

# 2744 Millennium

OFFICE / MEDICAL CONDOMINIUM

For Sale or Lease



FAYETTEVILLE, AR

CBRE



# 2744 Millennium

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## CONTACT US

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

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

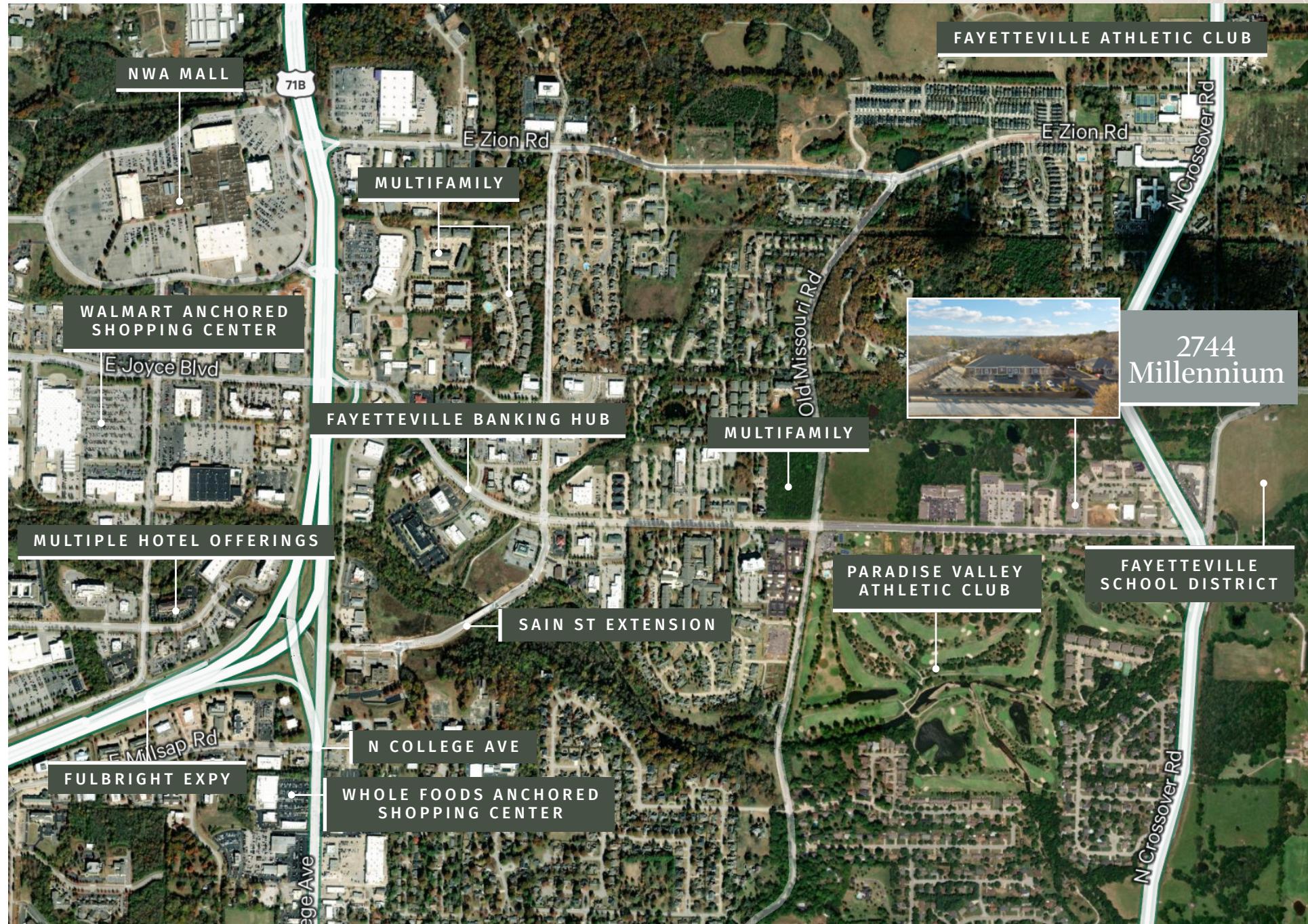
Condominiums are currently set up for Medical use, but could easily be converted to professional office

F L O O R P L A N



All Measurements Are Approximate And Are For Informational Purposes Only

SURROUNDING AREA



SURROUNDING AREA





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