

# REGIONS CENTER



OFFERING SUMMARY



**400 W CAPITOL AVE**  
**LITTLE ROCK, ARKANSAS**

REGIONS CENTER OFFICE TOWER





## THE OFFERING

Jones Lang LaSalle (“JLL”) is pleased to present the rare opportunity to acquire Regions Center (“the Property”) located within the thriving downtown district of Little Rock, Arkansas. Built in 1975 and renovated in 2005, the 556,875 square foot, 30-floor Class A office tower is one of the most iconic office buildings in the state. The property’s location is further validated by abundant nearby retail, restaurants and walkable amenities for daytime employees, as well as its proximity to the Clinton National Airport.

With limited new supply underway in the CBD, robust economic fundamentals, and multiple corporate users headquartered in Little Rock, the acquisition of Regions Center is one of the most exciting value-add opportunities in the Southeast. As the former regional headquarters for Regions Bank, the property possesses corporate headquarter building attributes and affords a prospective buyer the opportunity to reposition the asset at well below replacement costs and competitively lease an already established landmark building.

The seller is the bankruptcy estate of NNN 400 Capitol Center 16 LLC, et als., Case No. 16-12728 (JTD) (Bankr. D. Del)





## INVESTMENT HIGHLIGHTS

### **CORPORATE HQ BUILDING FEATURES**

FORMER HQ FOR REGIONS BANK

### **VALUE-ADD OPPORTUNITY**

ABILITY TO REPOSITION THE ASSET AT WELL BELOW REPLACEMENT COST, IMPROVE OCCUPANCY AND PUSH RENTS

### **30-FLOOR CLASS A OFFICE TOWER**

PANORAMIC VIEWS IN ALL DIRECTIONS

### **EXCELLENT DOWNTOWN POSITION**

SUPERIOR LOCATION WITHIN A MINUTE'S DRIVE TO THE CLINTON NATIONAL AIRPORT

### **PREMIER ON-SITE AMENITIES**

CONFERENCE CENTER, FITNESS CENTER, AND F&B OPTIONS

### **5 MINUTES FROM ARKANSAS STATE CAPITOL**

12 MINUTES FROM CLINTON NATIONAL AIRPORT; DIRECT ACCESS TO SH-708; PROXIMATE TO I-630 & I-30; IMMEDIATE ACCESS TO A VARIETY OF RESIDENTIAL NEIGHBORHOODS

# THE ASSET

400 WEST CAPITOL AVE  
LITTLE ROCK, ARKANSAS 72201

556,875  
SQUARE FEET

57%  
OCCUPANCY

82,000 SF  
CONTIGUOUS SPACE

1975 / 2005  
YEAR BUILT / RENOVATED

2.25 / 1,000 SF  
PARKING RATIO

30  
STORIES





# KEY BUILDING SYSTEMS OVERVIEW

TYPE	DETAIL
<b>Roof</b>	<ul style="list-style-type: none"><li>» 2020 - 2nd and 30th floor completed new membrane.</li><li>» 2021 - 3rd floor completed new foam.</li></ul>
<b>HVAC</b>	<ul style="list-style-type: none"><li>» Varies inside the building with most systems from the 1980s and others from 2010 and 2021.</li><li>» Cooling towers are from the 1980s.</li><li>» Chillers are 2007.</li></ul>
<b>Elevators</b>	Original
<b>Life Safety</b>	Varies in age
<b>Parking</b>	The parking ratio is 2.25 / 1,000 SF. The parking deck was constructed in 1974 and has seven parking levels plus a ground level and basement.



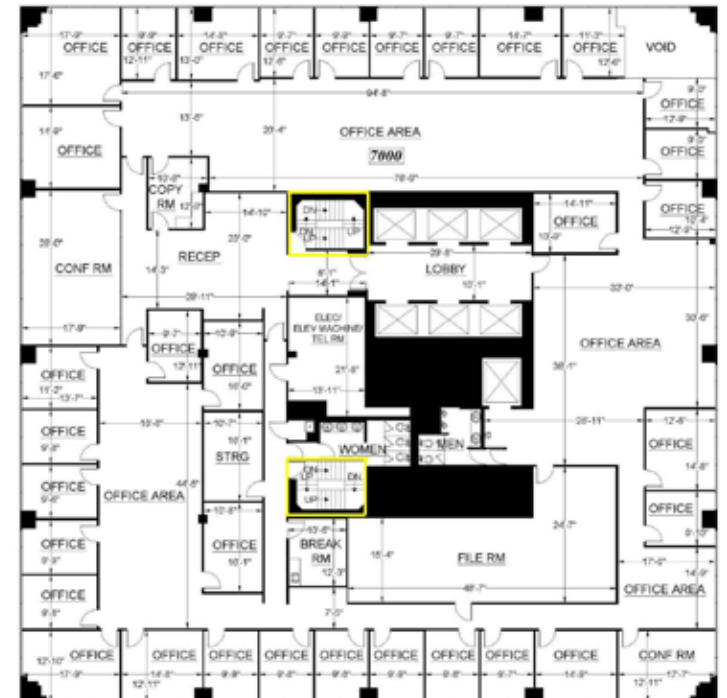
# FLOOR PLANS



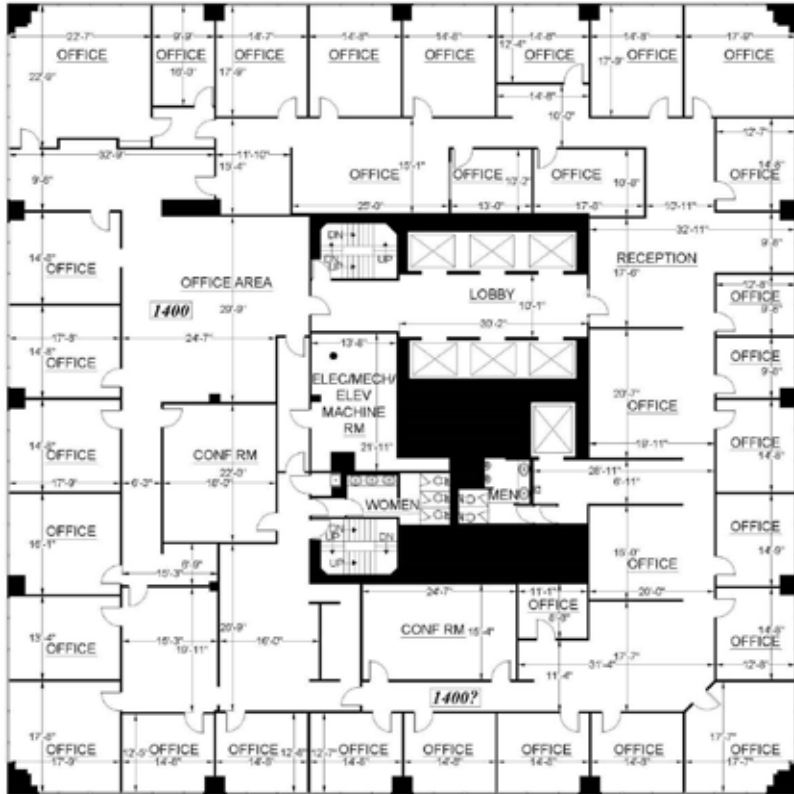
3RD FLOOR



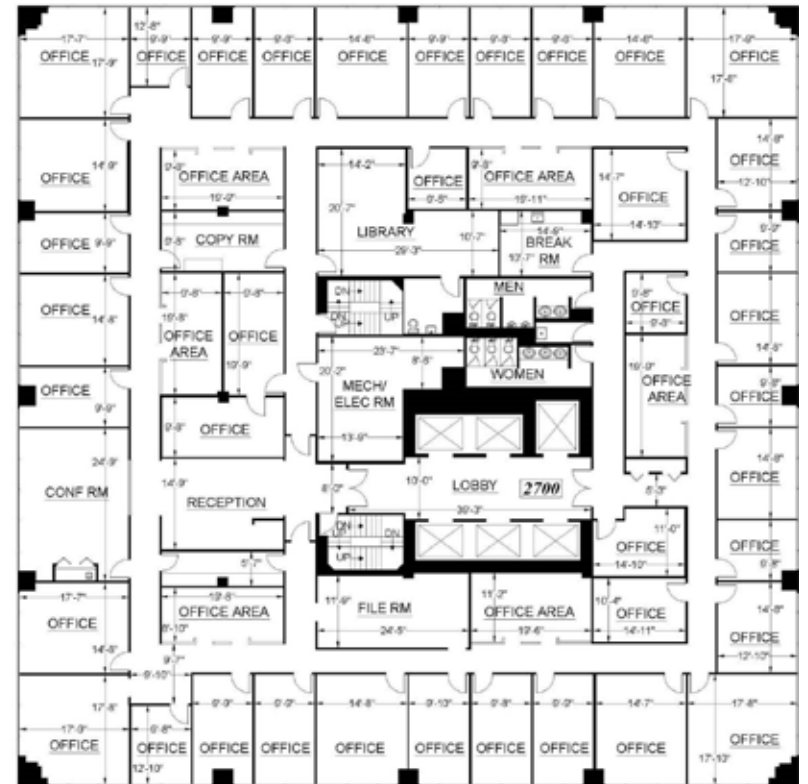
7TH FLOOR



# FLOOR PLANS



14TH FLOOR



27TH FLOOR





**Arkansas River Trail**

The 17-mile trail is the region's premier outdoor recreational trail



**Bill and Hillary Clinton National Airport**

10 minutes from the property and serves 2.6mm passengers annually



The lifeblood of Little Rock's Downtown

**The Clinton Presential**



**Center**

148,000 SF museum, archives, educational and research facility



**MacArthur Park**

36-acre green space in the heart of downtown Little Rock







### Food Trucks

Foodies, businesspeople, and locals gather daily for downtown's food truck offering and the famous Main Street Food Truck Festival



## REGIONS CENTER IS IN THE HEART OF LITTLE ROCK'S FLOURISHING



Arkansas River

REGIONS CENTER

# SUPERIOR QUALITY OF LIFE

## RIVERDALE NEIGHBORHOOD

**\$82,232**

**2020 AVERAGE  
HOUSEHOLD INCOME**



**\$489,583**

**2020 MEDIAN  
HOME VALUE**

## SHERRILL HEIGHTS NEIGHBORHOOD

**\$172,675**

**2020 AVERAGE  
HOUSEHOLD INCOME**



**\$703,373**

**2020 MEDIAN  
HOME VALUE**

## COST OF LIVING

**LITTLE ROCK'S 2020  
HOUSING COSTS WERE**

**\$143,000**



**COMPARED TO THE  
NATIONAL AVERAGE OF**

**\$227,000**



## THE ARKANSAS RIVER TRAIL

The River Trail has access to over 17 miles of river views that encompasses both the southern and northern banks of the Arkansas River connected by five pedestrian and bicycle bridges, the only city in the US with such an accolade.

## THREE EXCEPTIONAL GOLF COURSES

- » Country Club of Little Rock (Private)
- » War Memorial Park Golf Course (Public)
- » Rebsamen Park Golf Course (Public)



## HOSPITALS

- » Arkansas Children's
- » UAMS Medical
- » CHI St. Vincent
- » Baptist Health

# WHY LITTLE ROCK?



LITTLE ROCK IS THE CAPITAL AND MOST POPULOUS CITY IN ARKANSAS



LITTLE ROCK IS SITUATED AT THE CROSSROADS OF INTERSTATE 30 AND ONE OF THE MOST HEAVILY USED INTERSTATES, INTERSTATE 40

40% OF THE U.S. POPULATION IS WITHIN A DAY'S DRIVE (550 MILE/880 KILOMETERS)



TWENTY-EIGHT (28) FORTUNE 500 COMPANIES OPERATE WITHIN THE LITTLE ROCK METROPOLITAN STATISTICAL AREA. ONE HUNDRED TWENTY FIVE (125) FORTUNE 500 FIRMS WITH OPERATIONS IN ARKANSAS



LITTLE ROCK UNEMPLOYMENT RATE OF 3.3%, SLIGHTLY BELOW THE NATIONAL AVERAGE

# HEADQUARTERS



## TRANSPORTATION

### THE PORT OF LITTLE ROCK:

The Port of Little Rock is the one of the best-connected inland ports in the United States. With access to flood-controlled, ice-free channels, major interstates, class I railways and national runways, Little Rock is a central location that boasts superior connectivity.



Within a mile of the Bill & Hillary Clinton National Airport



Unmatched access to Interstates 30 and 44



Dual rail access to both Union Pacific and Burlington Northern Santa Fe railroads

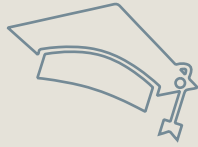


Nine-foot, year-round, ice-free channel

## BAPTIST HEALTH MEDICAL CENTER

Baptist Health has more than 175 points of access including seven Arkansas hospitals, rehabilitation facilities, family clinics, therapy and wellness center. It is the third largest employer in Little Rock with over 7,300 employees.





## MAJOR UNIVERSITIES

Little Rock has two major universities that are part of the University of Arkansas system – the University of Arkansas at Little Rock and the University of Arkansas for Medical Sciences



- » Fall 2019 enrollment of 9,579
- » 100 Programs of Study
- » 15 to 1 student-to-faculty ratio



- » 2,700 students in six academic units
- » 870 Medical residents
- » UAMS and its affiliates (Arkansas Children’s Hospital and Central Arkansas Veterans Healthcare System) have nearly a \$5B economic impact per year.



# AWARDS/RANKINGS

## 2nd

**HIGHEST PERCENTAGE** of Manufacturing Employment in the South

Named among the **LEAST POLLUTED** Cities in the US  
– *Realtor.com*

National **LEADING COMPUTER CODING** Initiative

## 9th

**LOWEST COST** of Doing Business  
– *CNBC*

Little Rock comes in at **#8** in **JOB GROWTH** out of the 10 best cities for quality of life  
– *Nerdwallet*

**BEST VALUE** American Destination  
– *Trivago.com*

# REGIONS CENTER

## FOR GENERAL PROPERTY INFORMATION

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## FOR DEBT INFORMATION

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