801 South Louisiana Street
LITTLE ROCK, AR

Downtown Little Rock Office Building: **For Lease**



Contact Us

Bill Pendergist, SIOR
VP of Brokerage
bill.pendergist@ar.colliers.com
501 850 0750

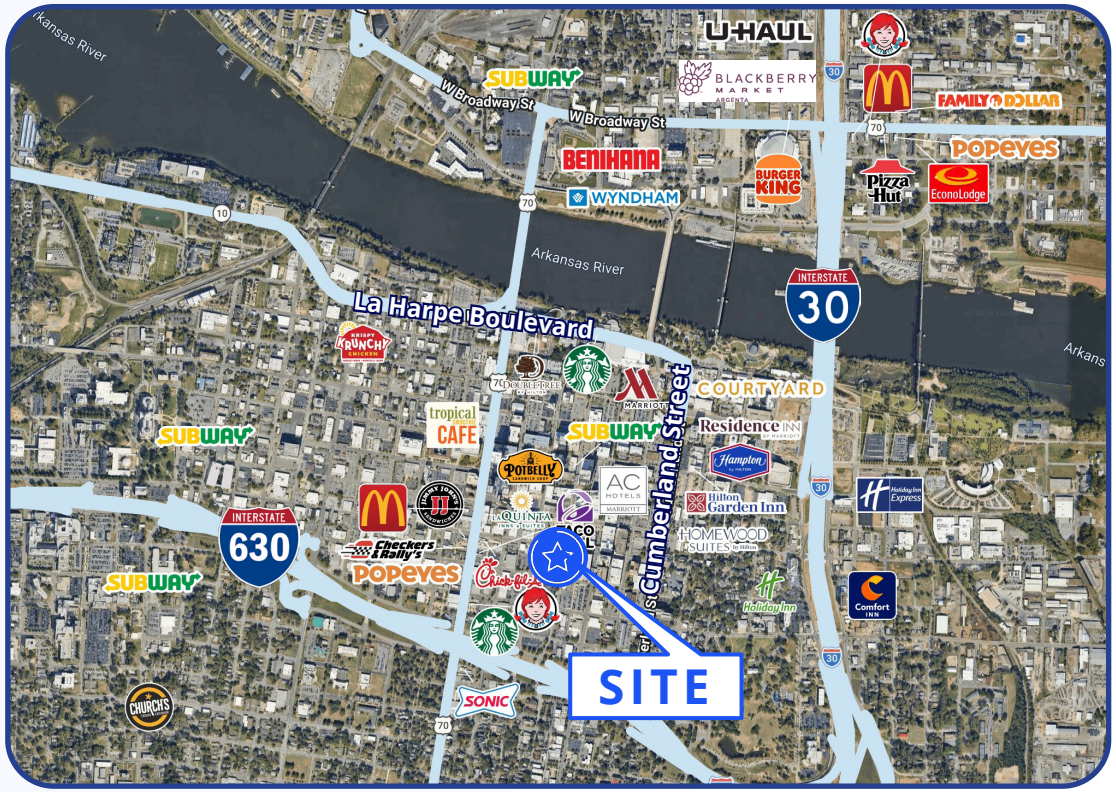
Alex Mehrabi
Associate Broker
alex.mehrabi@ar.colliers.com
901 371 1021

Colliers | Arkansas
1 Allied Drive, Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161
F: +1 501 372 0671

Property **Highlights**

- **Lease rate:** $10.00/SF, Modified Gross*
- Available space: 16,674 SF
- Flexible options to subdivide space into small suites
- Updated elevator installed
- Under new ownership
- Space is fully built out
- On-site private parking with 30 spaces
- Convenient location nearby local restaurants, retailers, and pedestrian areas
- Quick & easy access to I-630 & I-30

*Tenant pays electric and janitorial



Contact Us

Bill Pendergist, SIOR
VP of Brokerage
bill.pendergist@ar.colliers.com
501 850 0750

Alex Mehrabi
Associate Broker
alex.mehrabi@ar.colliers.com
901 371 1021

Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Area Demographics

Estimated Population (2026)

1 Mile	3 Mile	5 Mile
7,506	43,871	114,219

Estimated Households (2026)

1 Mile	3 Mile	5 Mile
4,425	20,959	52,599

Est. Avg Household Income (2026)

1 Mile	3 Mile	5 Mile
$97,716	$82,180	$89,359

Colliers | Arkansas
1 Allied Drive, Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161
F: +1 501 372 0671

Colliers

Interior Photos









