



## 310 W Dickson Street | Fayetteville

A unique opportunity to lease Dickson Street office where The University of Arkansas campus meets Historic Downtown Fayetteville. Near several area attractions including the highly anticipated Civic Plaza with The Ramble, Cultural Arts District with five-story parking deck and retail, the Walton Art Center, Razorback Greenway trail system and George's Majestic Lounge.

Surrounding the property you will find a high-density population filled with student housing communities to support the 32,000+ students enrolled at The University of Arkansas just steps away.

Dickson Street has undergone a major revitalization with renovations on historical buildings, newly attractive local businesses such as Tin Roof and Atlas, along with re-gentrification of surrounding parks, restaurants and trails. The downtown Fayetteville corridor continues to impress visitors from near and far.

Up to  
**2,328**  
square feet  
available

**FOR LEASE**

**\$29.50**  
PSF MG

### **John Rowland**

Brokerage | Arkansas  
+1 501 804 2514  
john.rowland@colliers.com

### **Alan W. Cole, CCIM**

Principal & Executive VP | Arkansas  
+1 479 644 5849  
alan.cole@colliers.com



3505 S 55th Street, Suite 200  
Rogers, AR 72758  
479 636 9000  
colliers.com/arkansas

# NEIGHBORHOOD

**HISTORIC DOWNTOWN FAYETTEVILLE & DICKSON STREET** serve as the entertainment hub of the region. Dickson Street is lined with unique boutiques, galleries, bars, and restaurants that showcase what Fayetteville has to offer. Experience the vibrant sounds of the city at various venues featuring live music nearly every night. Whether you prefer dancing or playing pool, there's something to suit everyone's tastes.

Fayetteville also ensures that its entertainment district thrives during the day. Spend your morning exploring the Dickson Street Bookshop, enjoy a leisurely lunch on one of the inviting patios, or savor a dessert while strolling through the Downtown Square gardens.



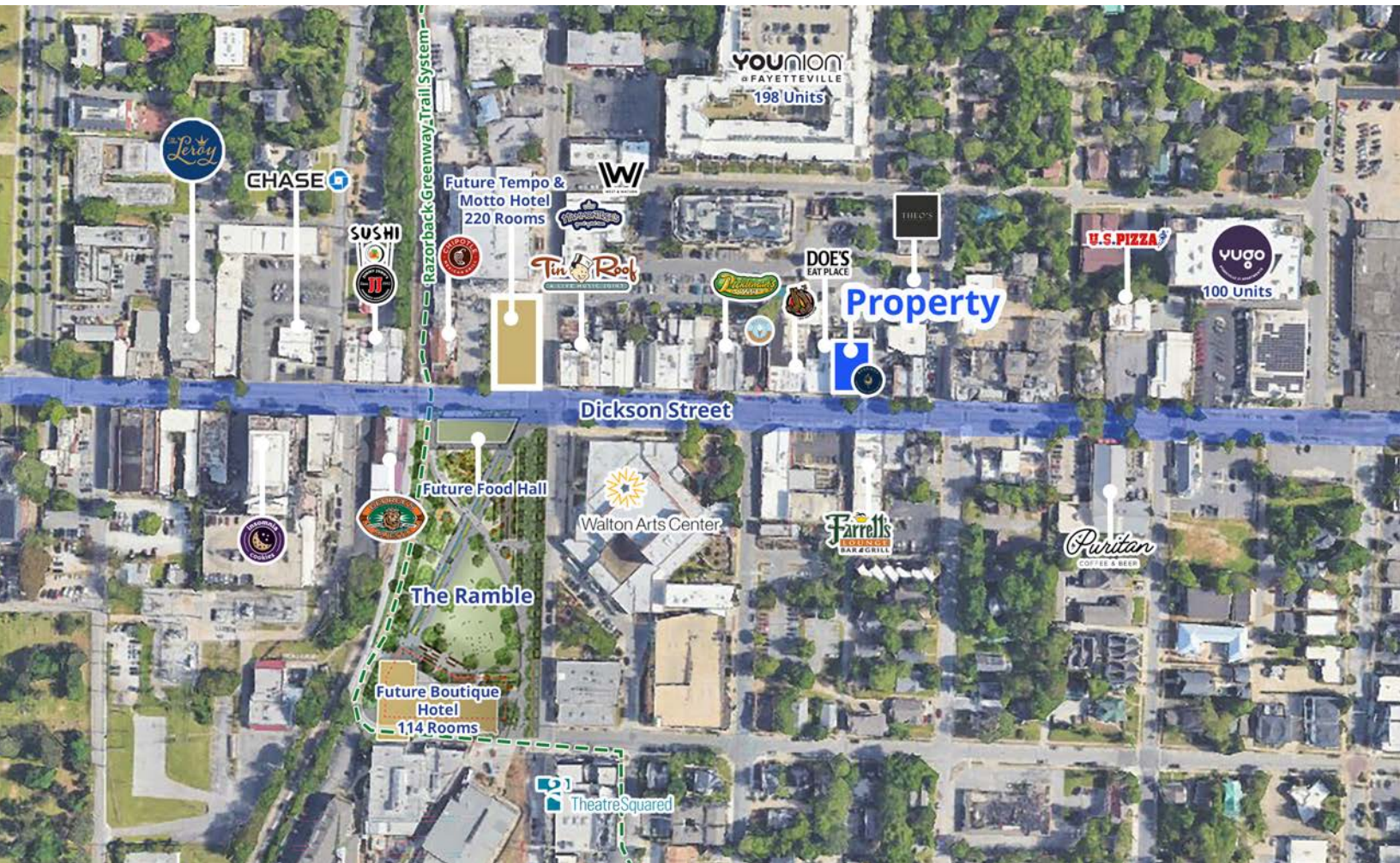
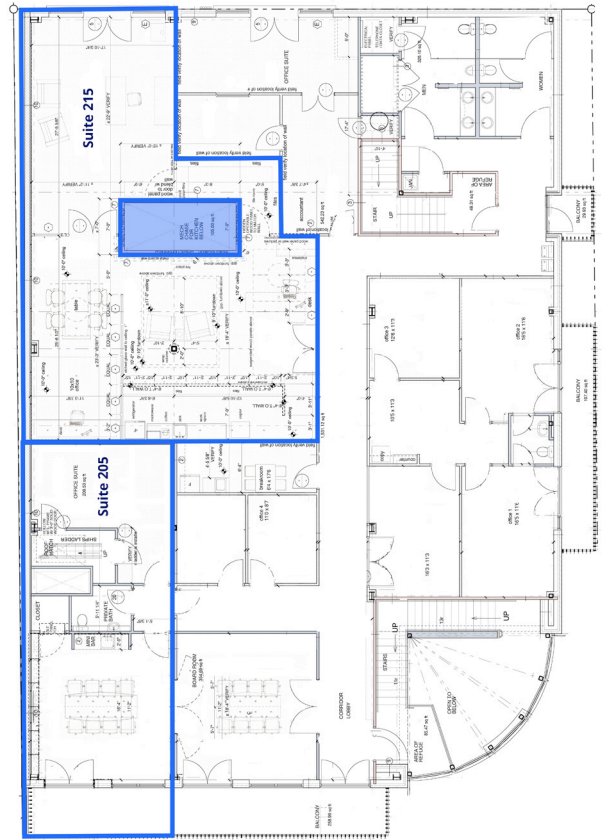
# PROPERTY FEATURES

Located in the heart of the market in Historic Downtown Fayetteville and the University of Arkansas campus on highly-popular Dickson Street

Suite 205 | 797 SF

Suite 215 | 1,531 SF

- Second floor turn-key office space
- Balcony overlooking Dickson Street
- Highly-visible from W Dickson Street
- Quick access to the Razorback Greenway
- Steps from future Tempo Hotel (220 rooms) and Hilton Motto (114 rooms)
- High-barrier of entry in popular submarket
- Walkability Score of 80



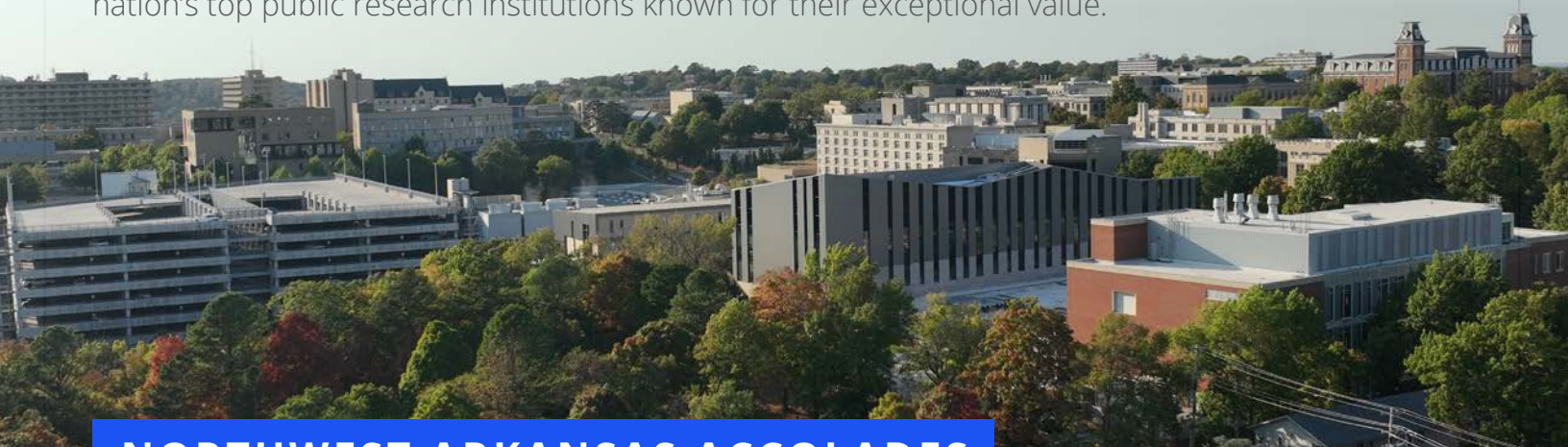
## COMMUNITY

**FAYETTEVILLE** is a vibrant community with a population of 101,858 residents, according to the 2023 Census estimate. As Arkansas's second-largest city, it combines the resources and culture of a bustling urban center with a quality of life that reflects its unique heritage.

The city offers something for everyone, featuring boutique shopping, a diverse dining scene, historic neighborhoods, lively nightlife, and a rich array of live music and fine arts. Fayetteville boasts a nationally recognized public library, a variety of sporting events, community theater, and thousands of acres of parks for activities like fishing and free concerts.

With a robust local economy, an educated workforce, and a loyal customer base, job opportunities in Fayetteville are continually growing. The city is home to the flagship campus of the University of Arkansas, which ranks among the top public research institutions in the country. Additionally, Fayetteville Public Schools excel in both academics and athletics, making the city a great place to live and thrive.

**UNIVERSITY OF ARKANSAS** Founded in 1871, the University of Arkansas comprises 10 colleges and schools that offer over 265 academic programs. With a student body exceeding 32,000, representing all 49 states and more than 100 countries, the university consistently ranks among the nation's top public research institutions known for their exceptional value.



## NORTHWEST ARKANSAS ACCOLADES

**18<sup>TH</sup>**

fastest growing  
metro in America

**100<sup>TH</sup>**

largest metro  
Census estimates

**No. 10**

best places to live in the U.S.  
- U.S. News & World Report

**No. 9**

best-performing  
city - Milken Institute

**No. 10**

in job growth  
- FORBES

**No. 13**

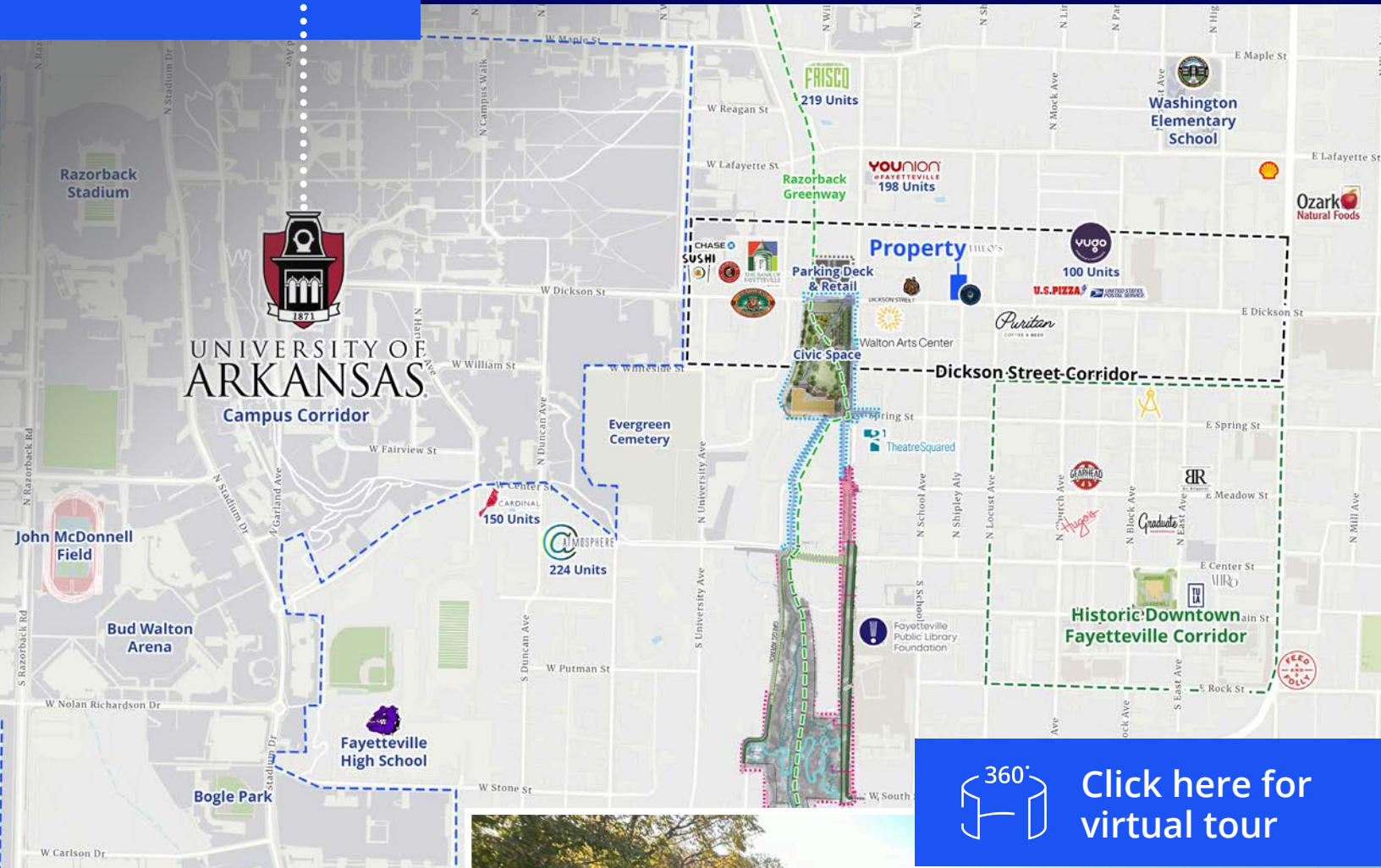
best labor market for small metros  
- Wall Street Journal

# Neighborhood MAP

**32,000+**  
students  
enrolled

## Demographics

	City of Fayetteville	
	2024	2029
Population	101,254	106,571
Average HH Income	\$85,348	\$97,199
No. of Households	42,116	44,583
Median Age	28	29



Click here for  
virtual tour

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[colliers/arkansas.com](http://colliers/arkansas.com)

