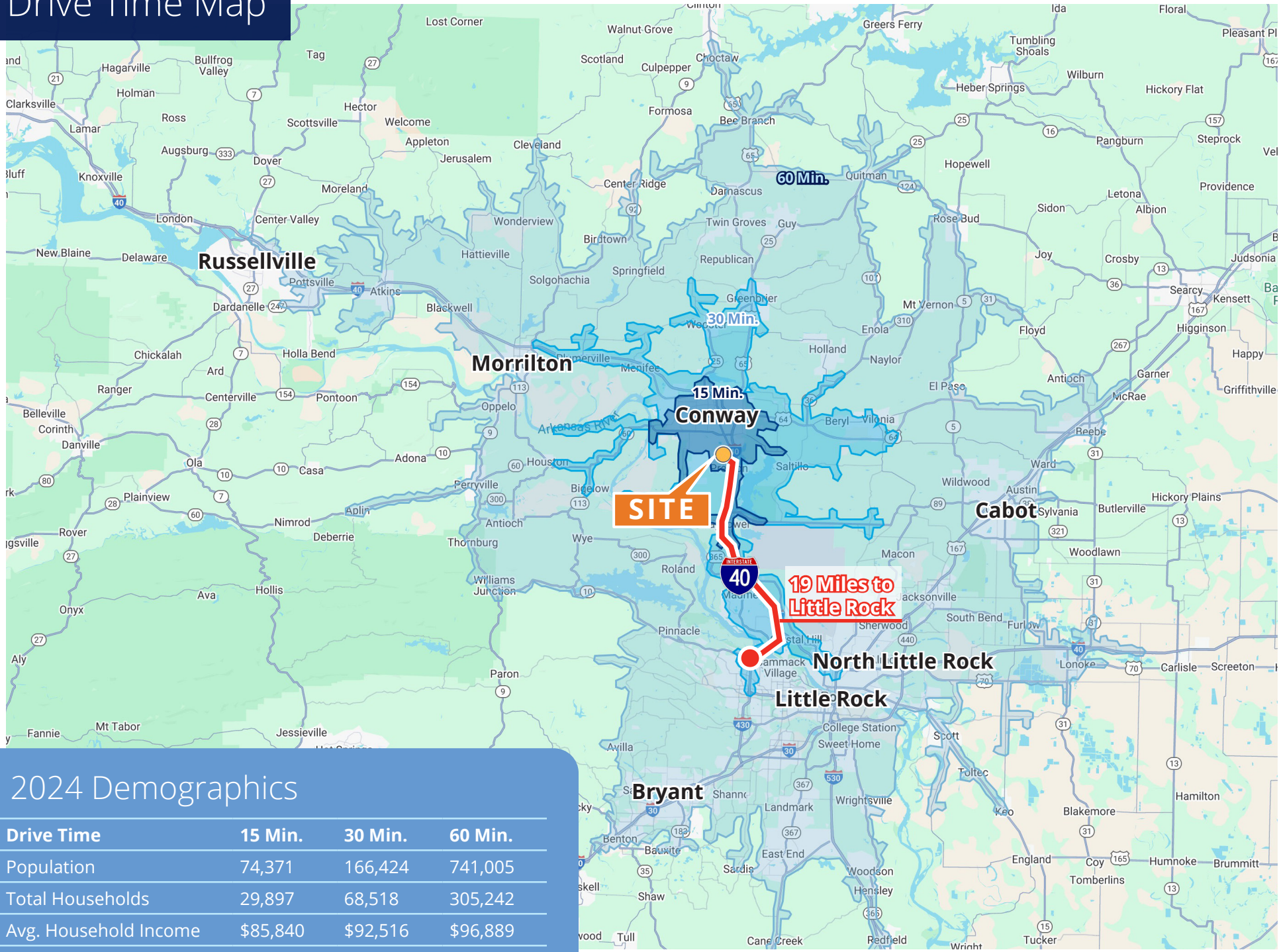
Site Plan


WILCOX GROUP ARCHITECTS
GENERAL SITE NOTES:
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%
CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998
5' WIDE CONC. SIDEWALK (TYPICAL – SEE DETAILS)
TIE TO EXIST. SIDEWALK (TYP.)
63 8' X 18' COMP. SPACES
40 8' X 18' COMP. SPACES
17 COMP. SPACES
13 COMP. SPACES
HEAVY PAVEMENT AREA (HATCHED)
CURB & GUTTER (TYPICAL – SEE DETAILS)
17 COMP. SPACES
5' WIDE CONC. SIDEWALK (TYPICAL – SEE DETAILS)
FUTURE PARKING
END OF CURB
SIDEWALK RAMP
4 TOTAL HC SPACES (SEE DETAILS FOR DIMENSIONS AND SIGNAGE)
NO CURB – SIDEWALK FLUSH WITH PAVEMENT
PLAZA PAVING (SEE LANDSCAPE PLAN FOR FINISH DETAILS)
DUMPSTER – 15' X 15' ELNCLOSURE WITH 25' X 15' X 8" CONC. PAD (SEE ARCH. PLANS FOR DETAIL)
PROPOSED BUILDING FF ELEV. 320.00
6 TOTAL HC SPACES W/ MIN. 1 VAN ACCESSIBLE SPACE (SEE DETAILS FOR DIMENSIONS AND SIGNAGE)
12 SPCS. LE & FEV
5' WIDE CONC. SIDEWALK (TYPICAL – SEE DETAILS)
CURB & GUTTER (TYPICAL – SEE DETAILS)
51 COMP. SPACES
FUTURE PARKING
HEAVY PAVEMENT AREA (HATCHED)
14 8' X 18' COMP. SPACES
11 8' X 18' COMP. SPACES
40 8' X 18' COMP. SPACES
8 8' X 18' COMP. SPACES
9 8' X 18' COMP. SPACES
FUTURE PARKING
PARKING SCHEDULE
REGULAR SPACES 1,037 71.7%
HANDICAPPED SPACES 22 1.8%
REGULAR COMPACT SPACES 258 21.5%
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 dipicted 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 soley 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.
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER CHARLES JEROME KNOWLES No. 9812
CERTIFICATE OF AUTHORIZATION KURT JONES & ASSOCIATES, INC. No. 1458 11-15-08
HP CONWAY
CONWAY DEVELOPMENT CORPORATION
CONWAY, ARKANSAS
Project No. 08-013
Date PACKAGE 3 12/02/08
Revisions
N
50 25 0 50
Kurt Jones & Associates, Inc.
500 West Main St. / P.O. Box 11120
Russellville, Arkansas 72812-1120
479.890.9613 / fax: 479.890.9573
www.kurtjones.net
WILCOX GROUP ARCHITECTS
2222 COTSWOLD LN., SUITE 100
LITTLE ROCK, AR 72202
T: 501-664-4646
F: 501-666-6736
www.thewilcoxgroup.com
SITE PAVEMENT PLAN
C1.1

Neighborhood Aerial



Drive Time Map



2024 Demographics

Drive Time	15 Min.	30 Min.	60 Min.
Population	74,371	166,424	741,005
Total Households	29,897	68,518	305,242
Avg. Household Income	$85,840	$92,516	$96,889

About Conway

70,711
2024 population

2.51%
annual growth rate

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

Median home price
$252,100

Known as the **City of Colleges**

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

30
minute drive to Little Rock on I-40

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

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

About Little Rock MSA

770,959
2024 population

2.5%
unemployment rate

23.1
minutes average commuting time

Average home price
$237,300

Corporate Headquarters include

- Alleviant 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

1 Allied Drive, Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161
F: +1 501 372 0671
colliers.com/arkansas

Todd Rice, CCIM
501 850 0702
todd.rice@ar.colliers.com

Clark Irwin, CCIM, SIOR
+1 501 978 6588
clark.irwin@ar.colliers.com

TJ Johnston
+1 501 388 1128
tj.johnston@ar.colliers.com



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