

CBRE



PENDERGRAFT BUILDING

2828 N Mansfield Ave | Fayetteville, AR 72704

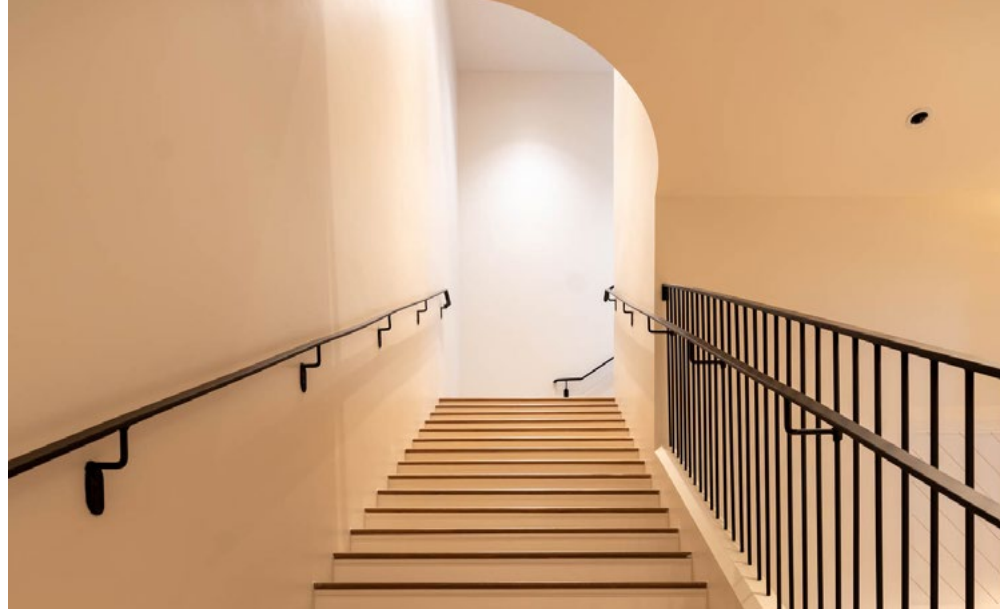


The Pendergraft Building

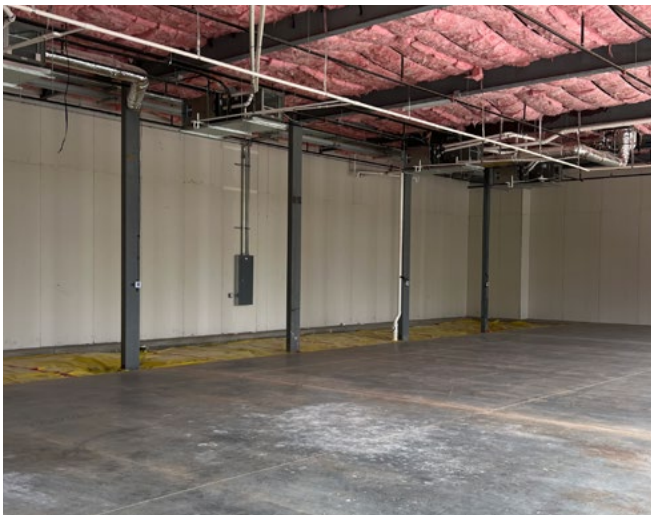
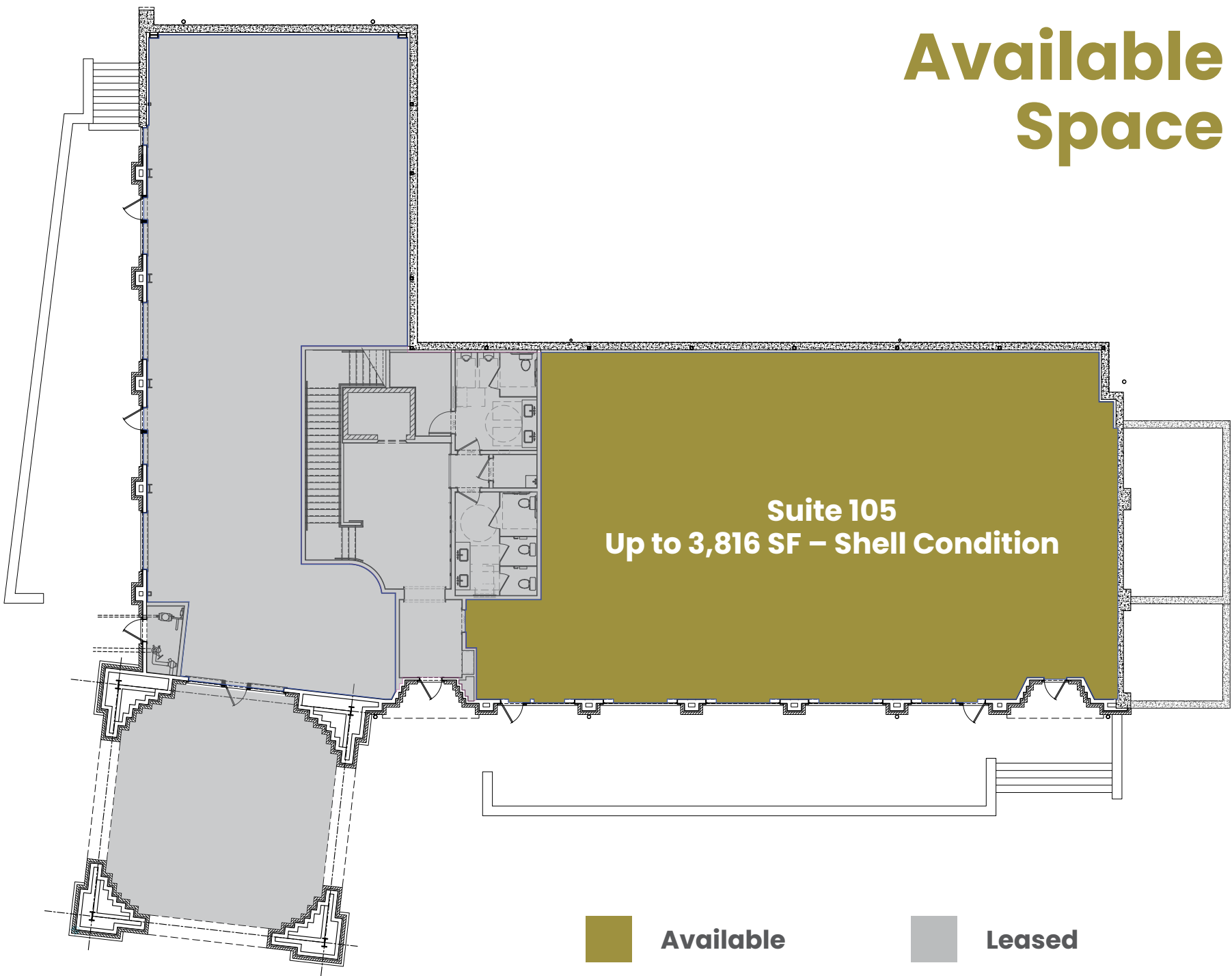
Discover the Pendergraft Building, the cornerstone at the entry into the master-planned community of Drake Farms. These exceptional professional spaces cater to diverse business needs within a vibrant, 175-acre community at Fayetteville's prominent north gate. Experience the perfect balance of modern convenience and timeless design, with meticulous attention to detail evident in every stone and timber. With the Razorback Greenway Trail at your doorstep and Drake Farms' future retail and dining just moments away, the Pendergraft Building isn't just a workplace—it's a lifestyle.

Building Features

- Up to 3,816 SF Available
- \$33.50/SF Gross, Net of Janitorial
- Shell Condition
- Large windows that flood the space with natural light
- Finished 16' Ceilings
- First Floor Space
- Building named Winner of National Urban Design Award
- Planned walkable retail coming late 2026



Available Space



The Location

Prominently located at the northern entrance of Fayetteville, the Pendergraft Building offers convenient access to I-49, central roadways, and the Razorback Greenway Trail System.

The site is adjacent to Washington Regional Medical Center, which is planning a major expansion that will increase its footprint to over 1.2 million square feet.

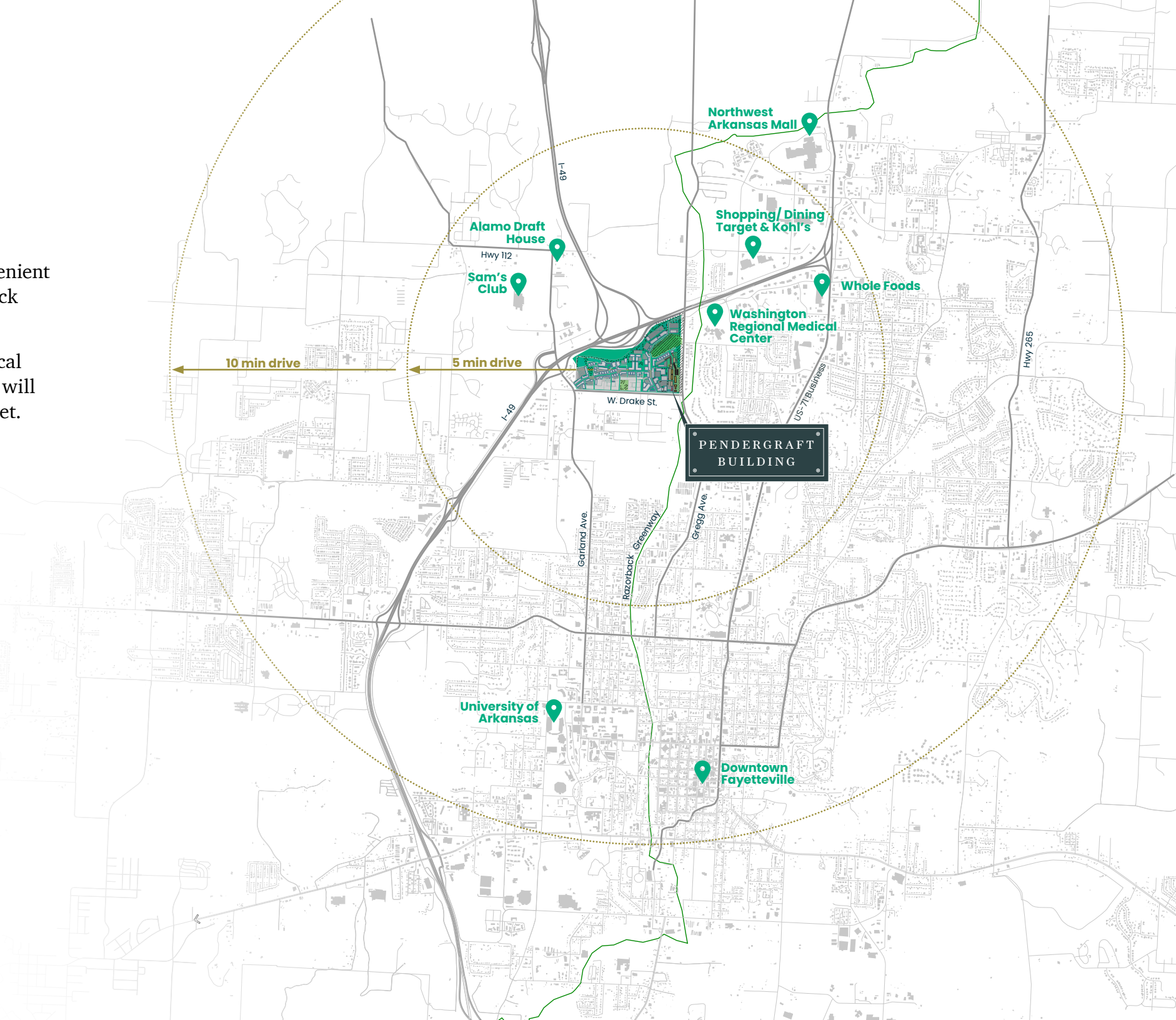
ACCESS

8 mins
to University
of Arkansas*

10 mins
to Downtown
Fayetteville

Adjacent to
Washington Regional
Medical Center**

*largest employer in Washington County
** second largest employer in Washington County



Drake Farms Master Plan

125 ACRES

2,000
Apartments

230
Townhomes

170
Single Family Homes

420K
Medical SF

240K
Hospitality SF

680K
Commercial SF

40 ACRES

1.2MM SF

Washington Regional Medical
Center Expansion Fayetteville



Placemaking is an evolving process. The information contained is conceptual and subject to change. All buildings, streets, trees, parks, and improvements are for graphic presentation only and are not legal representations.



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