

EXECUTIVE OFFICE SPACES FOR LEASE

4220 N CROSSOVER RD

Fayetteville, AR 72701



PROPERTY DESCRIPTION

Two level building with 1 suite available.

Suite 106 is a prime first-floor office space featuring +/- 2,108 SF, ideal for various business needs. This suite includes an open work area, private restroom, and flexible access to a shared conference room. Additional amenities include a storage room, a break room, and a dedicated thermostat for temperature control. The building is also equipped with a generator. Situated along N Crossover Rd which sees approx. 20,000 VPD for added visibility. Tenants responsible for \$250/mo for utilities in addition to the rent rate.

Situated off N Crossover Rd in Fayetteville, AR, this location boasts around 20,000 VPD!

There is plenty of parking in the back and front of the building.

OFFERING SUMMARY

Lease Rate:	\$19.75 SF/yr (MG)
Number of Units:	1
Available SF:	2,108 SF
Building Size:	11,088 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 106	\$19.75 SF/yr	2,108 SF

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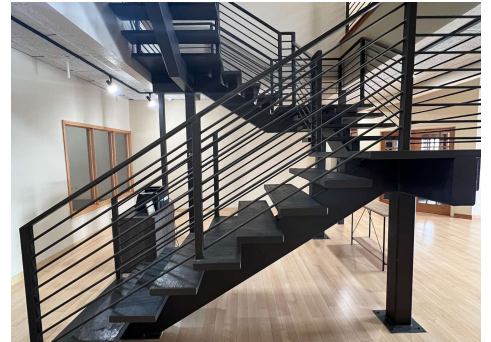
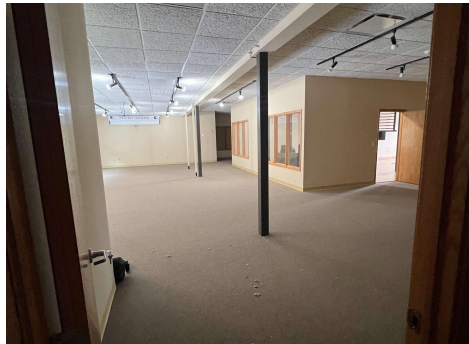
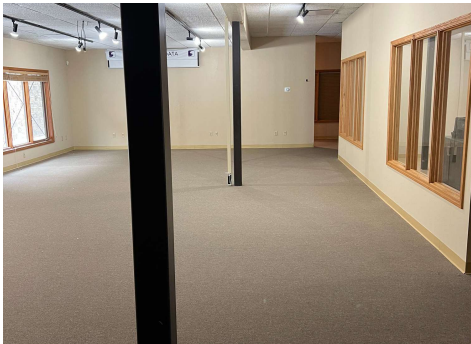
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SUITE 106

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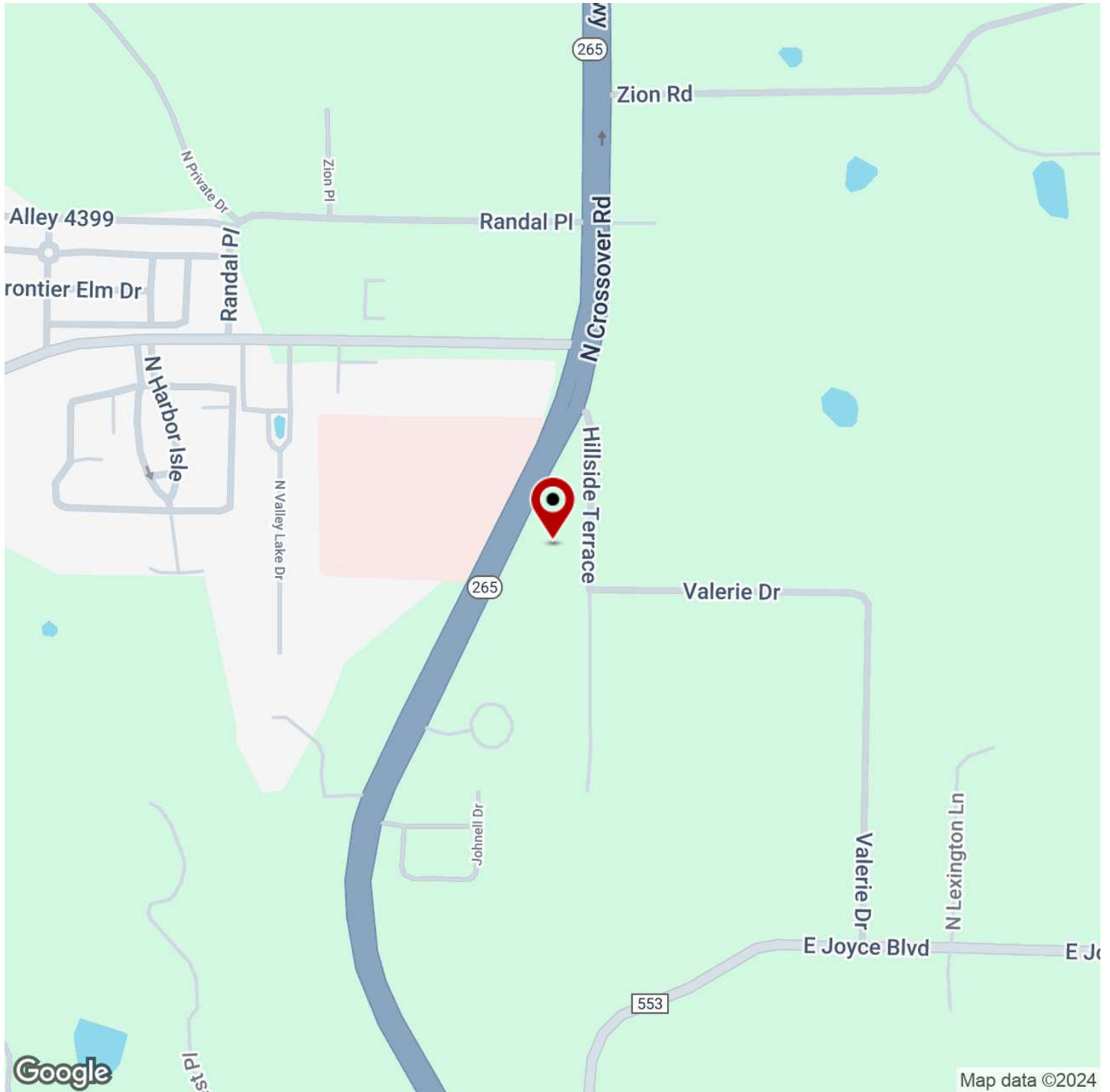
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