



Moses Tucker
PARTNERS

HISTORIC BOYLE BUILDING

500 MAIN STREET
LITTLE ROCK, AR

2,000-8,000 SF AVAILABLE

On the heels of the recently announced \$35M Boyle Building revitalization, **three units across the ground floor and basement are available for lease**, presenting a unique opportunity to curate commercial/restaurant spaces at the corner of Capitol Ave. and Main St. in Downtown Little Rock, the symbolic center of the capital city.

AVAILABILITY

Units may be leased individually or collectively

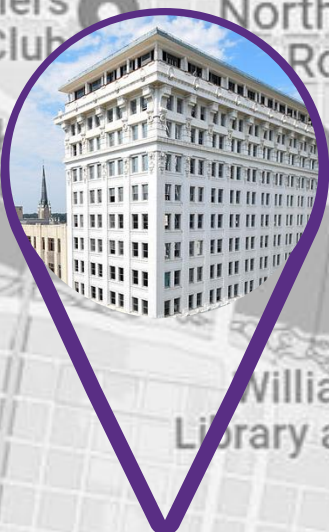


FOR LEASE



CONCEPTUAL VISUALS





OFFERING SUMMARY

SPACE AVAILABLE

2,237-7,987 SF

LEASE RATE

NEGOTIABLE

LEASE TYPE

NEGOTIABLE

PROPERTY TYPE

COMMERCIAL/RESTAURANT

SUBMARKET

MAIN ST. DOWNTOWN

ADDRESS

500 MAIN STREET

CITY/STATE

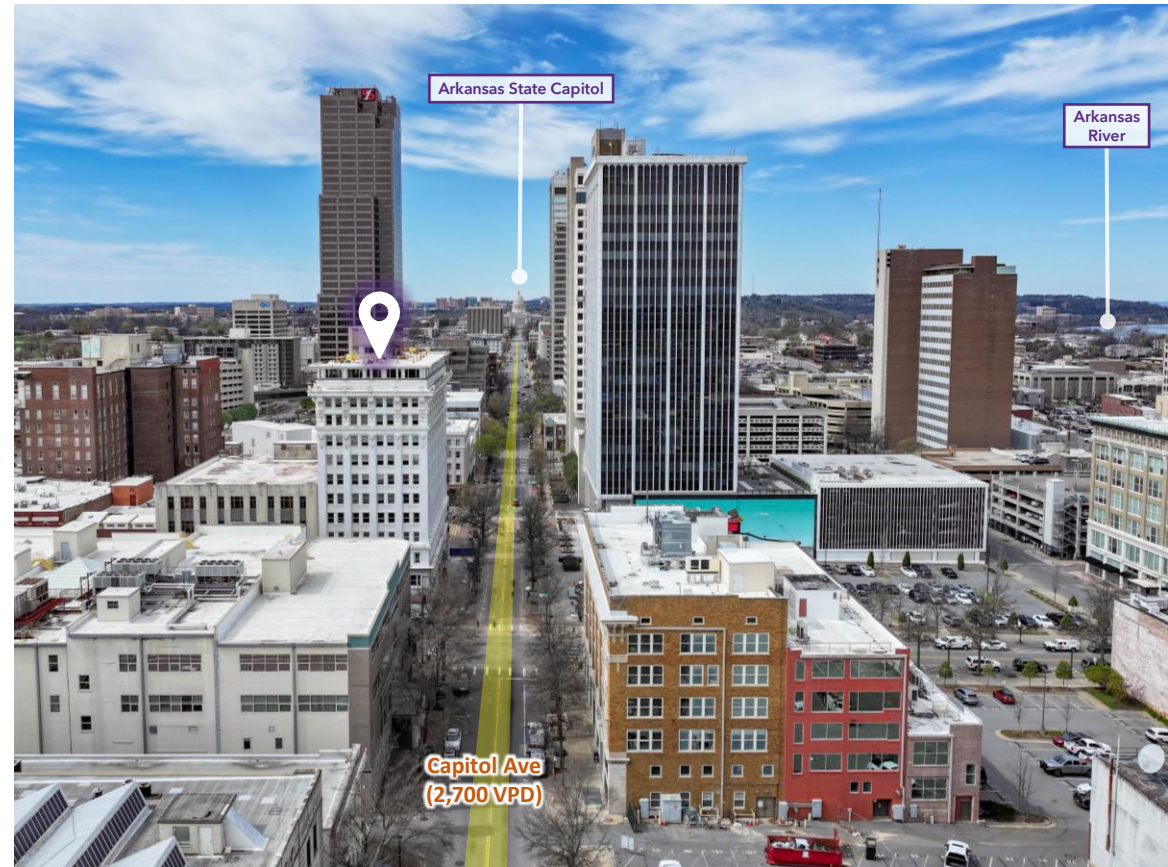
LITTLE ROCK, AR

COUNTY

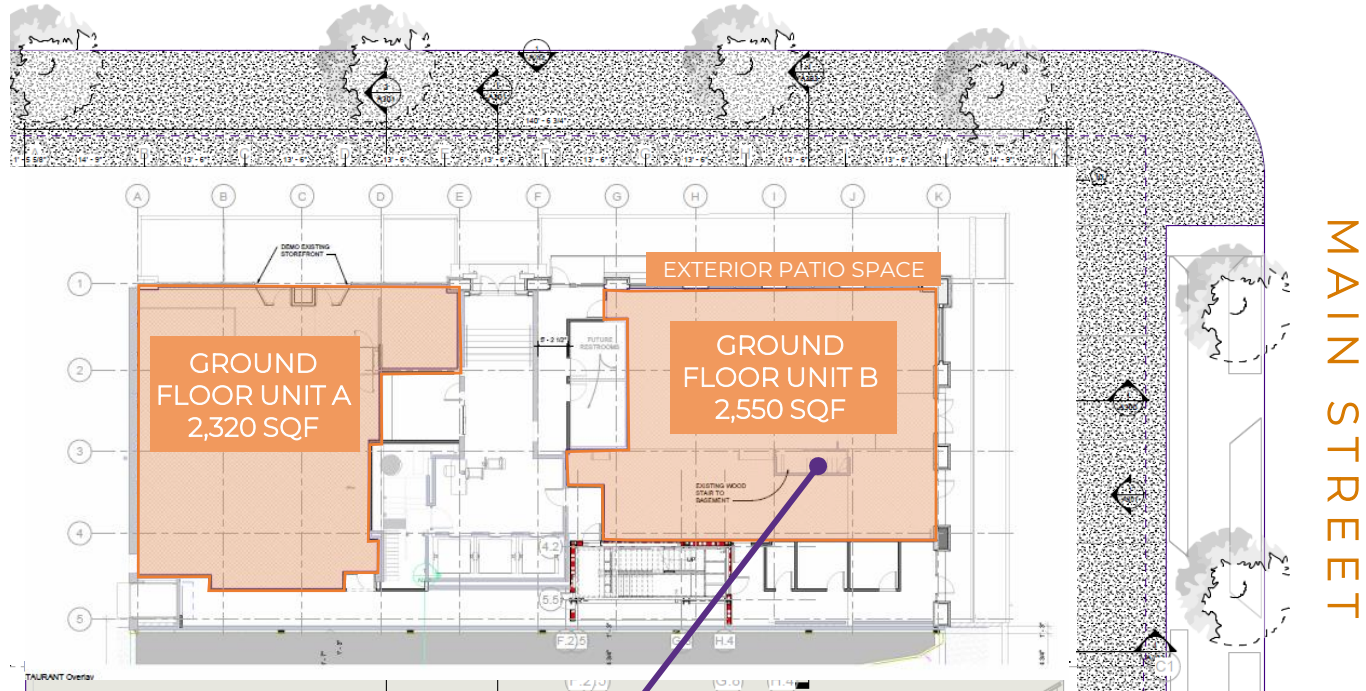
PULASKI

PROPERTY HIGHLIGHTS

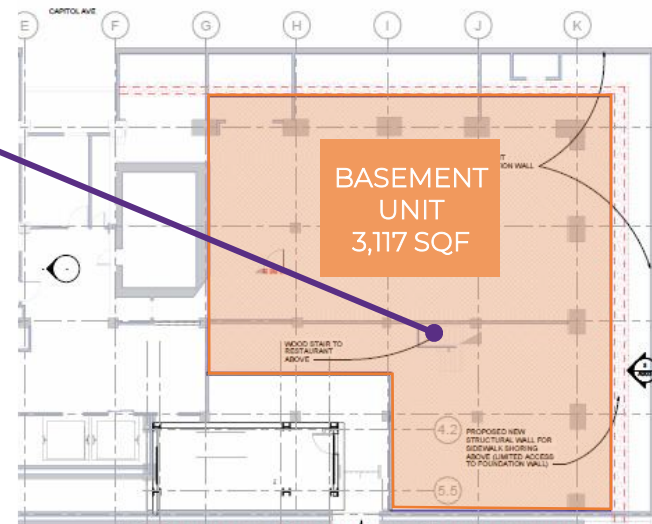
- Built in 1909 as the “State Bank Building,” it was designed by George Richard Mann, the designer of the State Capitol.
- The \$35m redevelopment will be home to the Arkansas Attorney General Office - consisting of 160+ full-time employees.
- Centrally located in Downtown Little Rock with convenient access to the River Market District, Main Street Creative Corridor and the Financial District.
- The space is suitable for a variety of uses, including but not limited to food & beverage, general retail and more.
- Opportunity for each space to be leased together or separately.



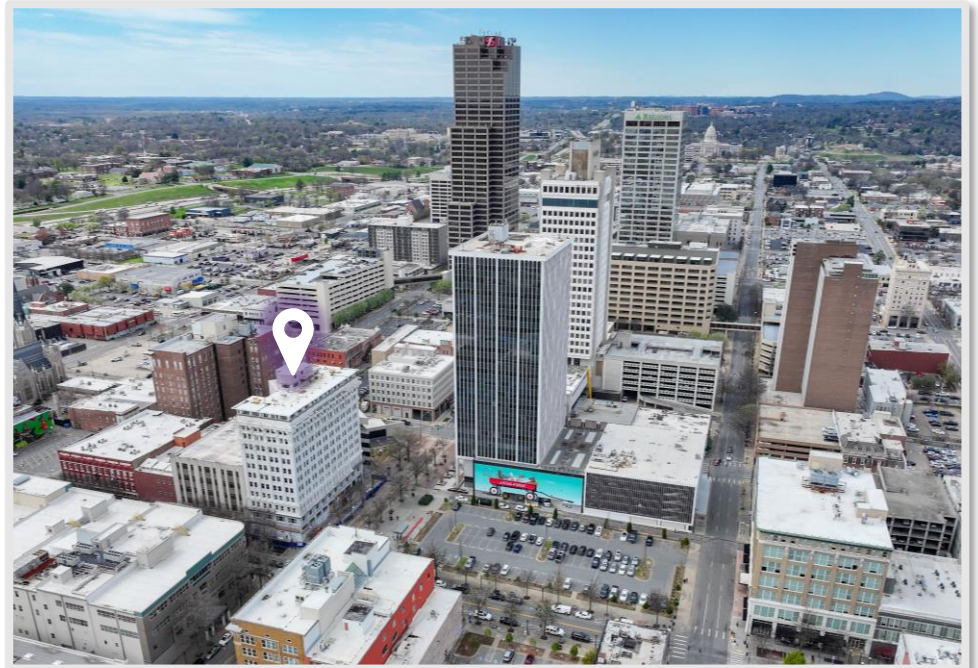
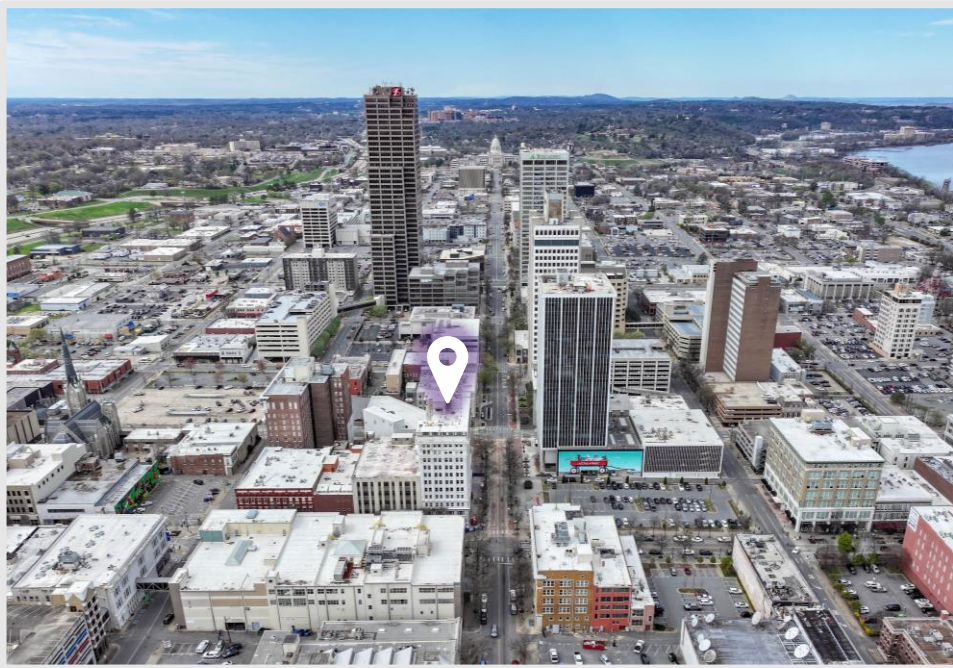
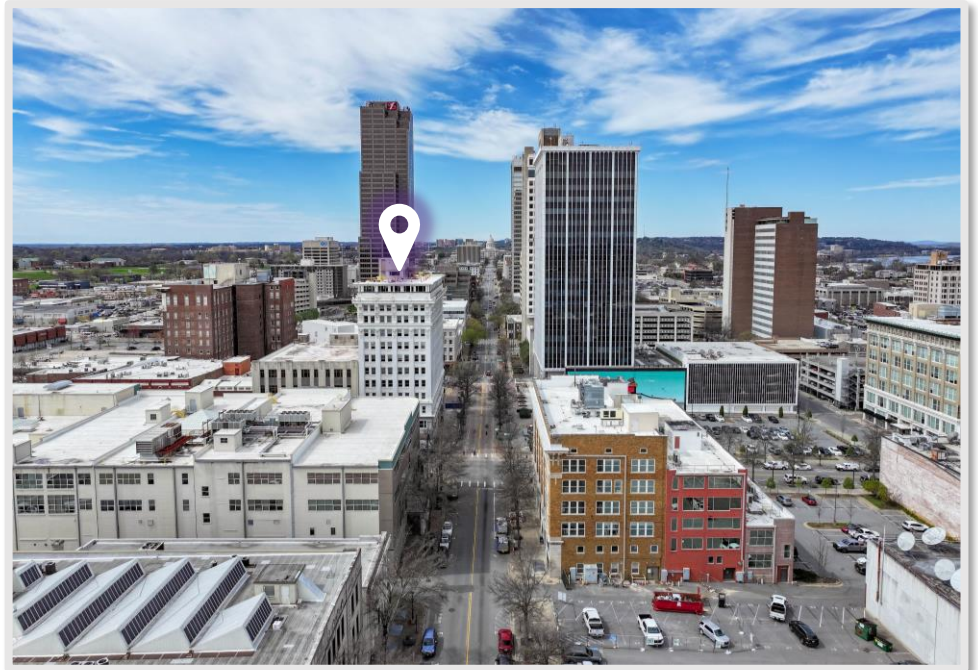
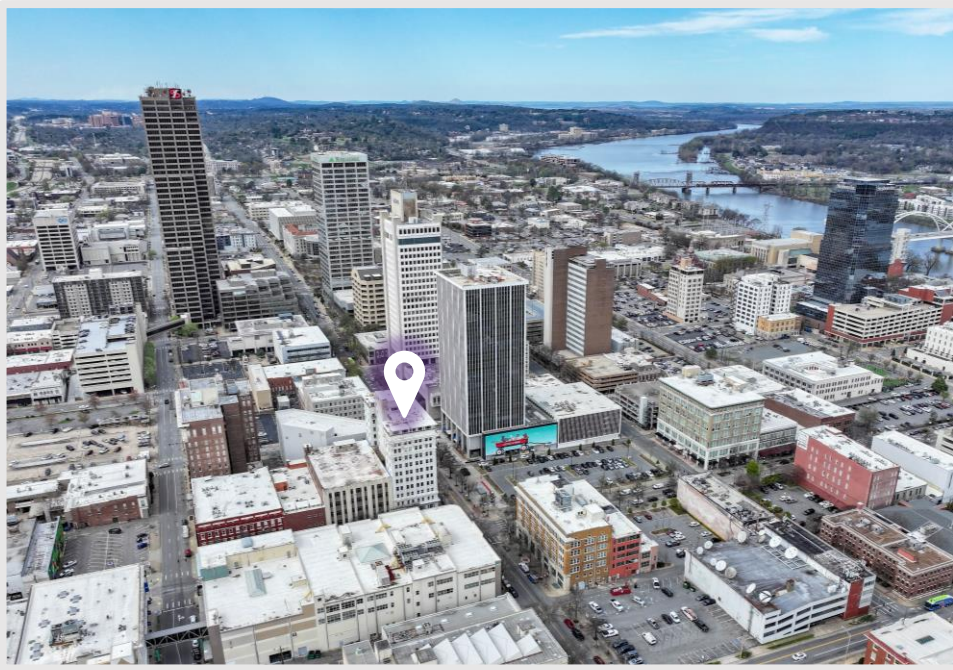
CAPITOL AVENUE

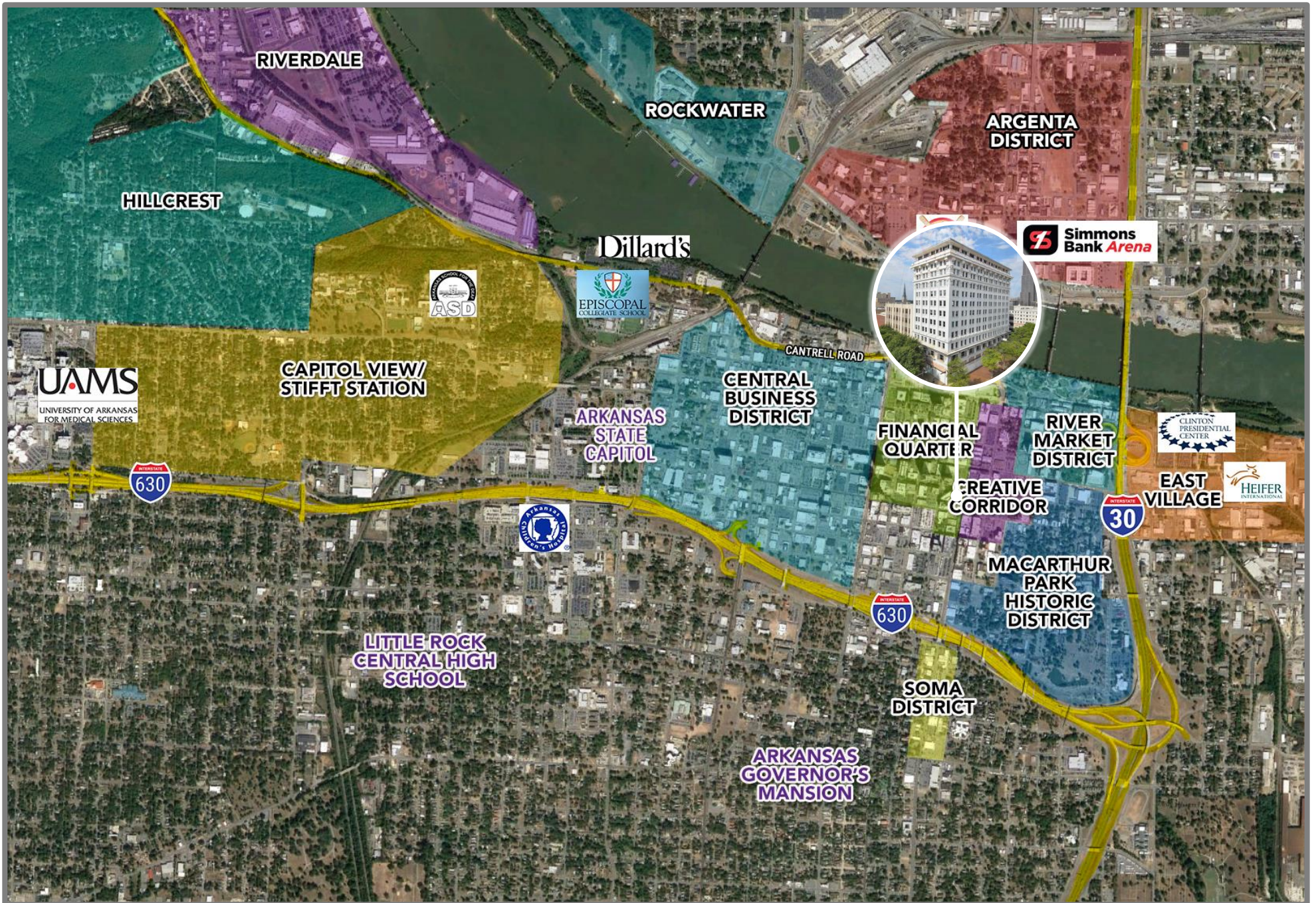


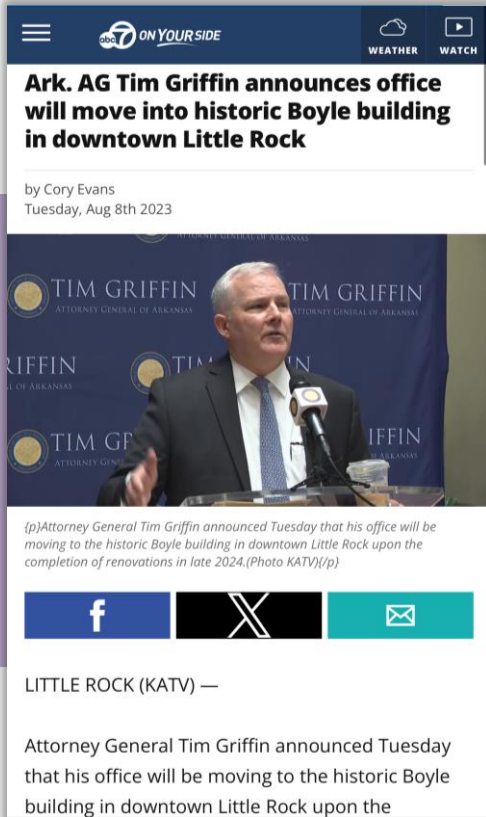
CONNECTING
STAIRWAY











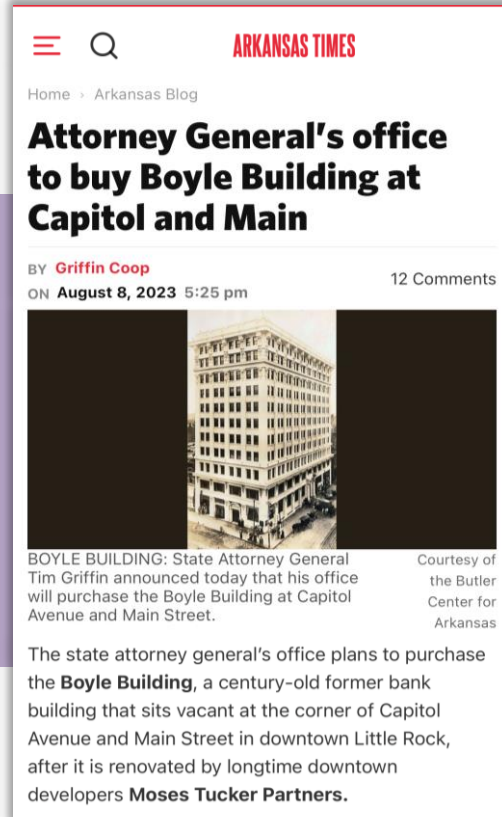
Ark. AG Tim Griffin announces office will move into historic Boyle building in downtown Little Rock

by Cory Evans
Tuesday, Aug 8th 2023

(p)Attorney General Tim Griffin announced Tuesday that his office will be moving to the historic Boyle building in downtown Little Rock upon the completion of renovations in late 2024.(Photo KATV)/p

LITTLE ROCK (KATV) —

Attorney General Tim Griffin announced Tuesday that his office will be moving to the historic Boyle building in downtown Little Rock upon the



Attorney General's office to buy Boyle Building at Capitol and Main

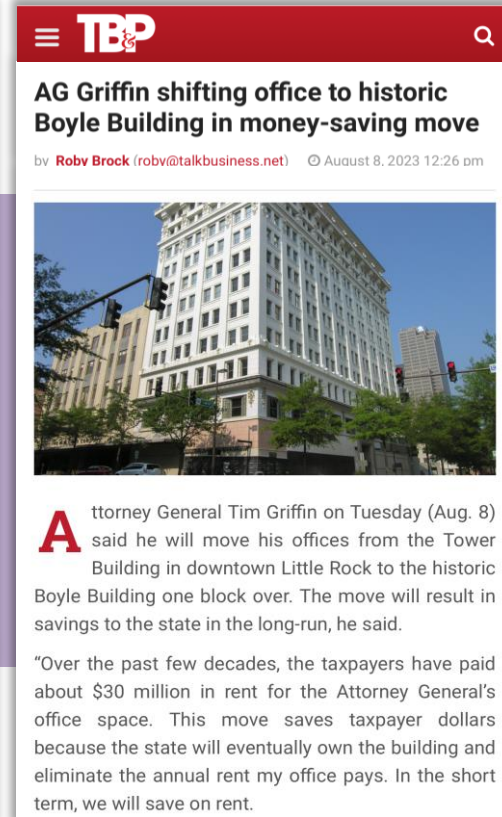
Home > Arkansas Blog

BY **Griffin Coop** ON **August 8, 2023** 5:25 pm 12 Comments

BOYLE BUILDING: State Attorney General Tim Griffin announced today that his office will purchase the Boyle Building at Capitol Avenue and Main Street.

Courtesy of the Butler Center for Arkansas

The state attorney general's office plans to purchase the **Boyle Building**, a century-old former bank building that sits vacant at the corner of Capitol Avenue and Main Street in downtown Little Rock, after it is renovated by longtime downtown developers **Moses Tucker Partners**.

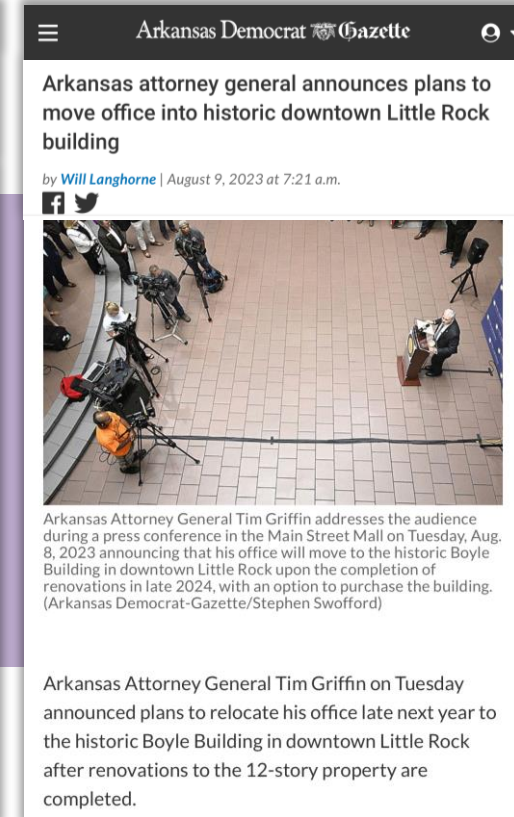


AG Griffin shifting office to historic Boyle Building in money-saving move

by **Robv Brock** (robv@talkbusiness.net) August 8, 2023 12:26 pm

Attorney General Tim Griffin on Tuesday (Aug. 8) said he will move his offices from the Tower Building in downtown Little Rock to the historic Boyle Building one block over. The move will result in savings to the state in the long-run, he said.

"Over the past few decades, the taxpayers have paid about \$30 million in rent for the Attorney General's office space. This move saves taxpayer dollars because the state will eventually own the building and eliminate the annual rent my office pays. In the short term, we will save on rent.



Arkansas attorney general announces plans to move office into historic downtown Little Rock building

by **Will Langhorne** | August 9, 2023 at 7:21 a.m.

Arkansas Attorney General Tim Griffin addresses the audience during a press conference in the Main Street Mall on Tuesday, Aug. 8, 2023 announcing that his office will move to the historic Boyle Building in downtown Little Rock upon the completion of renovations in late 2024, with an option to purchase the building. (Arkansas Democrat-Gazette/Stephen Swofford)

Arkansas Attorney General Tim Griffin on Tuesday announced plans to relocate his office late next year to the historic Boyle Building in downtown Little Rock after renovations to the 12-story property are completed.

 Click an image to read the corresponding article

LITTLE ROCK, AR



Little Rock is the capital and most populous city in Arkansas, as well as the county seat of Pulaski County. The city is considered where “America Comes Together,” boasting 40% of the nation’s population and buying power within a 550-mile radius of the city center.

The Central Arkansas region experienced a significant growth in population over the past decade due to the three major universities that call the area home, a growing technology sector and a variety of government-and business-related industries. Little Rock is recognized as a *Forbes* Top 200 “Best Places for Business and Careers.” Simultaneous to the population growth, Central Arkansas’s tourism industry is booming, with 10 million+ visitors flocking to the region each year.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	42,823	112,886	289,439
Households	20,474	51,552	130,418
Average Age	40.8	40.1	39.7
Average Household Income	\$74,039	\$81,178	\$85,649
Businesses	3,561	6,648	13,013

**Demographic details based on property location*

Little Rock

HEADQUARTERS

200 River Market Ave

Suite 300

Little Rock, AR 72201

501.376.6555

Bentonville

BRANCH OFFICE

805 S Walton Blvd

Suite 690

Bentonville, AR 72712

479.271.6118

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