

EXECUTIVE OFFICE SPACES FOR LEASE

4220 N CROSSOVER RD

Fayetteville, AR 72701



PROPERTY DESCRIPTION

Two level building with 1 suite available.

Suite 101 is a convenient and affordable space featuring +/- 130 SF on the first floor with access to the shared kitchen upstairs.

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:	\$650/mo (Gross), \$19.75 SF/yr (MG),
Number of Units:	2
Available SF:	130 - 2,108 SF
Building Size:	11,088 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 106	\$19.75 SF/yr	2,108 SF
4220 N Crossover Suite 101	\$650 per month	130 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN
Executive Broker
O: 479.231.1355
C: 479.330.1250
sqrleadmanager@gmail.com
AR #EB00066512

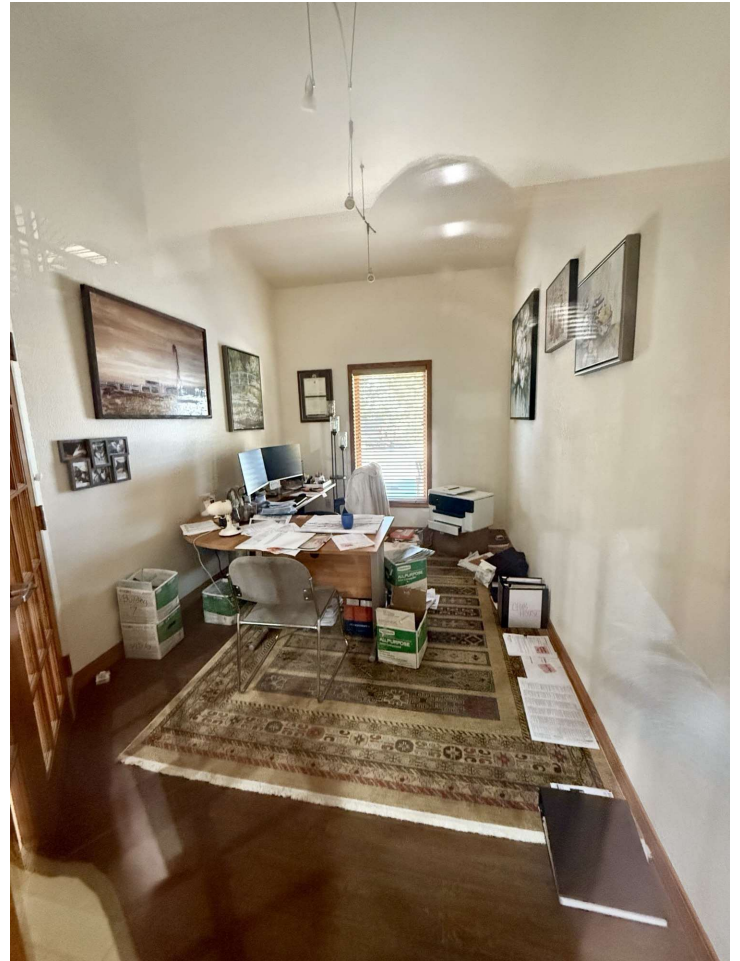
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

EXECUTIVE OFFICE SPACES FOR LEASE

SUITE 101

4220 N Crossover Rd, Fayetteville, AR 72701



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

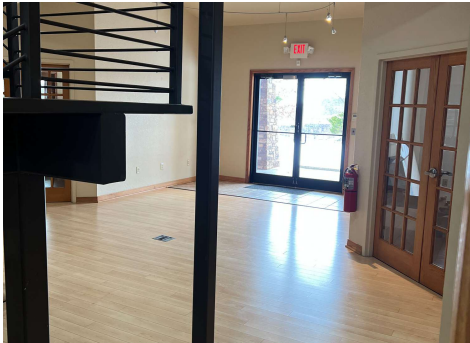
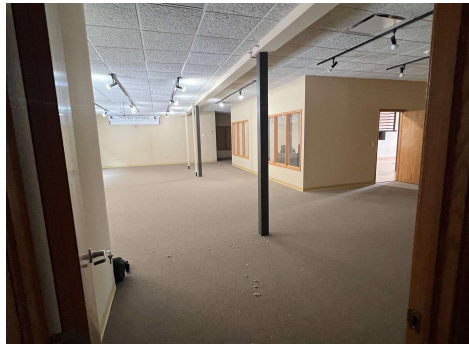
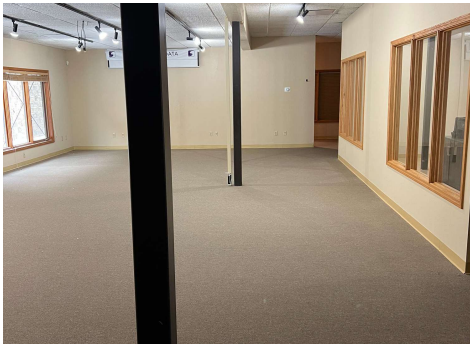
Each Office Independently Owned and Operated salmonsengroup.com

EXECUTIVE OFFICE SPACES FOR LEASE



SUITE 106

Fayetteville, AR 72701



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN
Executive Broker
O: 479.231.1355
C: 479.330.1250
sqleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

EXECUTIVE OFFICE SPACES FOR LEASE

4220 N CROSSOVER RD

4220 N Crossover Rd, Fayetteville, AR 72701



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

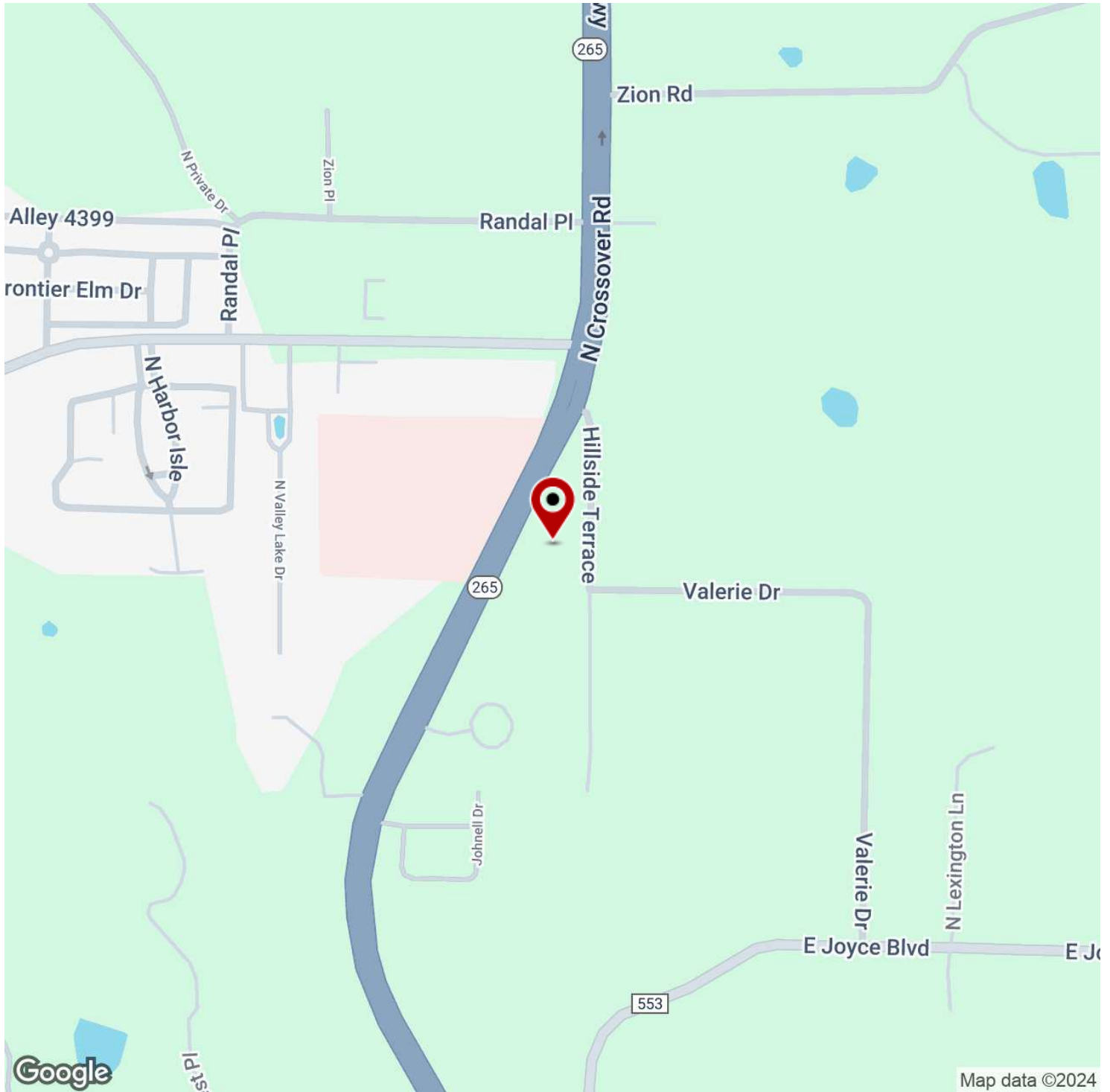
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

EXECUTIVE OFFICE SPACES FOR LEASE

4220 N CROSSOVER RD

Fayetteville, AR 72701



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN
Executive Broker
O: 479.231.1355
C: 479.330.1250
sqrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com