



**Downtown Office
& Warehouse Space
Available for Lease**

701 West 7th Street • Little Rock, Arkansas



5,000 to 8,000 feet of heated and cooled warehouse - includes two offices, but can easily add more. Tenants also get use of loading dock, shared conference room, receptionist, breakroom, and other amenities. Building has plenty of additional office spaces available for rent if needed.

**As low as \$8.00 per foot
*includes utilities!***

- * Conveniently located in Downtown LR
- * Easily accessible from anywhere
- * Lots of parking close by

FOR MORE INFORMATION, CONTACT:

Lauren Frederick

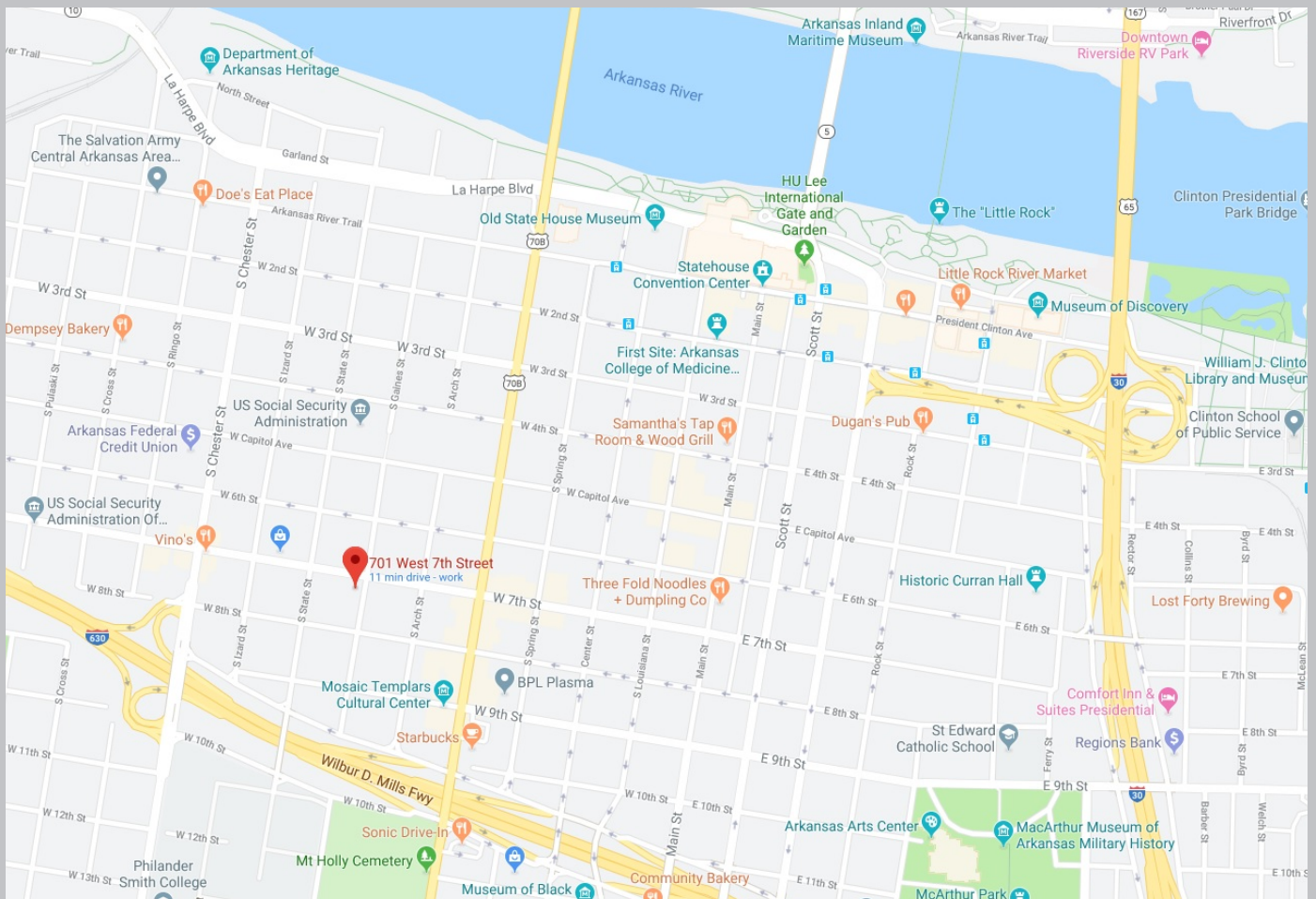
Commercial Agent

501-374-2303

lfrederick@hosto.com

haybarrealestate.com

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* Zoned Urban Use

* Close access to I-30, I-630, Financial Dist., & the airport

* Loading dock on Gaines Street

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AGENCY/OWNERSHIP DISCLOSURE

Haybar Real Estate is the agent for the owner of the property described herein.



701 W. 7th Street • PO Box 3395 • Little Rock, AR 72203 • (501) 374-2303 (O) • (501) 372-3850 (F)