

Downtown Fayetteville

325 N West Ave | Fayetteville, AR



FOR LEASE



PROPERTY HIGHLIGHTS

- 39,000 ± SF Available (Can be demised)
 - Ground Floor - Estimated 5,000 ± SF
 - 7th Floor - 27,000 SF
 - Rooftop included with floor 7 - 7,000 SF (Hospitality Use)
 - Potential expansion to the 6th floor
- Lease Rate:
 - Retail \$33.00/SF NNN with \$35.00 TI - 5 Year Term
 - Office \$35.00/SF MG with \$50.00 TI - 5 Year Term
- Shell space ready for delivery
- Located in the heart of Fayetteville's downtown and within the Cultural Arts Corridor, within walking distance to restaurants, theater and entertainment
- Built to suit space for class A office, retail and residential available atop structured parking

FOR MORE INFORMATION
PLEASE CONTACT:

STERLING HAMILTON
shamilton@sagepartners.com

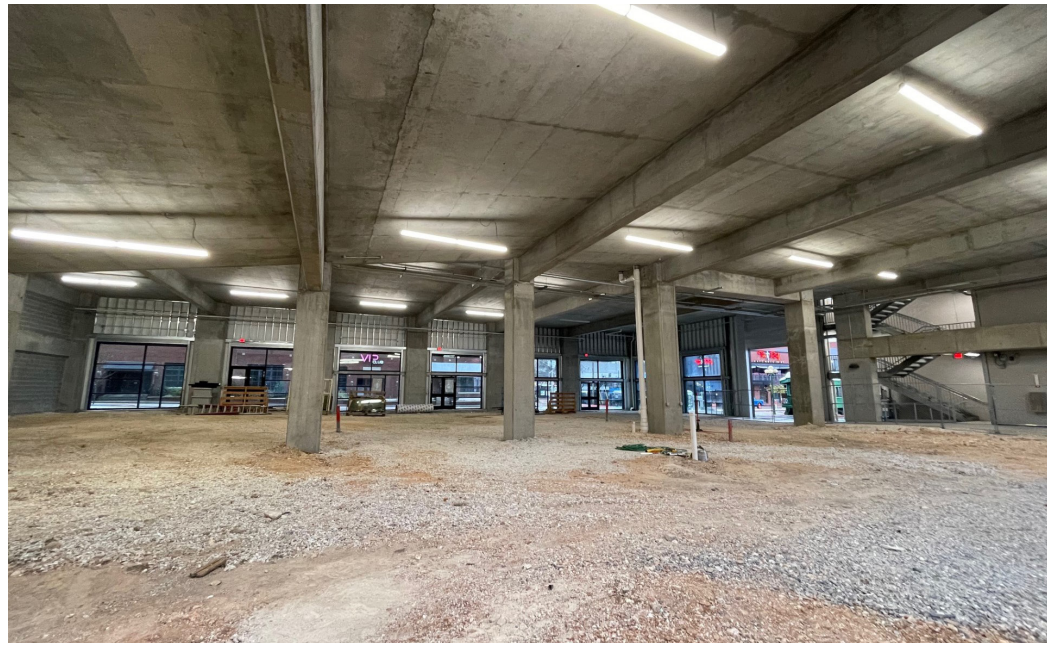
479 845 3000
sagepartners.com

*information deemed reliable but not guaranteed

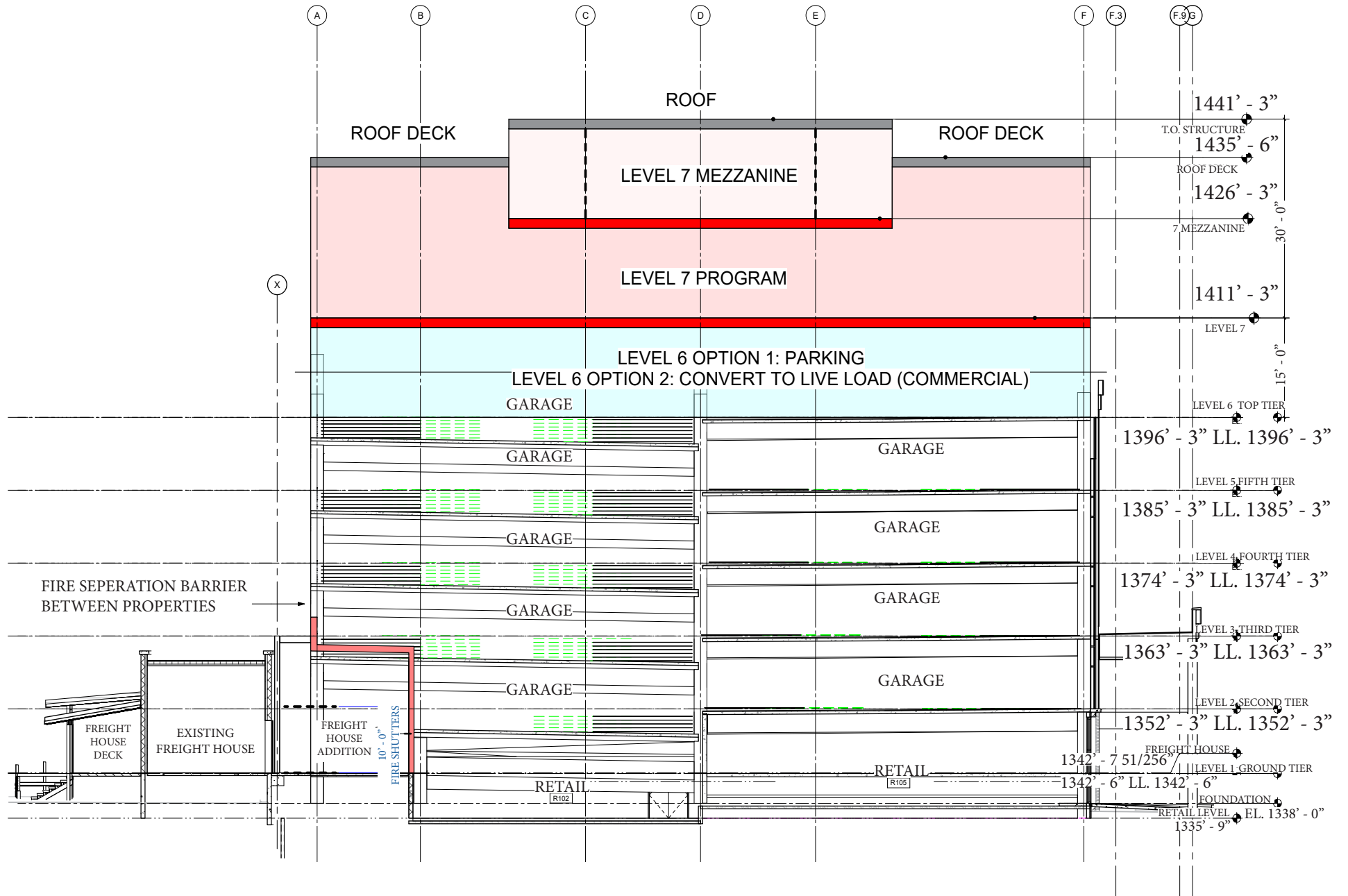
EXTERIOR PHOTOS 325 N WEST AVE | FAYETTEVILLE, AR

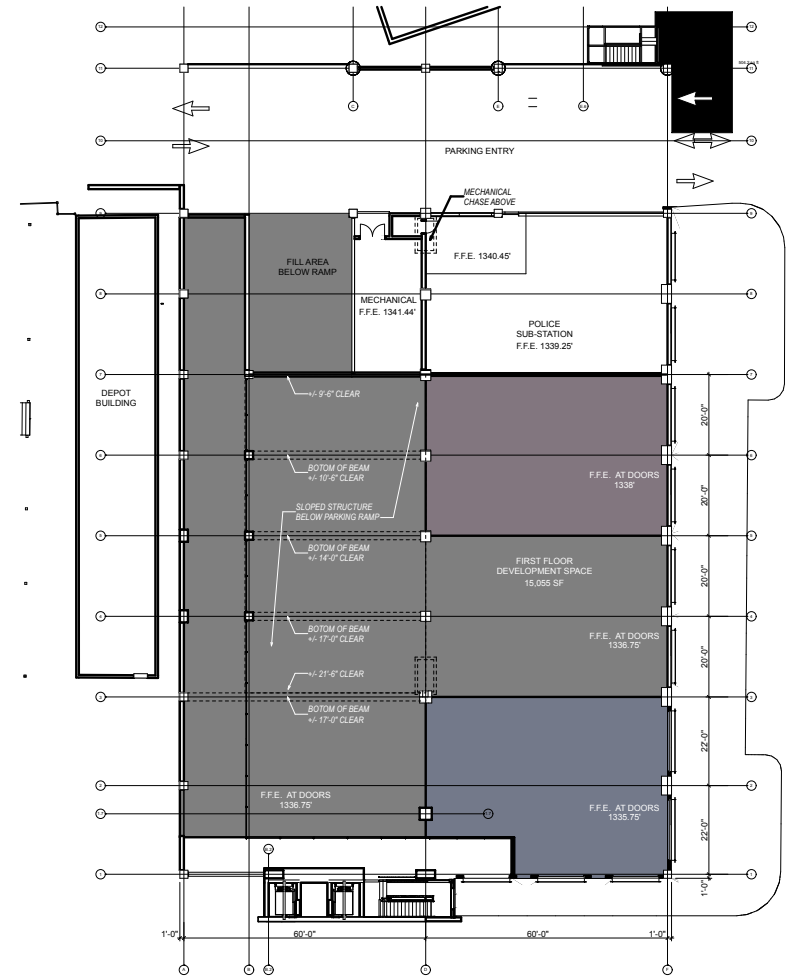
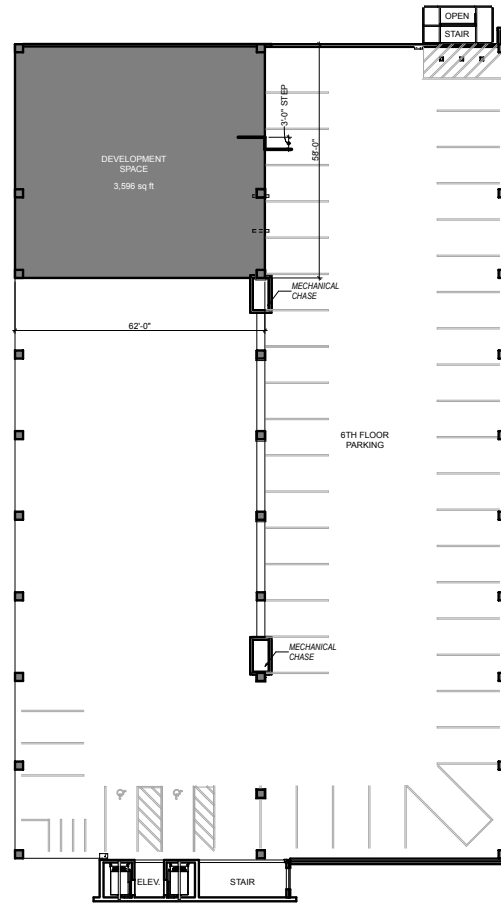
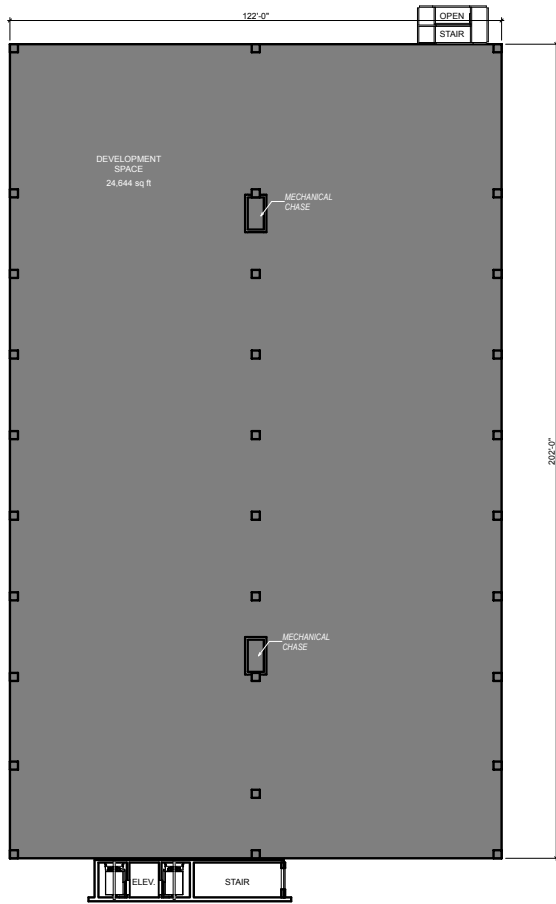


INTERIOR PHOTOS 325 N WEST AVE | FAYETTEVILLE, AR



DEVELOPMENT AREA PLAN 325 N WEST AVE | FAYETTEVILLE, AR





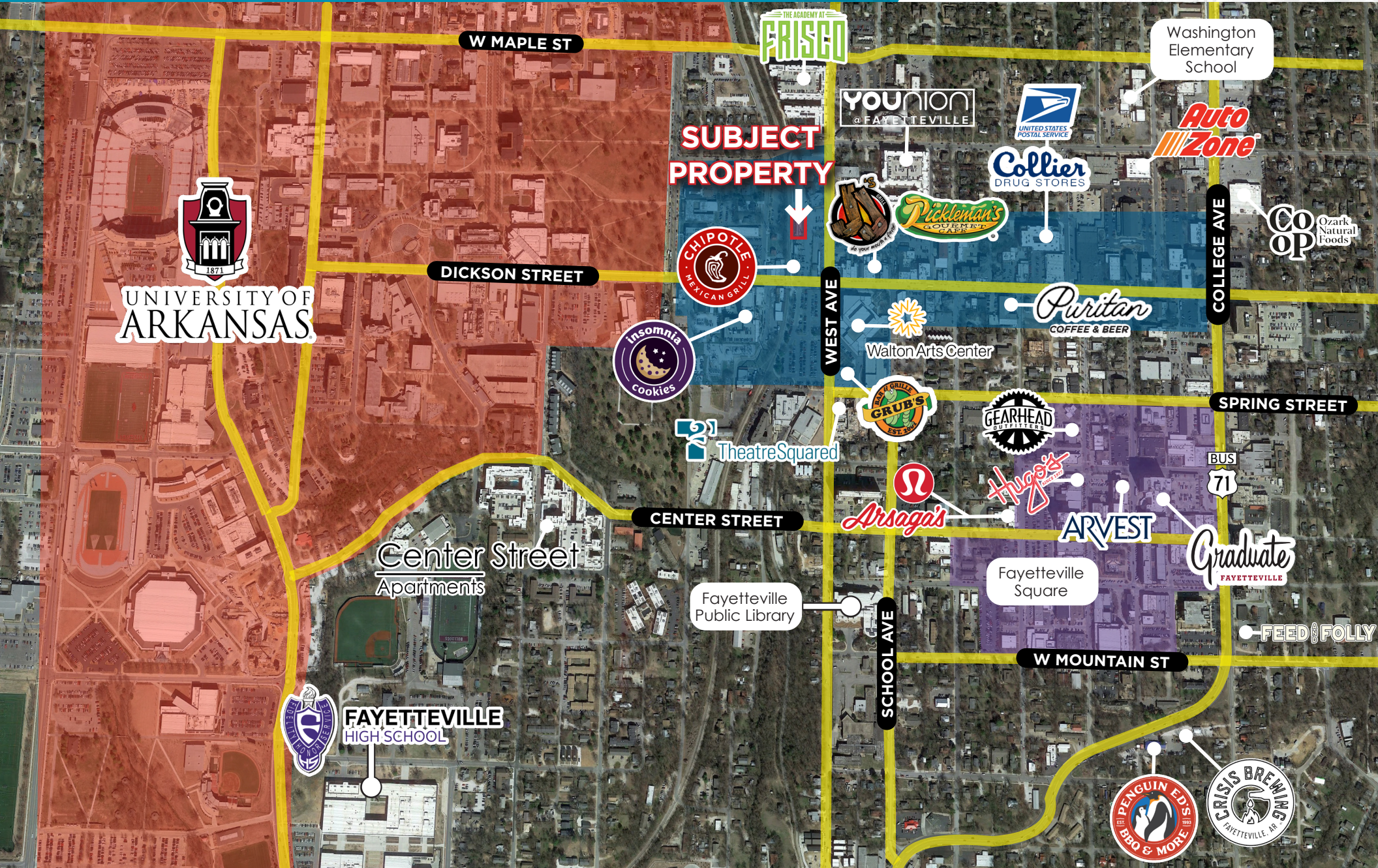
3 7th FLOOR DEVELOPMENT AREA
 SCALE: 1" = 30'

2 6th FLOOR DEVELOPMENT AREA
 SCALE: 1" = 30'

1 1st FLOOR DEVELOPMENT AREA
 SCALE: 1" = 30'

UPDATED GROUND FLOOR PLAN 325 N WEST AVE | FAYETTEVILLE, AR





W MAPLE ST

THE ACADEMY AT PRISGO

Washington Elementary School

SUBJECT PROPERTY

youunion @ FAYETTEVILLE



Auto Zone

Collier DRUG STORES

COOP Ozark Natural Foods



UNIVERSITY OF ARKANSAS

DICKSON STREET



Puritan COFFEE & BEER

COLLEGE AVE



Walton Arts Center

SPRING STREET

CENTER STREET

TheatreSquared



BUS 71

Center Street Apartments



ARVEST

Graduate FAYETTEVILLE

Fayetteville Public Library

Fayetteville Square

FEED & FOLLY

W MOUNTAIN ST

SCHOOL AVE



FAYETTEVILLE HIGH SCHOOL

