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by David Smith

## Company pays \$4.5M for 50,000-square-foot building in west Little Rock



PHOTO BY JOHN SYKES JR

The Sedgwick Building in west Little Rock was described as “a quiet office setting near retailers, restaurants, banks and more.”

Woodmont Hardin, a New York limited liability company, invested \$4.5 million this month to buy the Sedgwick Building in west Little Rock.

The building, at 400 Hardin Road off Financial Centre Parkway, has almost 50,000 square feet of office space. Tenants include the Arkansas Bank Department. It was built in 1995.

The seller, Responsive Education Solutions, a Lewisville, Texas, nonprofit corporation, was represented by Mason Lewis and Dickson Flake of Colliers International Arkansas and Alan Tegethoff with the Doyle Rogers Co.

The buyer, Woodmont Hardin, represented itself in the transaction.

Other tenants in the building include Schindler Elevator Corp., Pinnacle Pointe outpatient clinic, Memphis Pathology Laboratory and the Ouachita Business Association.

“This sale was a win for all parties involved,” Lewis said. “Sedgwick is a solid, value-add office building located in the middle of Little Rock’s largest trade area.”

The office building has a traffic signal access to a cul-de-sac, Lewis said.

“The property provides a quiet office setting near retailers, restaurants, banks and more,” Lewis said. “It’s a great place to do business.”

Colliers International Arkansas will provide property management services for the new owner.

The building appraised for \$3.9 million last year. It last sold for \$3.9 million in 2014.

Robert Davison, chief operating officer of Responsive Education Solutions, signed the deed.

Woodmont Hardin took out a 20-year loan for \$4 million from FNBC Bank in Ash Flat.

Tice Brown incorporated Woodmont Hardin in December. Brown also signed the mortgage.