

# Financial Park Place Office Building

## SPACE FOR LEASE and CONDOS FOR SALE

11219 Financial Centre Parkway  
Little Rock, AR



### Demographics

<u>2014</u>	<u>2mile</u>	<u>3mile</u>	<u>5mile</u>
<u>Pop</u>	33,048	64,438	125,938
<u>Avg. HH inc</u>	\$53,748	\$58,902	\$52,091

### **Lease Rate**

\$15.50/SF Gross

Condo Sale price: \$120/SF

### Traffic Counts

44,000 cpd I-630, 76,000 cpd I430

### Comments

- Horizontal Property Regime
- Excellent for General office or Medical uses
- Right off the I-430/I-630 exchange
- Great visibility
- Very high traffic location
- All same floor suits are contiguous

# Financial Park Place Office Building

## SPACE FOR LEASE and CONDOS FOR SALE

### Available Space

Unit 100: 2,693 sf

Unit 101: 1,232 sf

Unit 102: 1,316 sf

Unit 210: 2,021 sf

Unit 230: 1,941 sf

Unit 240: 3,246 sf

Unit 260: 1,167 sf

Unit 302: 1,291 sf

### Max Contiguous

100/101/102: 5,241 sf

210/230: 3,962 sf

240: 3,246 sf

302: 1,291 sf

### Parking

Building has 3 floors with all floors having ground level access for parking

### For Additional Information, Contact

Roger Cole

501-352-2359

[rogercolelr@gmail.com](mailto:rogercolelr@gmail.com)

David Elrod

501-412-0678

Elrod Real Estate

11219 Financial Center Pkwy, Ste. 314

Little Rock, AR 72211

Elrod Real Estate is the Agent for the Owner. Any information is secured from 3<sup>rd</sup> party reliable sources.