



509 W SPRING ST
FAYETTEVILLE, AR

FOR LEASE

Metro District

OFFERING

509 W SPRING ST | FAYETTEVILLE, AR

LEASE RATE:	\$22.50/SF (NNN) - Triple nets estimated at \$4.50/SF
AVAILABLE OFFICE SPACE:	4,700 SF Available Q1 of 2025
PROPERTY TYPE:	Office
LOCATION:	Downtown Fayetteville Cultural Arts Corridor
PARKING:	On Street and 4 reserved under podium

FEATURES

- Located in downtown Fayetteville just south of Dickson Street in the Entertainment District
- Within "ORA" – Fayetteville's Outdoor Refreshment Area
- Besides Fayetteville Hotel project
- 2nd generation office space ready for move in





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Genesis Commercial proudly presents this 2nd generation office space within the Metro District in downtown Fayetteville. Positioned at the corner of Spring St & West Ave, this location offers easy access to Dickson St, The Square, Fayetteville Public Library, and the University of Arkansas, with just a short walk to the Razorback Greenway.

The Metro District is a mixed-use development featuring apartments above retail & office spaces. With top-notch "Class A" finishes, convenient walkability, and an abundance of downtown lifestyle amenities, this space is ideal for a company wanting a modern office in a downtown setting.



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INTERIOR PHOTOS

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The space has abundant natural light and modern finishes to create a welcoming office environment for anyone looking for a downtown Fayetteville presence in the heart of the entertainment district. Signage & Parking included, contact agents for more details.



www.geniscre.com

FLOOR PLAN

509 W SPRING ST | FAYETTEVILLE, AR





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