

University Tower

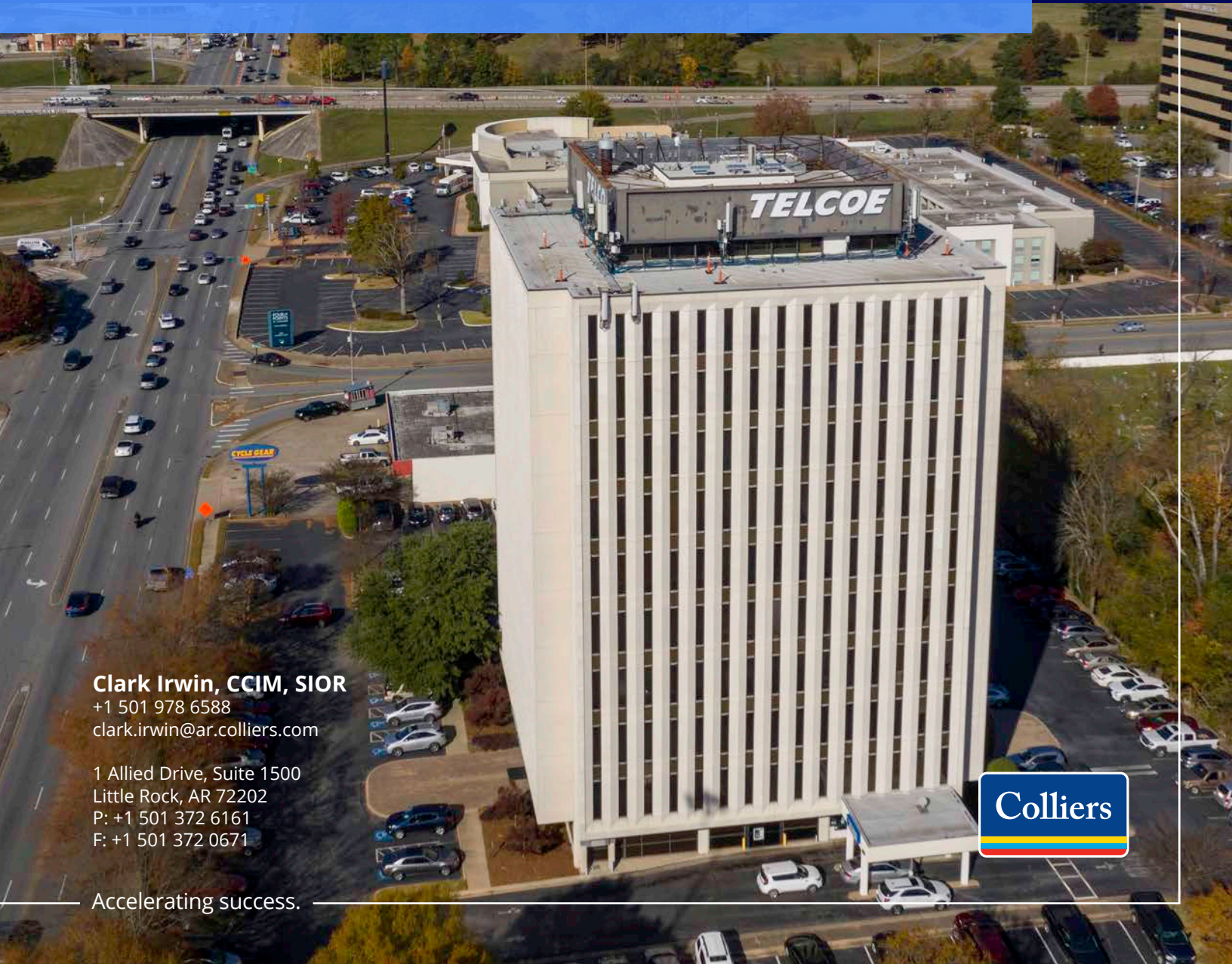
**FOR LEASE: 1123 S. UNIVERSITY
AVENUE, LITTLE ROCK, AR**

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Available Suites

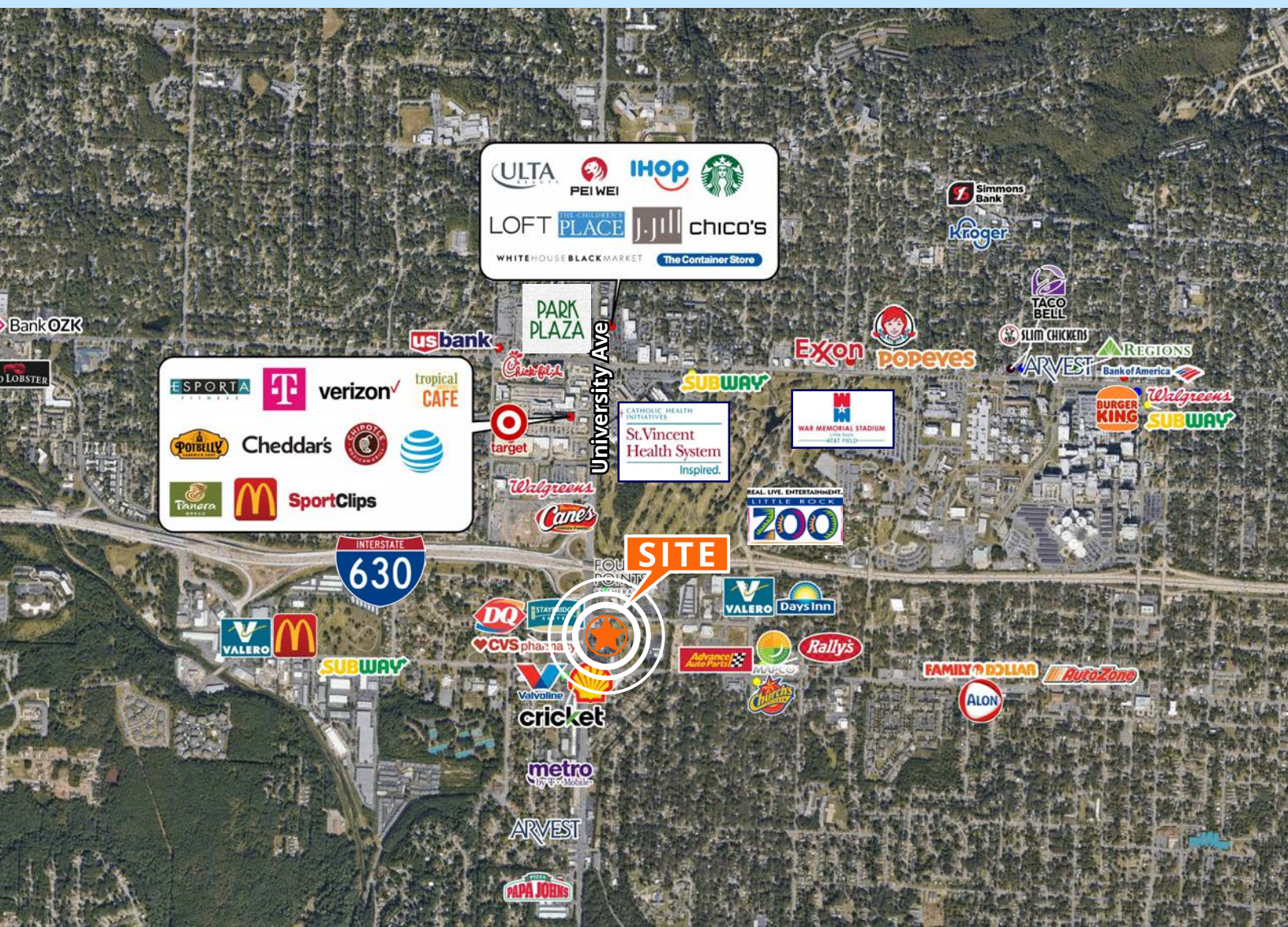
Suite 0100	2,187 SF	Suite 0325	1,109 SF
Penthouse	1,585 SF		

Property Overview

- Lease rate: \$18.20/SF
- Inquire to broker for building signage rights
- 280 parking spaces (3.8/1,000 SF)
- Traffic counts: approx. 37,800 vehicles per day on S. University Avenue
- Quick access to I-630 in prime Midtown corridor
- Two shared conference centers
 - Large conference room seats 50 with private restroom and kitchen
 - Small conference room seats six
- Lounge equipped with microwave, vending machines and ice-maker
- Banking services with drive-through
- Security systems: 24/7 keypad access; equipped with Mircom call system; 13 cameras; off-site, third-party security service for entrances



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THE AREA

The nine-block section of the University Avenue corridor between Markham Street on the north and 12th Street on the south is considered to be the center of Little Rock's Midtown District. The University of Arkansas at Little Rock is $\frac{3}{4}$ mile to the south on University Avenue, and the University of Arkansas for Medical Sciences (UAMS) is $\frac{3}{4}$ mile to the east on Interstate 630. Other prominent demand generators nearby include St. Vincent Infirmary Medical Center, seven blocks north, and the Arkansas Department of Health which is $\frac{1}{2}$ mile to the east.

The University Tower Building is served by three nearby hotels – The Sheraton Four Points (complete renovation in 2016) across 10th Street from the property, the Staybridge Suites (completed 2017) across University Avenue and the Guesthouse Inn five blocks further to the north. Neighborhood retailing has experienced significant redevelopment since the year 2000. Beginning with a major renovation Midtowne specialty center (Chico's, Container Store, etc.) and then the Park Avenue lifestyle center anchored by a Target department store. A CVS

store was developed in 2016 at the NW corner of 12th and University. Because of the hospital concentration in the immediate area (UAMS, St. Vincent), the neighborhood has several physician-occupied buildings.

Surrounding residential neighborhoods are stable. Park Avenue Lofts, a 258-unit development completed in 2013, offer quality apartment living at rental rates ranging from \$1.30-\$1.75/SF depending upon size and amenities. The next large site undergoing re-development is the former Sears 12.5AC tract which is transforming into a new retail complex called The District at Midtown. The site's first restaurant, Raising Cane's Chicken Fingers, is now open and is expected to be followed by a number of local and national restaurants and retailers.

Other neighborhood restaurant offerings include the Sheraton Four Points restaurant, Cheddar's, Pei Wei, Big Orange, Cantina Laredo, Chick-Fil-A, Chipotle, Dairy Queen Grill & Chill, Shark's and McDonald's.