

A large, modern, multi-story office building with a prominent glass facade and multiple balconies. The building is situated on a street corner with some trees and a parking lot in front. The sky is clear and blue.

FOR LEASE: VICTORY BUILDING

Class "A" Office Space

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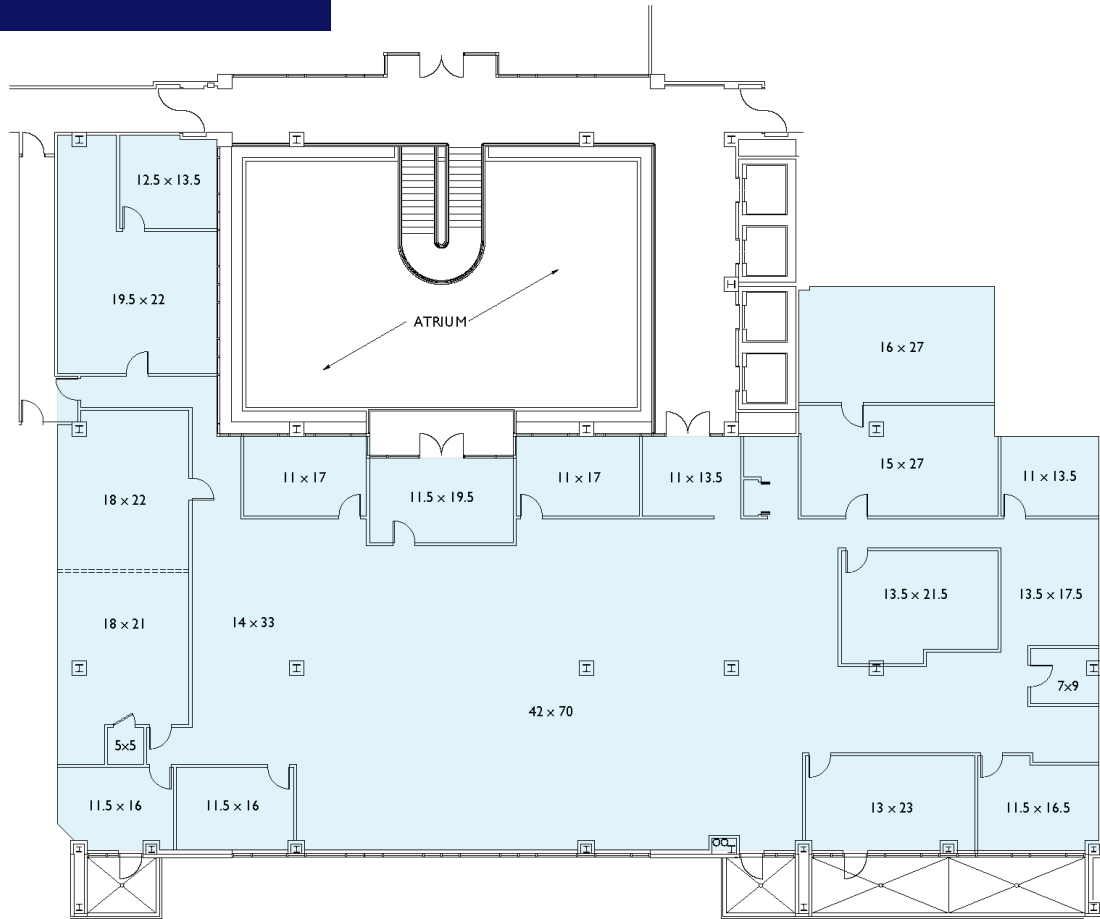
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1401 W Capitol Avenue,
Little Rock, AR

Key Features/Highlights

- Suite 450: 12,027 RSF (may be subdivided)
- Lease rate: \$20.55/SF, Full Service Gross
- Tenant improvement allowance: negotiable
- Class "A" office space
- Two restaurants in the building
- Easily accessible to State Capitol, I-630 & I-30
- Multi-level covered parking deck

Suite 450 Floor Plan

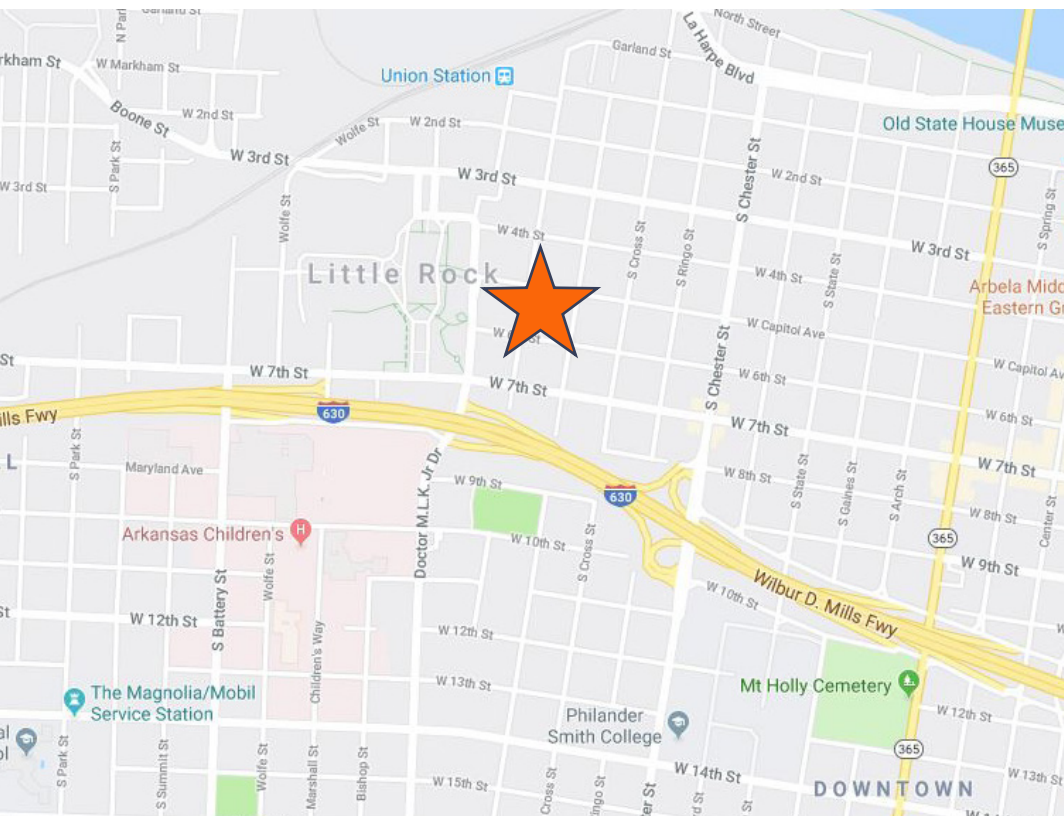


FLOOR PLAN

APPROX 12,027 RSF

NORTH

0 8 16 32



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