

# Riverfront Plaza

Riverdale Office Space for Lease at  
1-5 Allied Drive, Little Rock, AR



## CONTACT US

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**Colliers | Arkansas**  
1 Allied Drive | Suite 1500  
Little Rock, AR 72202  
P: +1 501 372 6161

**Colliers**

# Property features

## Office Space for Lease

- Suites ranging from 3,006 RSF to approx. 72,620 RSF
- Lease rate: See page 2 for pricing
- On-site fitness center (free to tenants) and auditorium
- On-site property management and maintenance
- Situated along the Arkansas River Trail, offering scenic views of the Arkansas River
- Traffic counts: approx. 7,500 vehicles per day along Arkansas River Trail and 20,000 vehicles per day along Cantrell Road



## Area Demographics



### Estimated Population (2025)

1 Mile	3 Mile	5 Mile
6,983	67,805	135,982



### Estimated Households (2025)

1 Mile	3 Mile	5 Mile
3,914	32,025	61,865



### Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$138,688	\$94,700	\$90,867



**4.7/1,000**  
Parking Ratio



70-seat A/V  
equipped **auditorium**  
available for rent



Up to  
**72,620** RSF



**5 minutes**  
to downtown



**Free fitness center**  
(shared)

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# Availability

## BUILDING 1

Suite 1120	3,191 RSF	\$18.00/SF
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Suite 1200	12,411 RSF	\$20.00/SF
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(Available April 1, 2027)

Suite 1300	12,411 RSF	\$22.00/SF
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## BUILDING 2

Suite 2110	3,006 RSF	\$18.25/SF
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## BUILDING 5

7th Floor	18,155 RSF	\$21.50/SF
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8th Floor	18,155 RSF	\$21.50/SF
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9th Floor	18,155 RSF	\$22.50/SF
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10th Floor	18,155 RSF	\$22.50/SF
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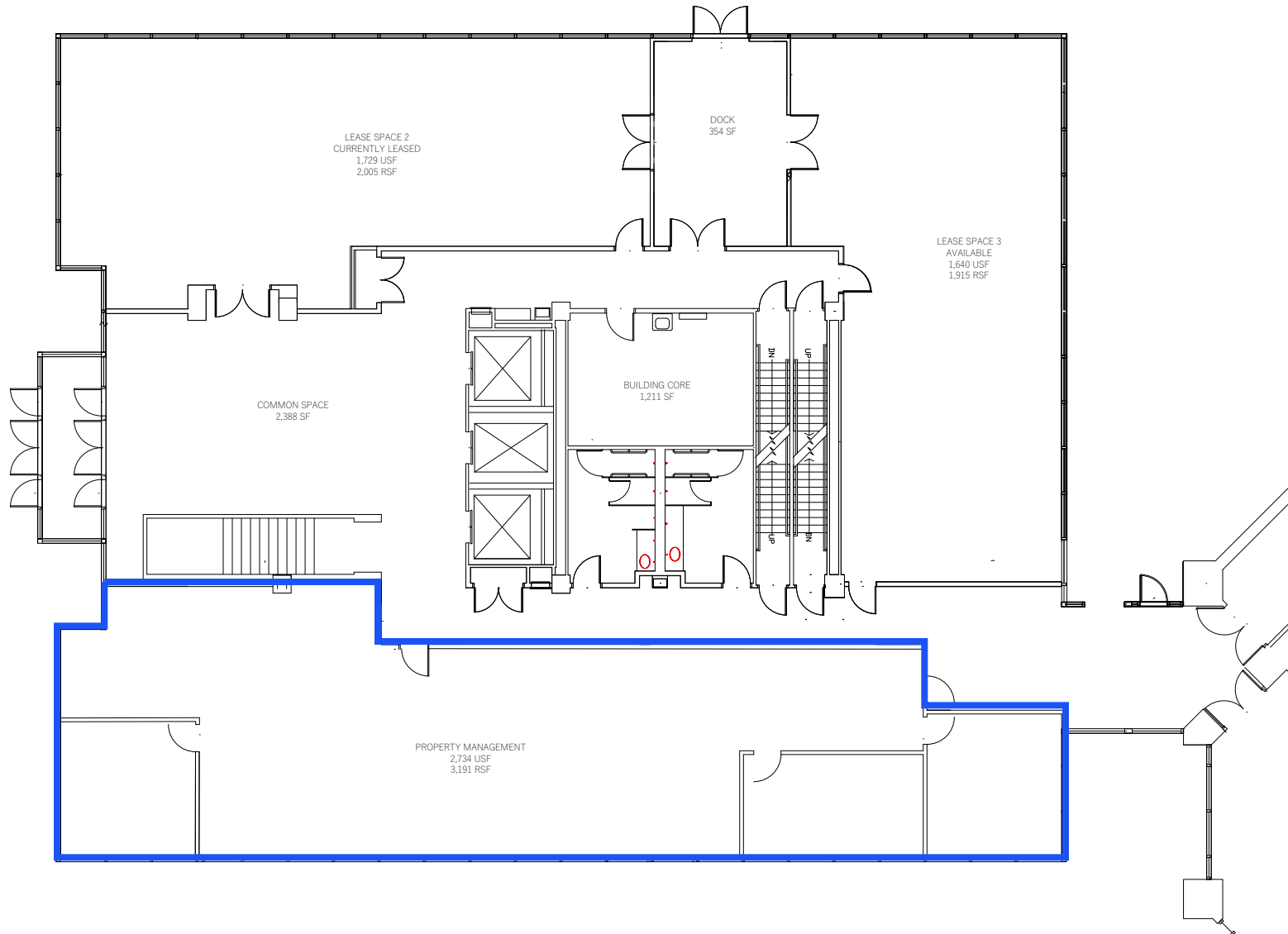
# Property aerial



# Floor plans

## BUILDING 1 (1st Floor)

Suite 1120 3,191 RSF \$18.00/SF, FSG

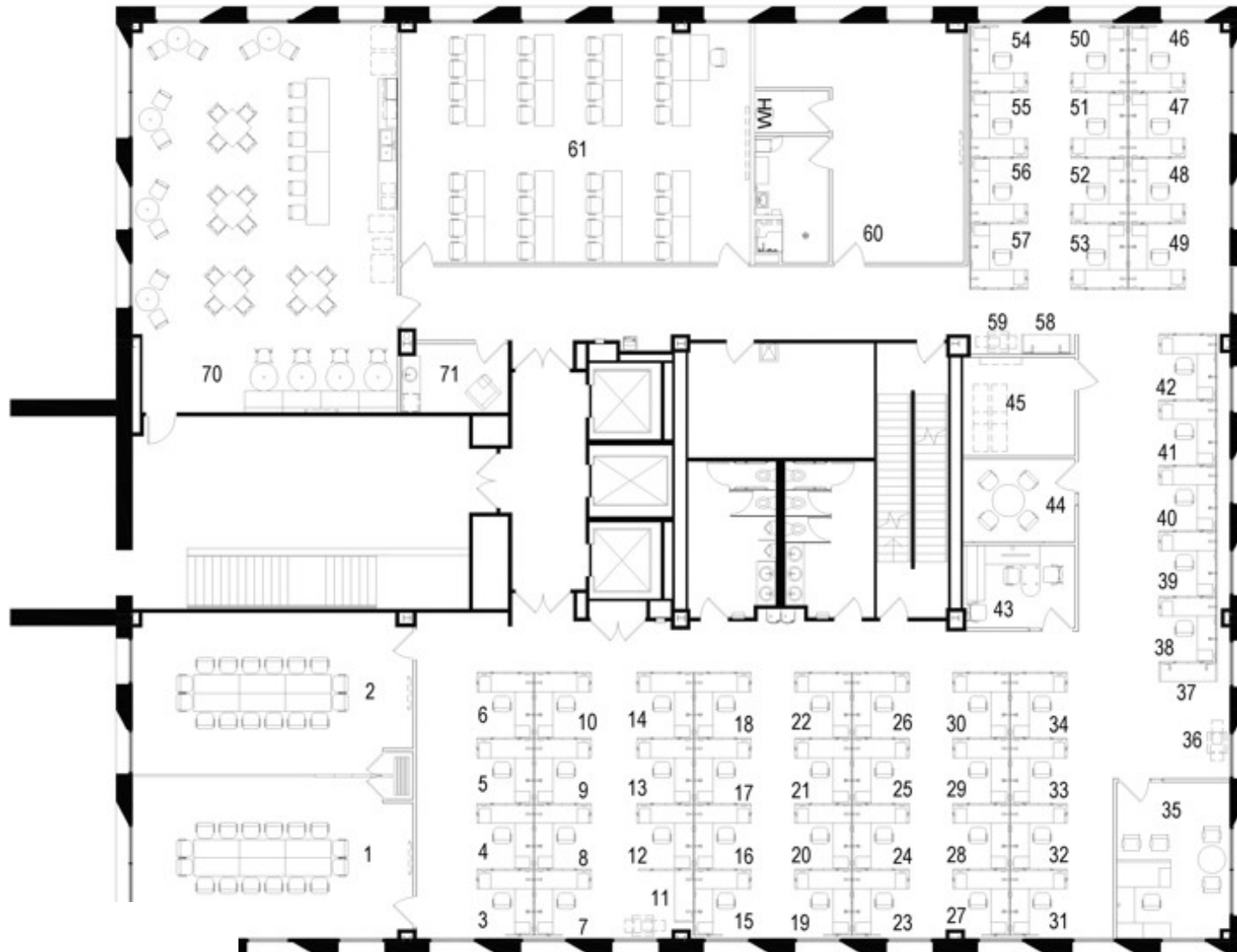


\*THIS PLAN IS TO BE USED FOR SPACE PLANNING AND FURNITURE LAYOUT PURPOSES ONLY

# Floor plans

## BUILDING 1 (2nd Floor)

Suite 1200 12,411 RSF \$20.00/SF

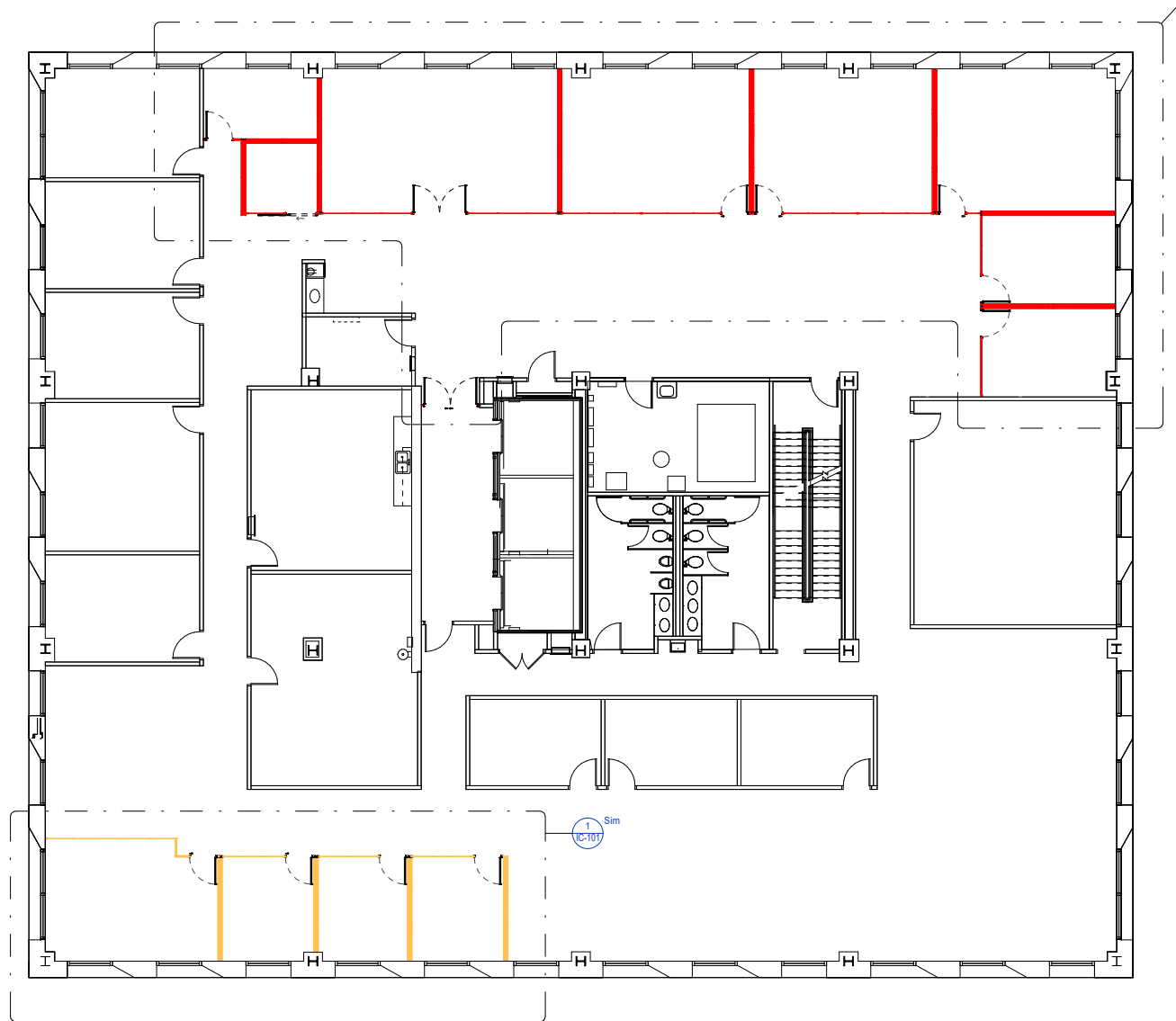


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# Floor plans

## BUILDING 1 (3rd Floor)

Suite 1300 12,411 RSF \$22.00/SF



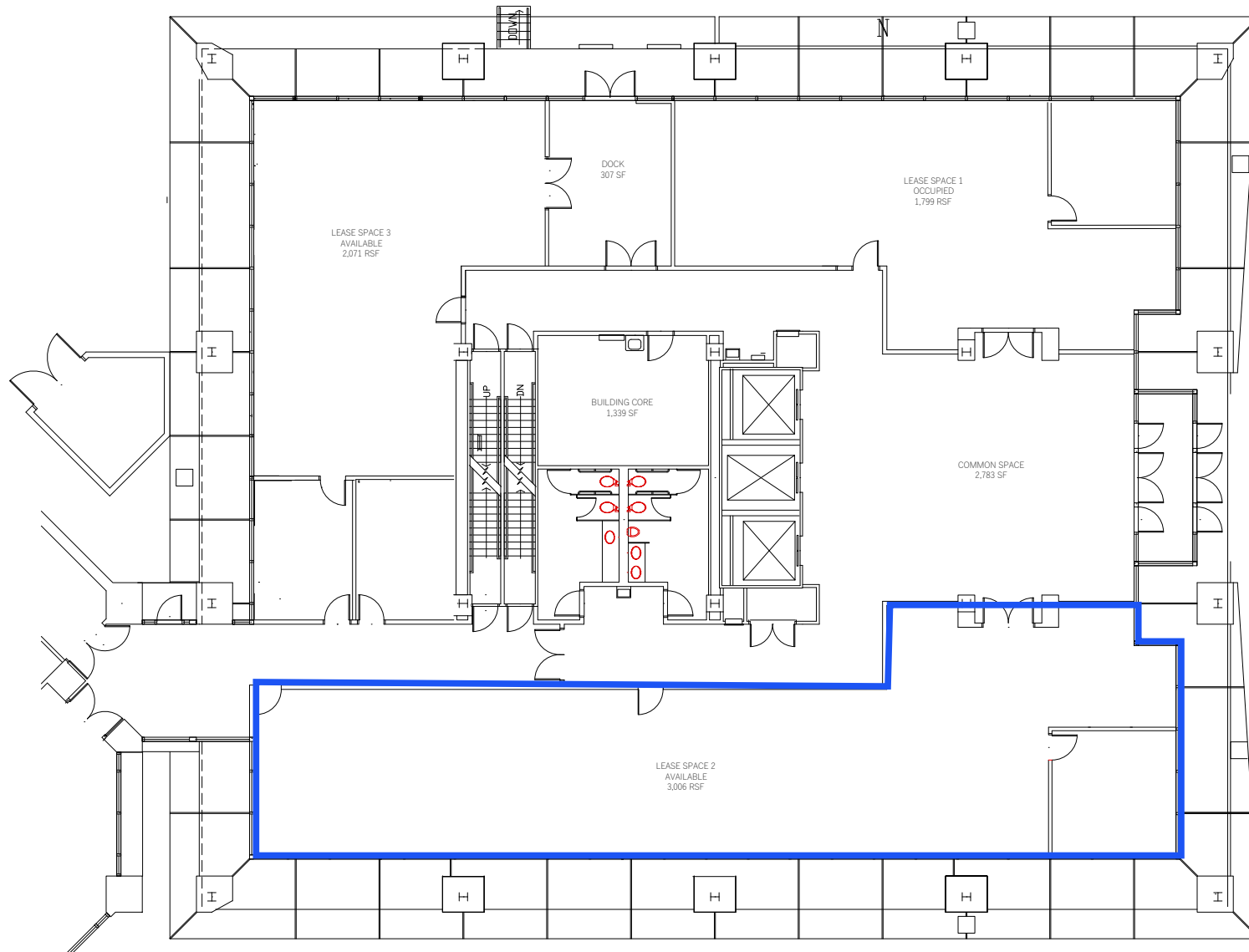
1 LEVEL 1 - KEY PLAN  
1" = 10'-0"

\*THIS PLAN IS TO BE USED FOR SPACE PLANNING AND FURNITURE LAYOUT PURPOSES ONLY

# Floor plans

## BUILDING 2 (1st Floor)

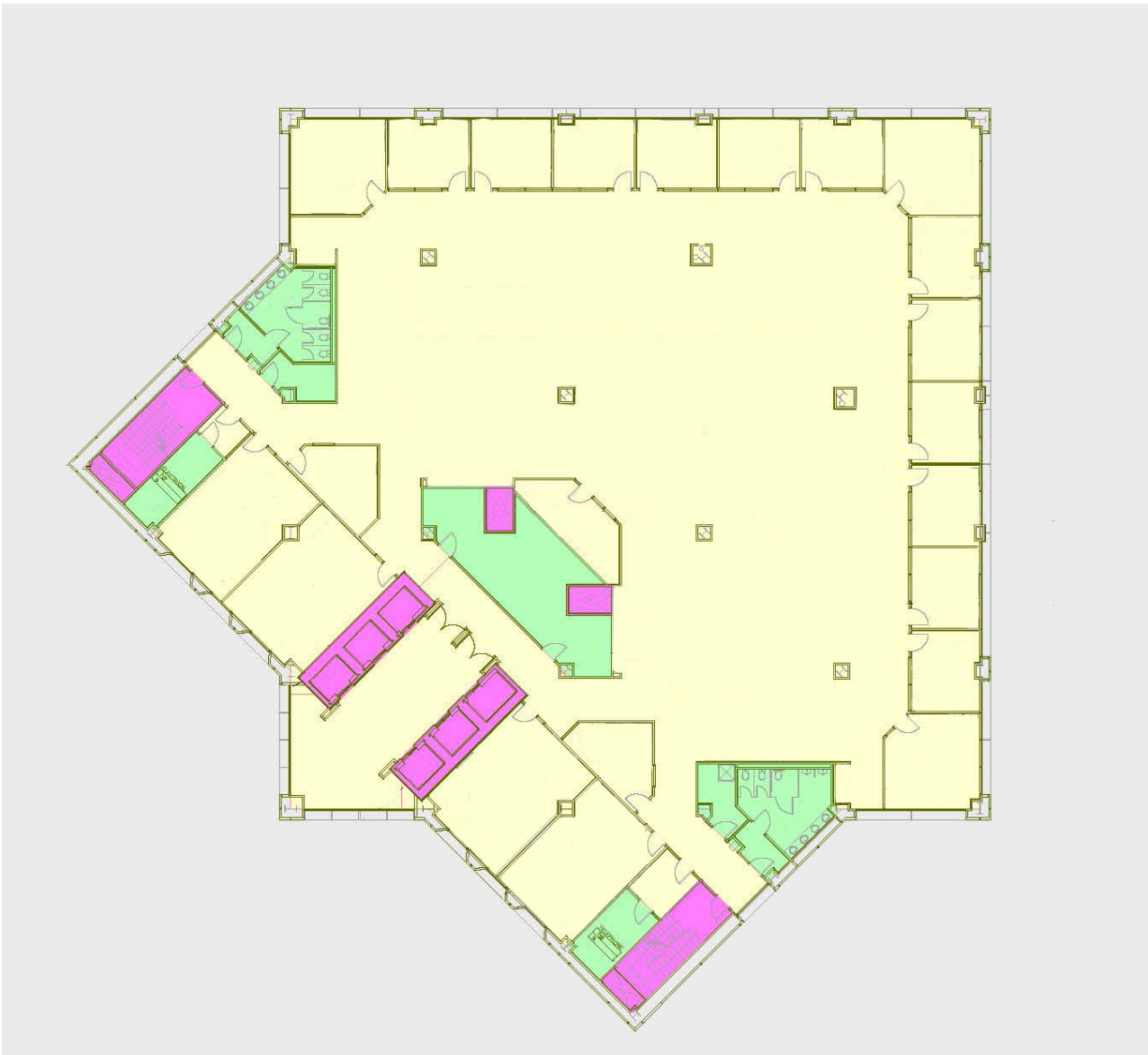
Suite 2110 3,006 RSF \$18.25/SF




\*THIS PLAN IS TO BE USED FOR SPACE PLANNING AND FURNITURE LAYOUT PURPOSES ONLY

# Floor plans

## BUILDING 5 (7th-10th Floor)



### LEGEND

-  Usable Suite
-  Floor Common
-  FC Circulation
-  Building Common
-  Nonrent Vehicular
-  Nonrent Vert Pen

# Riverfront Plaza

1-5 ALLIED DRIVE, LITTLE ROCK, AR



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