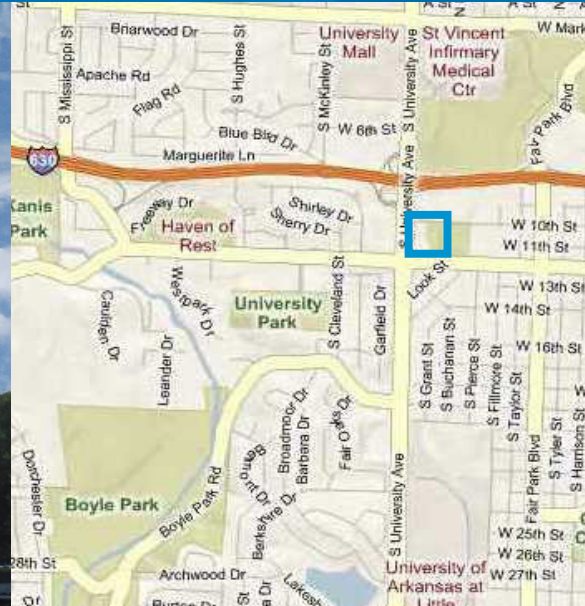


FOR LEASE > OFFICE SPACE



# The University Tower Building

1123 S. UNIVERSITY AVE., LITTLE ROCK, AR 72204



This prime midtown office building offers easy access to downtown and west Little Rock as well as other areas of the city. Located on University off I-630, as a primary midtown corridor on the southeast corner of University and 12th Street.

## Space Available, Rate and Traffic Count

Available office sizes range from 396 SF to 8,000 SF  
\$15.90 per square foot  
Full Service  
Traffic Count: 35,000 VPD on University Avenue

## Amenities and Information

- > Shared tenant conference facility
- > Controlled after hour access
- > Professional on-site management
- > Free surface parking
- > At intersection of I-630 and University
- > Banking services with drive-through
- > Tenant finish negotiable
- > 10 minutes to downtown
- > 15 minutes to Little Rock National Airport

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

## Contact Us

LISTING AGENT:  
CASI RUNNELLS  
501 372 6161 | EXT. 713  
LITTLE ROCK, AR  
[casi.runnells@colliers.com](mailto:casi.runnells@colliers.com)

COLLIERS INTERNATIONAL  
1 Allied Drive, Suite 1500  
Little Rock, AR 72202  
[www.colliers.com/arkansas](http://www.colliers.com/arkansas)

## The University Tower Building > Aerial View

The University Tower Building is located on I-630 1.5 miles south of Park Plaza Mall, Park Avenue and Target. It is conveniently situated 3 miles north of the University of Arkansas at Little Rock and 1 mile south of the St. Vincent Infirmary Medical Center and St. Vincent Doctors Hospital. The area provides excellent access to hotel, restaurant, and banking services.

Minutes from I-630, shopping, restaurants, hospitals, hotels and UALR.

## Contact Us

LISTING AGENT:  
CASI RUNNELLS  
501 372 6161 | EXT. 713  
LITTLE ROCK, AR  
[casi.runnells@colliers.com](mailto:casi.runnells@colliers.com)



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

Colliers  
INTERNATIONAL