



OPPORTUNITY ZONE INCENTIVES  
**DOWNTOWN BUILDING  
 FOR SALE OR LEASE**

**LEASE RATE:**

Negotiable

**SALES PRICE:**

\$265,000



SPACE AVAILABLE:

**Approximately  
 1000 - 3000 SF**

1817 Broadway St • Little Rock, Arkansas



**2 Wooden Decks**



**Large Parking Lot**

Also features  
 receptionist  
 area and  
 several private  
 offices.

- Nice, finished office space located in the Quapaw Quarter neighborhood.
- Comes with private parking lot.

- Tenant responsible for utilities
- TI allowance is negotiable
- Located on Broadway, sees THOUSANDS VPD

FOR MORE INFORMATION, CONTACT:

**Lauren Frederick**

*Commercial Agent*

501-374-2303

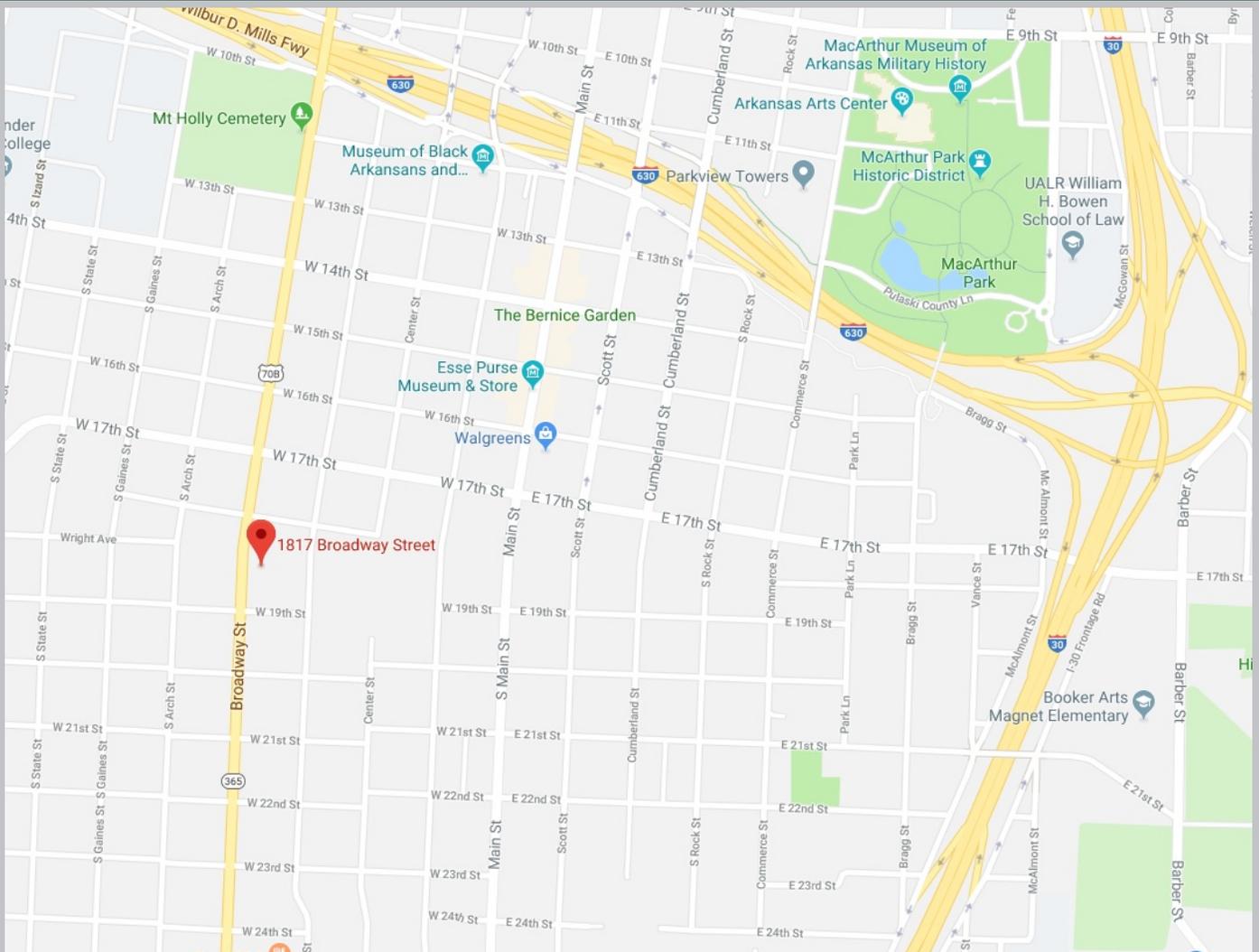
lfrederick@hosto.com

**CONVENIENT DOWNTOWN LOCATION, CLOSE TO:**

- SoMa Neighborhood
- Interstates 630/30
- The Capitol
- The Financial Quarter
- Hotels, restaurants, & more!

**haybarrealestate.com**

# 1817 Broadway St • Little Rock, Arkansas



Close access to both I-30 & I-630  
and the Clinton airport.

All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material is prohibited without consent of Haybar Real Estate.

#### AGENCY/OWNERSHIP DISCLOSURE

Haybar Real Estate is the agent for the owner of the property described herein and has an ownership interest.



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