

2744 Millennium

OFFICE / MEDICAL CONDOMINIUM

For Sale or Lease



FAYETTEVILLE, AR

CBRE



2744 Millennium

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CBRE is pleased to present 2744 Millennium, a two suite office condominium located in Fayetteville, Arkansas.

Location	2744 E Millennium Drive, Suite 1 & 2 Fayetteville, AR 72703
Sales Price	\$1,320,000
Lease Rate	\$18.00 (NNN)
Available Square Feet	±6,016 SF
Parking Spaces	±36
Year Built	2002
Building Description	Office/Medical Condominium

Property is located in thriving mature neighborhood that has a mix of banks, medical and residential, with quick access to I-49.





PROPERTY HIGHLIGHTS



High visibility with Joyce Blvd frontage - 24,000 VPD ('23)



Flexibility with ability to divide or provide single tenant occupancy



Adjacent to Paradise Valley Golf Course



Located in mature office park with four-lane access to I-49



Building can work for either office or medical uses



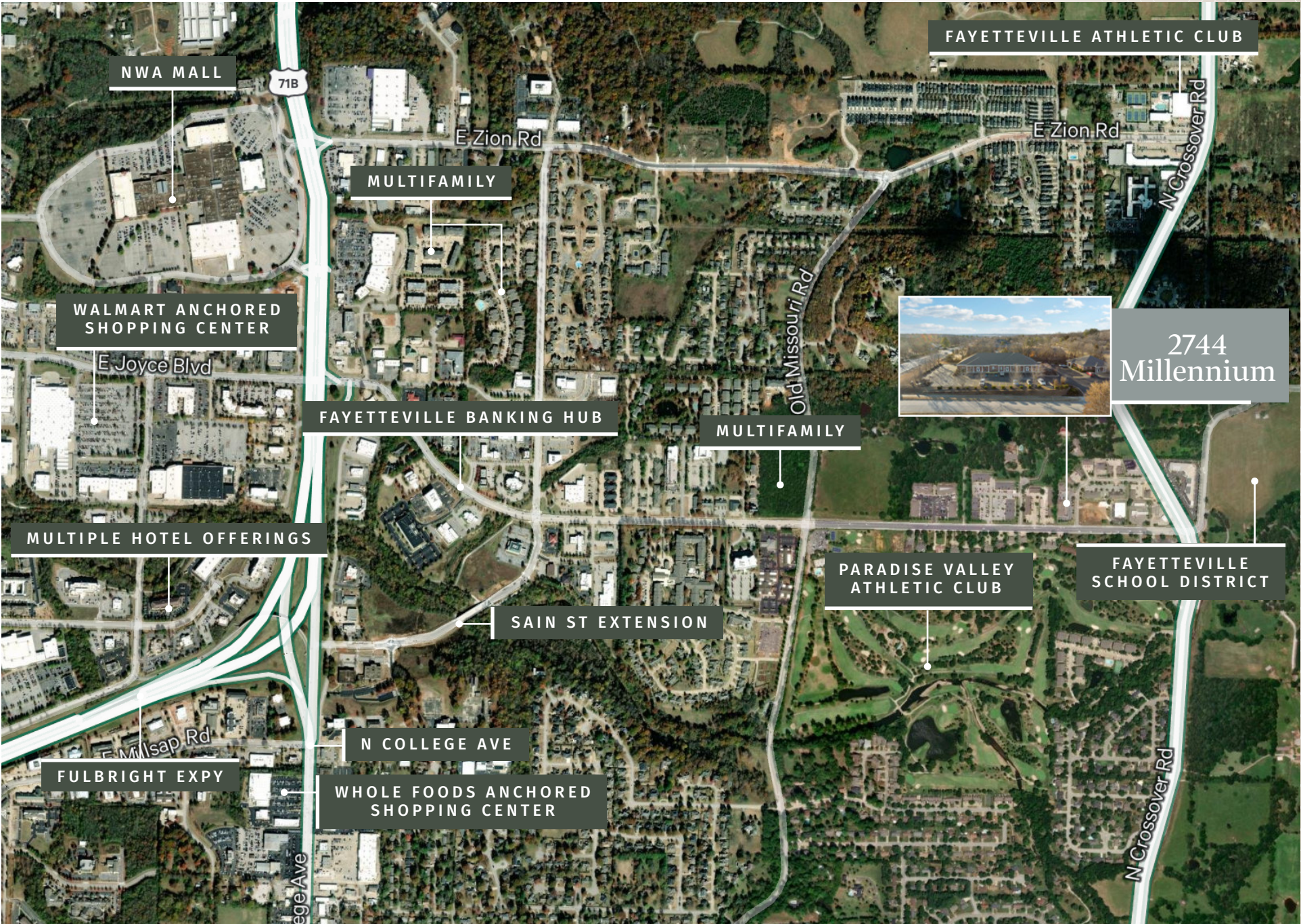
Ownership opportunity

Condominiums are currently set up for Medical use, but could easily be converted to professional office



All Measurements Are Approximate And Are For Informational Purposes Only

SURROUNDING AREA



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