

REIMAGINE THE POSSIBILITIES

RESTAURANT REDEVELOPMENT OPPORTUNITY



200 E. WASHINGTON AVE. | NORTH LITTLE ROCK, AR

FREESTANDING BUILDING | 8,000 SF +/-

NNN LEASE

BASE RENT - \$16.50 + 3.50 CAM EST.

CURRENT PROPERTY



CONCEPTUAL RESTAURANT VISION



A BLANK CANVAS FOR YOUR NEXT RESTAURANT CONCEPT

Envision the transformation of this existing property into a distinctive restaurant destination. With the opportunity for a refreshed facade, prominent signage, outdoor dining, and a completely reimaged customer experience, the property offers a unique opportunity to create a concept tailored to your brand.



OUTDOOR
DINING
POTENTIAL



PROMINENT
BUILDING
SIGNAGE



EXPANSIVE
GLASS
STOREFRONT



CUSTOMIZABLE
FACADE



AMPLE
PARKING



HIGH-VISIBILITY
LOCATION



RESTAURANT/
RETAIL
OPPORTUNITY

Conceptual rendering is for illustrative purposes only and is intended to demonstrate the property's potential. Final design, improvements and specifications are subject to approval.

PRESENTED BY:



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FLOOR PLAN

EXISTING CONFIGURATION

FREESTANDING BUILDING | 8,000 SF +/-

FLEXIBLE EXISTING LAYOUT

The building at 200 E. Washington Avenue has an existing floor plan that offers a substantial, adaptable footprint with large open areas, dedicated storage, basement space, and multiple access points. The configuration provides a strong starting point for a restaurant redevelopment and can support a variety of dining, service, kitchen, and back-of-house layouts, subject to final design and approvals.

POTENTIAL PROGRAMMING

- Main dining area
- Bar/lounge seating
- Commercial kitchen + back-of-house
- Private dining or event space
- Storage & support areas

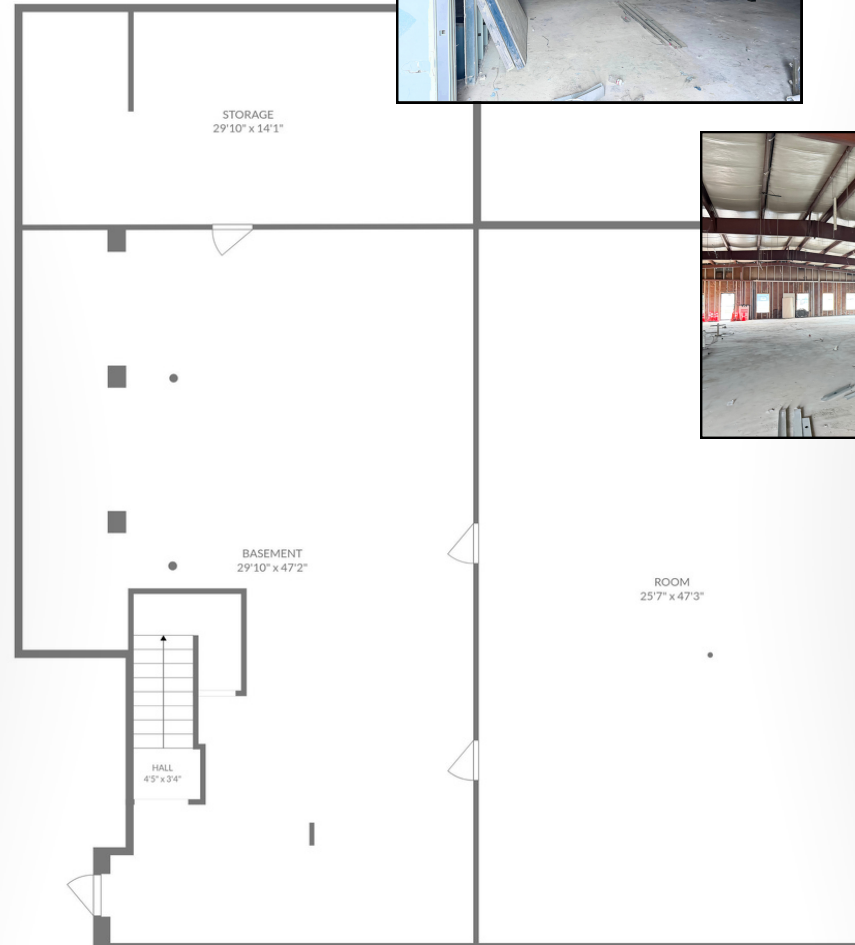
CONCEPTUAL PLANNING NOTE

\FLOOR PLAN DIMENSIONS ARE APPROXIMATE AND SHOULD BE INDEPENDENTLY VERIFIED. FINAL RESTAURANT LAYOUT, CODE REQUIREMENTS, UTILITIES, AND IMPROVEMENTS ARE SUBJECT TO DESIGN REVIEW AND APPROVAL.

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EXISTING FLOOR PLAN



LOCATION

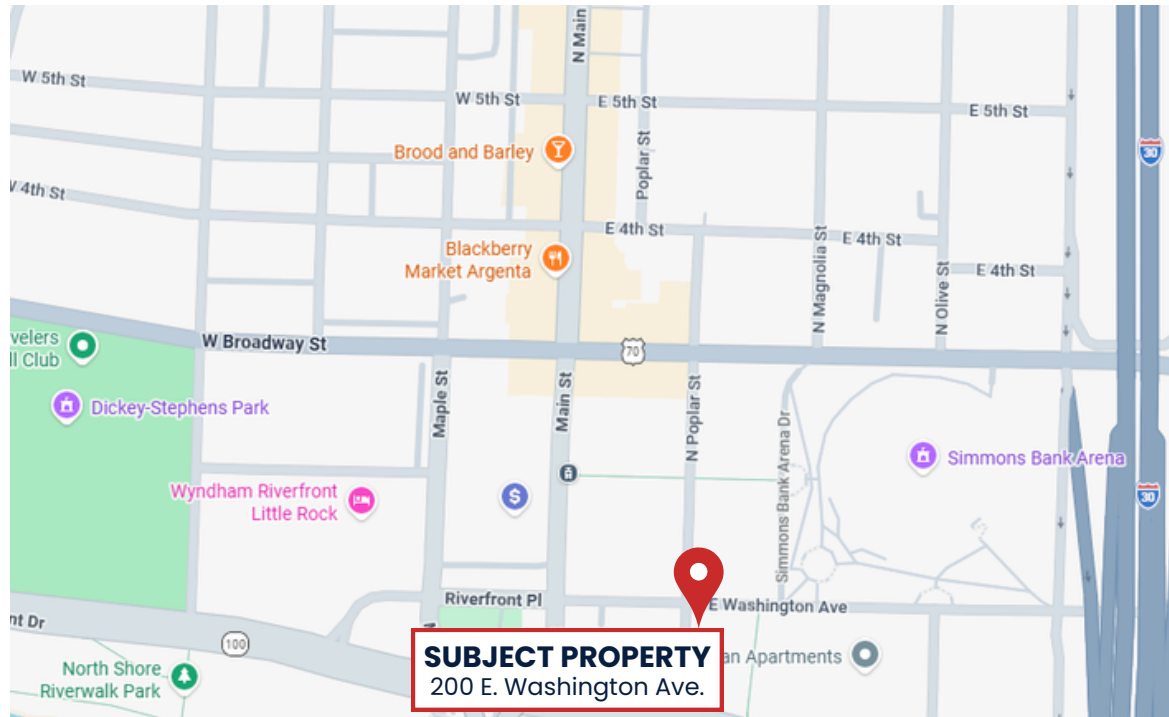
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ARGENTA ARTS DISTRICT | DOWNTOWN NORTH LITTLE ROCK

Positioned in the heart of downtown North Little Rock's Argenta Arts District, 200 E. Washington Avenue places a restaurant concept near a lively mix of dining, entertainment, arts and riverfront destinations. The property offers convenient access to Main Street, Broadway, the Arkansas River and major downtown connectors, creating a high-visibility setting with strong destination appeal.



CURRENT PROPERTY



CONCEPTUAL RESTAURANT VISION



CLOSE BY

- | | | |
|----------------------|--------------------------------|------------------------|
| ■ Argenta Plaza | ■ Brood & Barley | ■ Aloft by Marriott |
| ■ Flyway Brewing | ■ Blackberry Market Argenta | ■ Tempo by Hilton |
| ■ Skinny J's Argenta | ■ Argenta Contemporary Theater | ■ Wyndham Riverfront |
| ■ Ristorante Capeo | ■ Simmons Bank Arena | ■ Dickey-Stephens Park |

LOCATION AERIAL

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Regional Statistics

Simmons Bank Arena

- Seating capacity - 18,000
- 28,000 SF of meeting & conference space with 29 luxury suites

Dickey Stephens Park

- Seating capacity - 7,300
- Home to the Arkansas Travelers

NLR Event Center

- 31,000 SF of event space
- Capacity - up to 1,500