

# Downtown Fayetteville Sublease

Fayetteville, AR

2 N College Ave  
Fayetteville, AR 72701  
[www.cbre.us/fayetteville](http://www.cbre.us/fayetteville)

Rate: \$22.50/SF + Utilities



## Downtown Fayetteville Office Space

2 N College Ave | Fayetteville, AR 72701

For Sublease

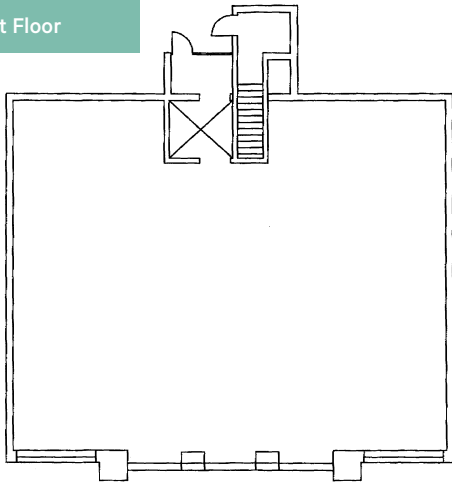
# Office Details

## Property Information

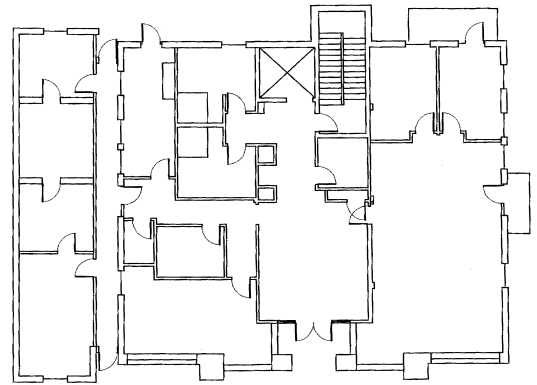
- + Space Available:  $\pm 14,644$  SF
  - 1st Floor:  $\pm 3,066$  SF
  - 2nd Floor:  $\pm 4,486$  SF
  - 3rd Floor:  $\pm 3,546$  SF
  - 4th Floor:  $\pm 3,546$  SF
- + Rate: \$22.50/SF + Utilities
- + Sublease through July 31, 2027
- + Prime Downtown Fayetteville Location
  - 103' of College Ave Frontage (24,000 VPD)
  - 4 min / 0.8 miles to the University of Arkansas
  - Next door to the Washington County Courthouse
- + 30 Dedicated Parking Spaces
- + Furniture Negotiable



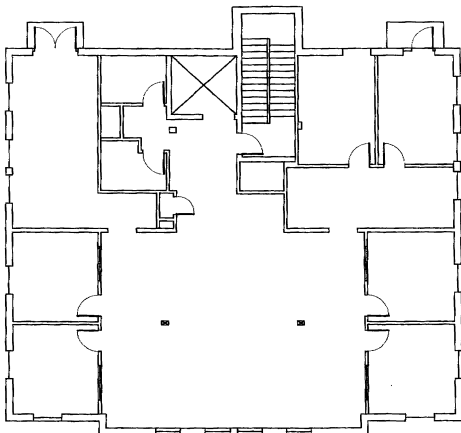
1st Floor



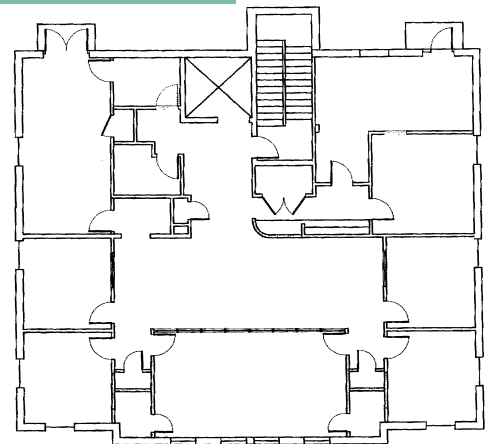
2nd Floor



3rd Floor



4th Floor

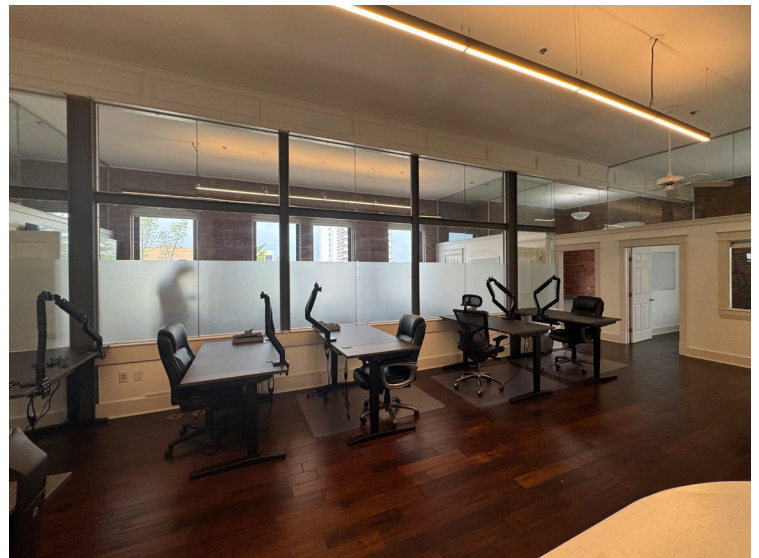
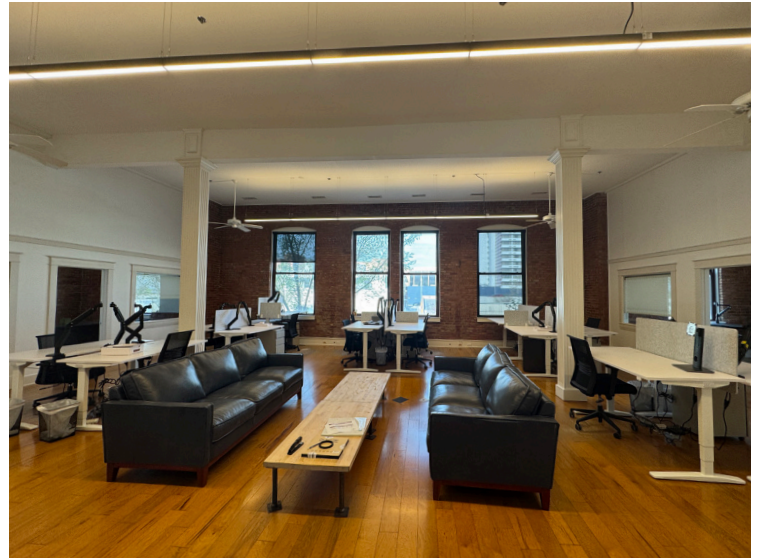




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# Interior Photos

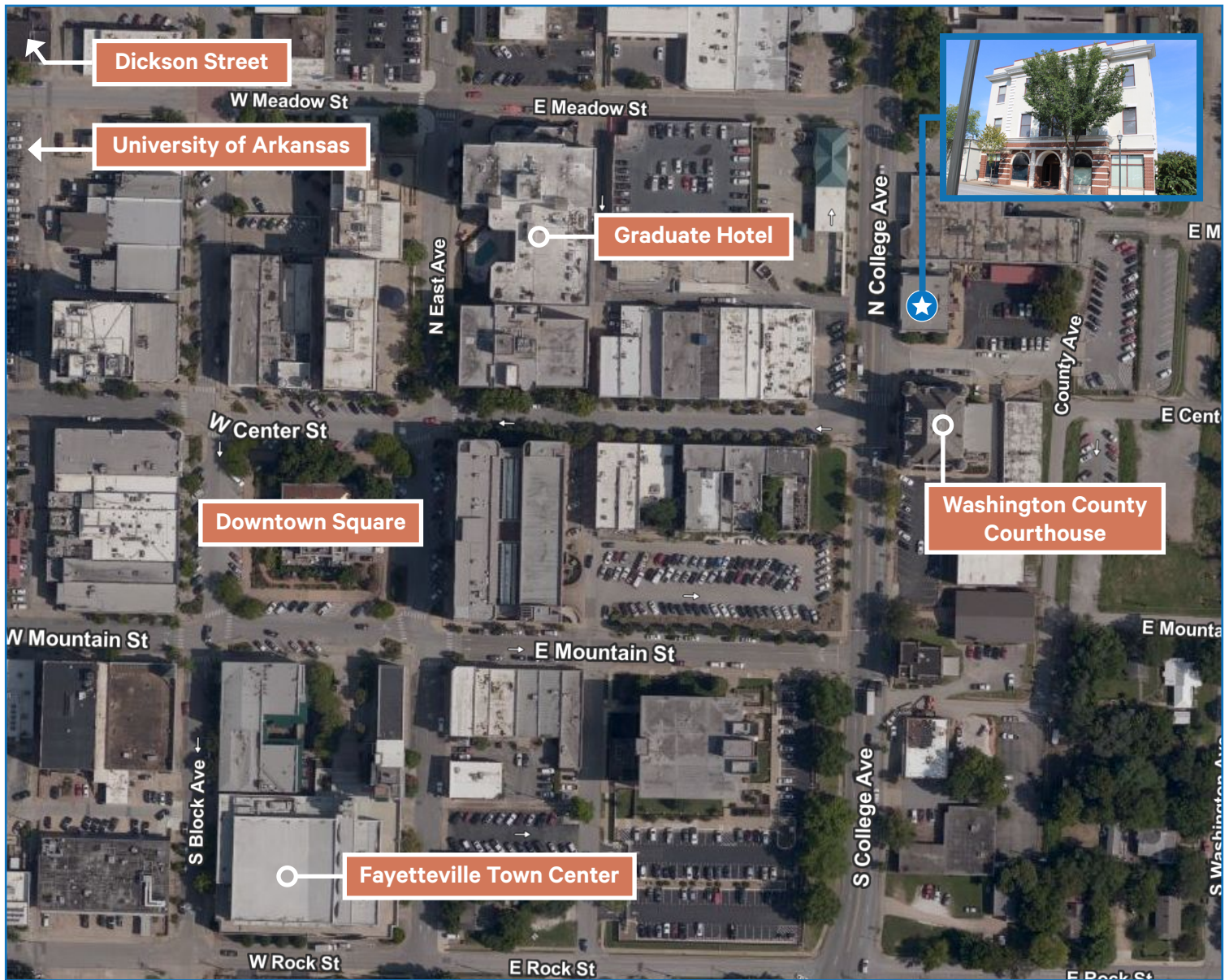




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## Contact Us

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