



Simmons Tower

425 W CAPITOL AVENUE, LITTLE ROCK, AR
CLASS "A" DOWNTOWN SUBLEASE SPACE

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Downtown Office Location

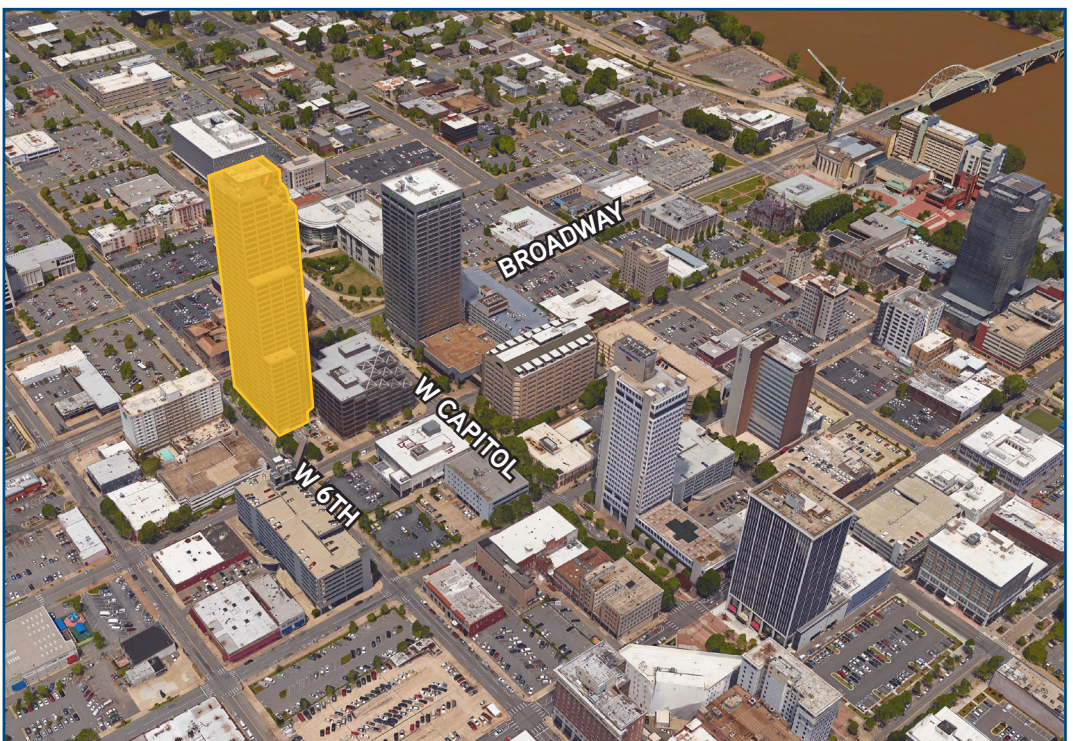


Property Description

Conveniently located in the heart of Little Rock's central business district, the Simmons Tower has four contiguous levels of class "A" office space available. The 14th floor of the tower, in particular, offers an ideal executive setting.

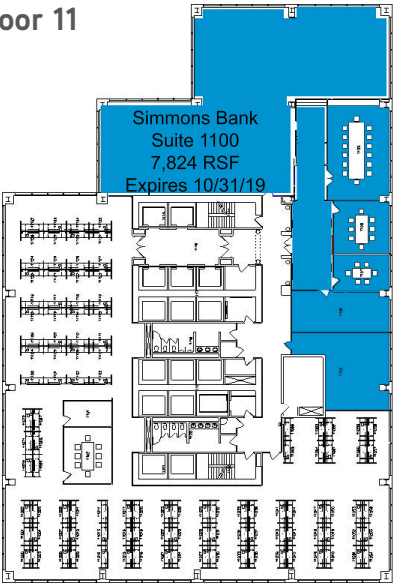
Property Information

- Space available: 65,208 SF (can be subdivided)
- Lease rate: 15.00/SF, full service
- TI allowance of \$3.00/SF
- Excellent 360° views
- Ample parking in contiguous deck

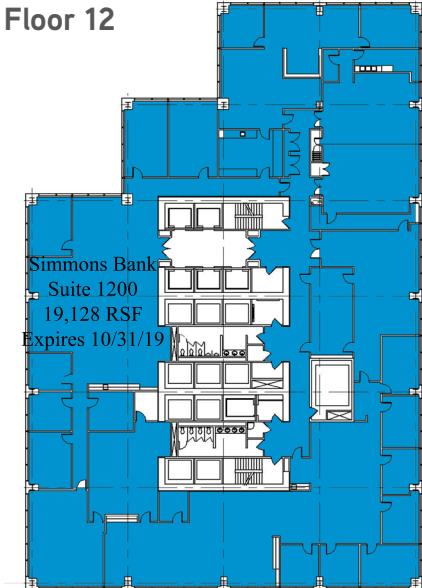


Floor Plans

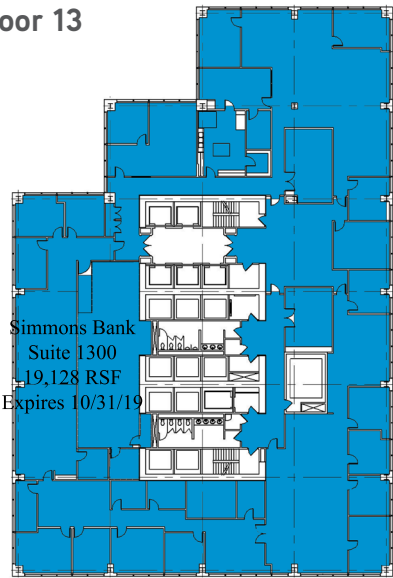
Floor 11



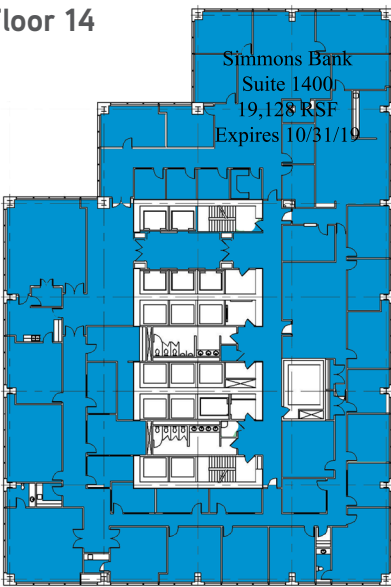
Floor 12



Floor 13



Floor 14



Interior Photos



Office



Conference Room



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