

**Concept image*

201-215 W CAPITOL AVENUE,
LITTLE ROCK, AR 72201

AC
HOTELS

MARRIOTT®



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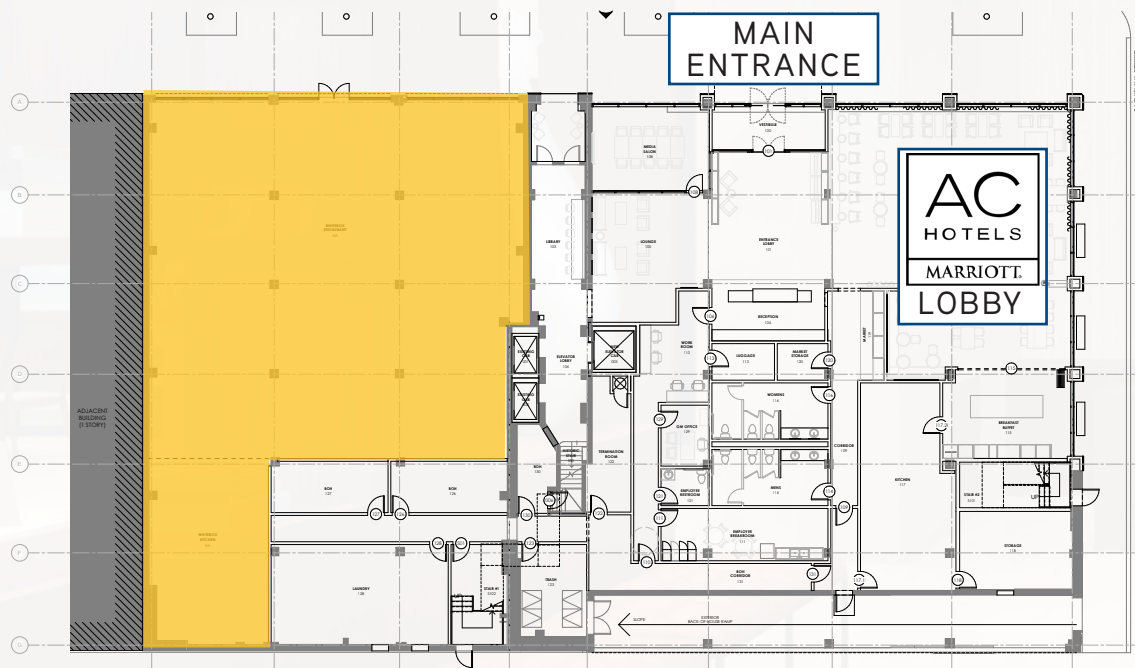
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Offering

- Approx. size available: +/- 4,908 SF
- Unique downtown restaurant space within the under-constructed AC Hotel by Marriott
- Call for pricing

Preliminary Floor Plan



AC Hotels was borne from the vision of Spanish hotelier Antonio Catalan, who created a new kind of stay for a new kind of traveler – a creative, entrepreneurial and modern global traveler – who prefers to have fewer things, but expect them to be better than good.

Our design vision is European modernism, which brings the AC Hotels brand to life. Our spaces provide the perfect backdrop to bring into focus essential moments of beauty—from the curated abstract art, to the freshly baked breakfast croissants and deliciously sliced hams, to the hand-assembled cocktails at tableside—all touches that harken back to our Spanish roots and European soul, where we celebrate the simplicity of life and the small details.

Downtown Little Rock at a Glance

Since 1996, approximately \$2 billion has been invested into the downtown Little Rock area. From \$1 million worth of renovations to the Melton Building in the city's famed River Market, to \$165 to open the Clinton Presidential Library, the investment confidence in the Little Rock area continues to grow.



Little Rock is built for business. Stephen's Inc., Dillard's and many others dominate the business world and the Little Rock skyline as well. World renowned non-profits such as Heifer International and Winrock International call Little Rock home. Many of those who work for these and other companies are part of a well-kept secret: a work-life balance made possible by working just minutes from home. And, unlike many other business districts, Little Rock is vibrant throughout the workday and into the night.





Downtown Little Rock is home to nearly 42,000 daytime workers and hundreds of residences. The Creative Corridor is the newest jewel in the city's crown where arts and culture anchor a vibrant, mixed-use community in the heart of downtown Little Rock. The area is currently home to seven restaurants, the Arkansas Symphony Orchestra, Ballet Arkansas, the Arkansas Repertory Theatre, ad agencies and more. The Little Rock Tech Park is centered in the Creative Corridor and provides a space for tech-driven entrepreneurs and established companies to operate as advocates for open innovation. With almost 100% occupancy, the facility now has nearly 90 employees working at the city's startup incubator.

Downtown also experienced a 54 percent population increase in just 15 years. In 2000, downtown Little Rock's population was just over 800 people. By 2016 that number had grown to more than 1,300. With the expectation of even more residential moves to the center of the city, there are several new multi-family buildings under development now including more than 150 new apartments in the city's oldest skyscraper, the Donaghey Building, in the heart of the Creative Corridor and two large multi-family units in the nearby SOMA district.



 **Invest**
DOWNTOWN

 **Work**
DOWNTOWN

 **Play**
DOWNTOWN

 **Live**
DOWNTOWN



Sourced from the Downtown Little Rock Partnership: A nonprofit organization representing its members in pursuit of a remarkable urban experience for all who live, work, play and invest in downtown Little Rock.

Downtown Aerial

