





## — THE PENDERGRAFT BUILDING

**THE PENDERGRAFT BUILDING IS MADE WITH A MIX OF PROFESSIONAL SPACES IN PERFECT REACH OF EVERYTHING NORTHWEST ARKANSAS HAS TO OFFER.** Crafted with modern conveniences and high-end design and finishes, attention to every detail has been spent from the masoned stonework to the timber framing and large windows. As the first building realized at Drake Farms in west Fayetteville, it sets the tone for the rest of the neighborhood, eventually to be shared by other professional businesses, retail shops, restaurants, and cafes to become a destination along the Razorback Greenway Trail System.



## — EXTERIOR FIT & FINISH

**A PLACE MADE** with exceptional design and choice materials to create a harmony refined for durability and elegance. The Pendergraft Building is designed to enhance what makes a

place beautiful to look at, enjoyable to visit, and easy to talk about. Our principled approach to making this place is rooted in all the best things our city and region have to offer.



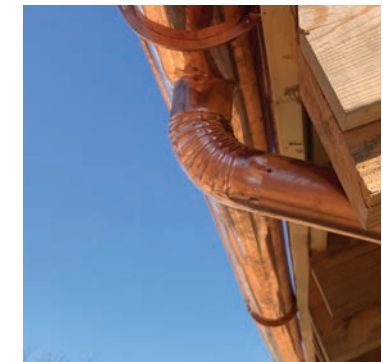
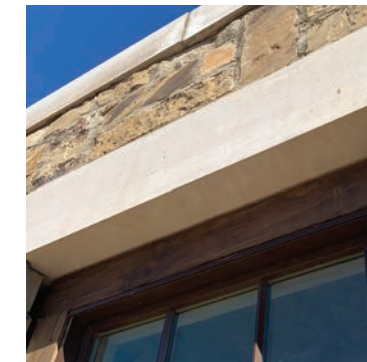
**MASONED NATIVE STONE** gives the Pendergraft Building its distinctive warmth and durable shape.



**TEXTURIZED CONCRETE SURFACES** form walkways and landscaped settings.



**CRAFTED WOOD & COPPER MATERIALS** FEATURE HAND-MADE EFFECTS that showcase the attention to details and make the Pendergraft Building a pleasure to look at as much as to work within.



*“The Pendergraft Building captures the scale and character of urban life in Northwest Arkansas, and blends it with the natural pastoral material pallets found on the family’s farm and rural lands.”*

**LOUIS NEQUETTE, ARCHITECT**

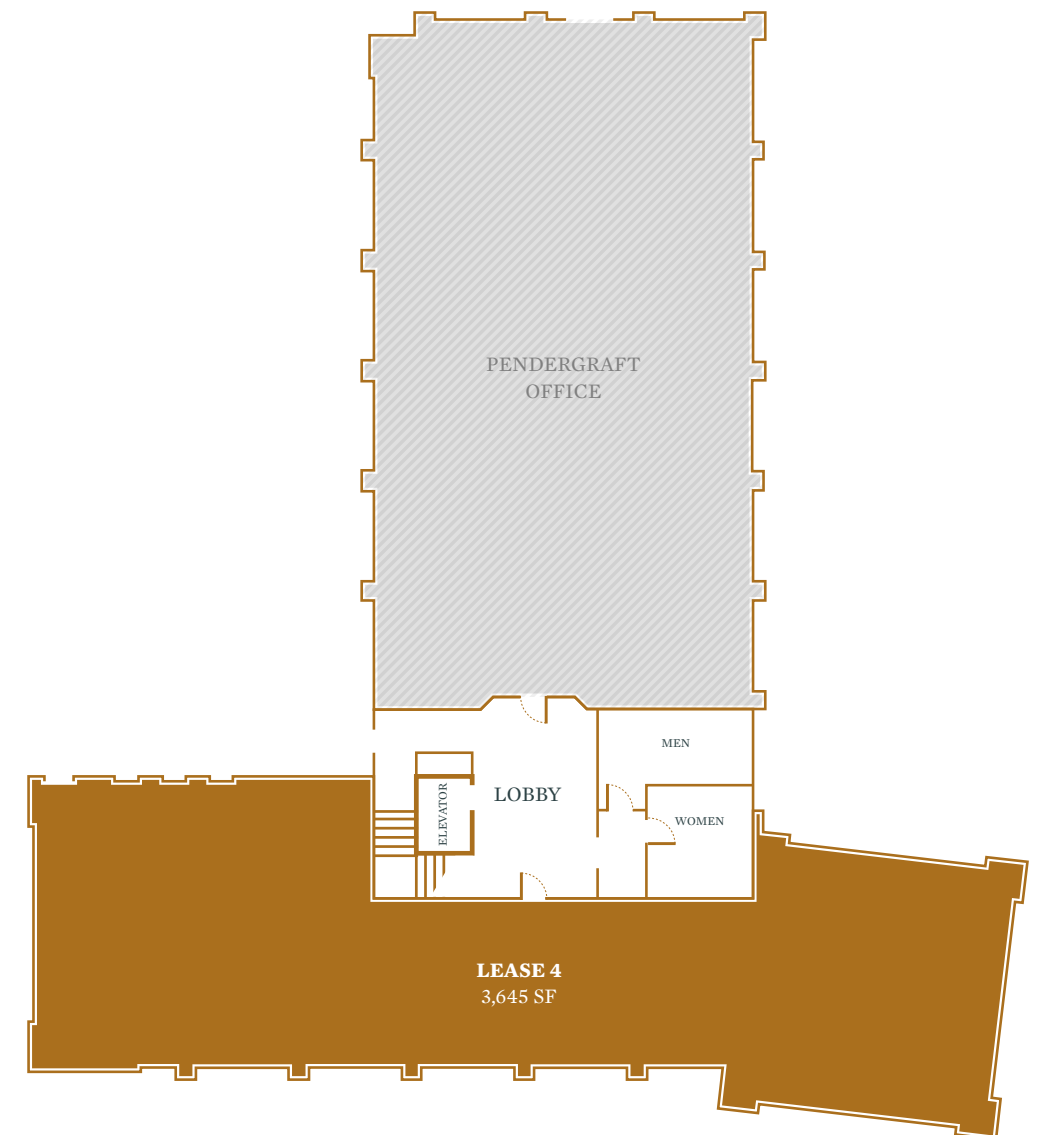


— **APPROX. 10,100sf OF AVAILABLE SPACE**

**1ST FLOOR** offers two generous spaces for lease with street-side accessibility, large windows for natural light and tall ceilings.



**2ND FLOOR** space is an elevated experience, rising above the neighborhood with north-south views, vaulted ceilings and natural light.



— **INSPIRATION FOR WORK & COMFORT**

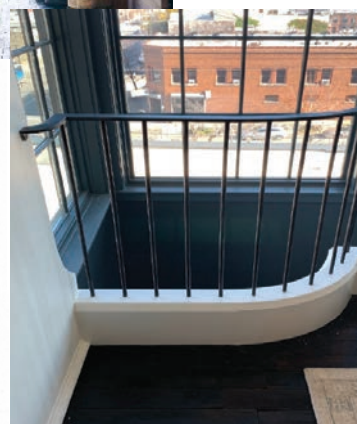
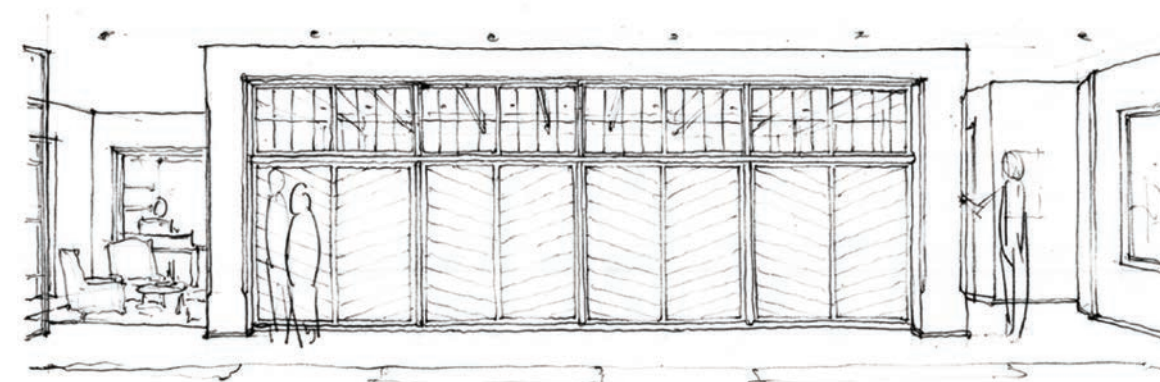
**AN AUTHENTIC FINISH TO A PREMIUM BUILD.**  
 Tenants are afforded a heavy finish out allowance not only to make each space their own, but also to uphold the integrity around the already established design principles of The Pendergraft

Building. Wood floors, herringbone steel, solid metal frame doors, wainscoting, and timber features contribute to an interior aesthetic that's as well finished as the exterior.

*"With the Pendergraft Building, we are delighted to work with local craftsmen, talented designers, and thoughtful property owners to set the tone for a truly outstanding neighborhood."*

**WARD DAVIS & MORGAN HOOKER,  
 DEVELOPMENT PRINCIPALS**

**LARGE TIMBERS SPAN OPEN SPACES WITH NATURAL LIGHT**



**WALL COLOR**



**SOAPSTONE, MARBLE & BRASS FINISHES**

**WROUGHT IRON CHANDELIERS**





DRAKE  
FARMS





— **DRAKE FARMS**

**DRAKE FARMS IS A 175-ACRE FORMER FARMSTEAD IN NORTH FAYETTEVILLE ORIGINALLY OWNED BY DR. NOAH FIELDS DRAKE,** who planted an orchard of black walnut trees over 100 years ago and are still standing to this day. He brought so much to Fayetteville throughout his life. While teaching at the University, he spearheaded the advancement of Drake Fields Municipal Airport, and Wilson Park. We're continuing his heritage with Drake Farms where people of Northwest Arkansas can live, work, and thrive.

## CURRENT LAND PLAN

**MAKING A PLACE** begins with thoughtful design: planning where things sit, how they space, does it bring something special to our neighborhood and community, and is it inviting for anyone and everyone. Drake Farms is considerate of all of these things with an eye on sustaining a future worthy of its heritage.

**PLACEMAKING IS AN EVOLVING PROCESS.** The information contained is conceptual and subject to change. All buildings, streets, trees, parks, and improvements are for presentation only and are not legal representations.

- RESIDENTIAL
- MULTI-FAMILY
- EXPERIENTIAL MIXED-USE
- COMMERCIAL MIXED-USE
- INSTITUTIONAL
- PARKING
- PLAZA
- THE GROVE
- GREEN SPACE
- AMENITY



## THE NEIGHBORHOOD

**ALL IS TOGETHER FROM CIVIC, INSTITUTIONAL, AND COMMERCIAL ACTIVITY** that is embedded across neighborhoods and districts, not isolated in remote, single-use complexes.

**DRAKE FARMS IS COMPACT AND PEDESTRIAN-FRIENDLY** with a mix of uses and residences, with a multitude of activities easily within walking distance.

**Adjacent to I-49**

**Car trips:**

**Gregg Ave. — 22,000**

**Drake St. — 9,000**

**Garland Ave. — 20,000**

**I-49 — 86,000**

**Commercial, Office, and Residential spaces for lease**

**10 minutes to downtown Fayetteville**

**12 minutes to Pinnacle Hills**

**Across from Washington Regional Medical Center**

**Adjacent to Razorback Greenway Trail**



**THE GROVE OF ORIGINAL WALNUT TREES** will be registered as a protected area, ensuring it will continue to thrive for everyone to enjoy.



**PLENTY OF SPACES FOR GATHERING** are planned across the neighborhood suitable for events or an area to spread out.



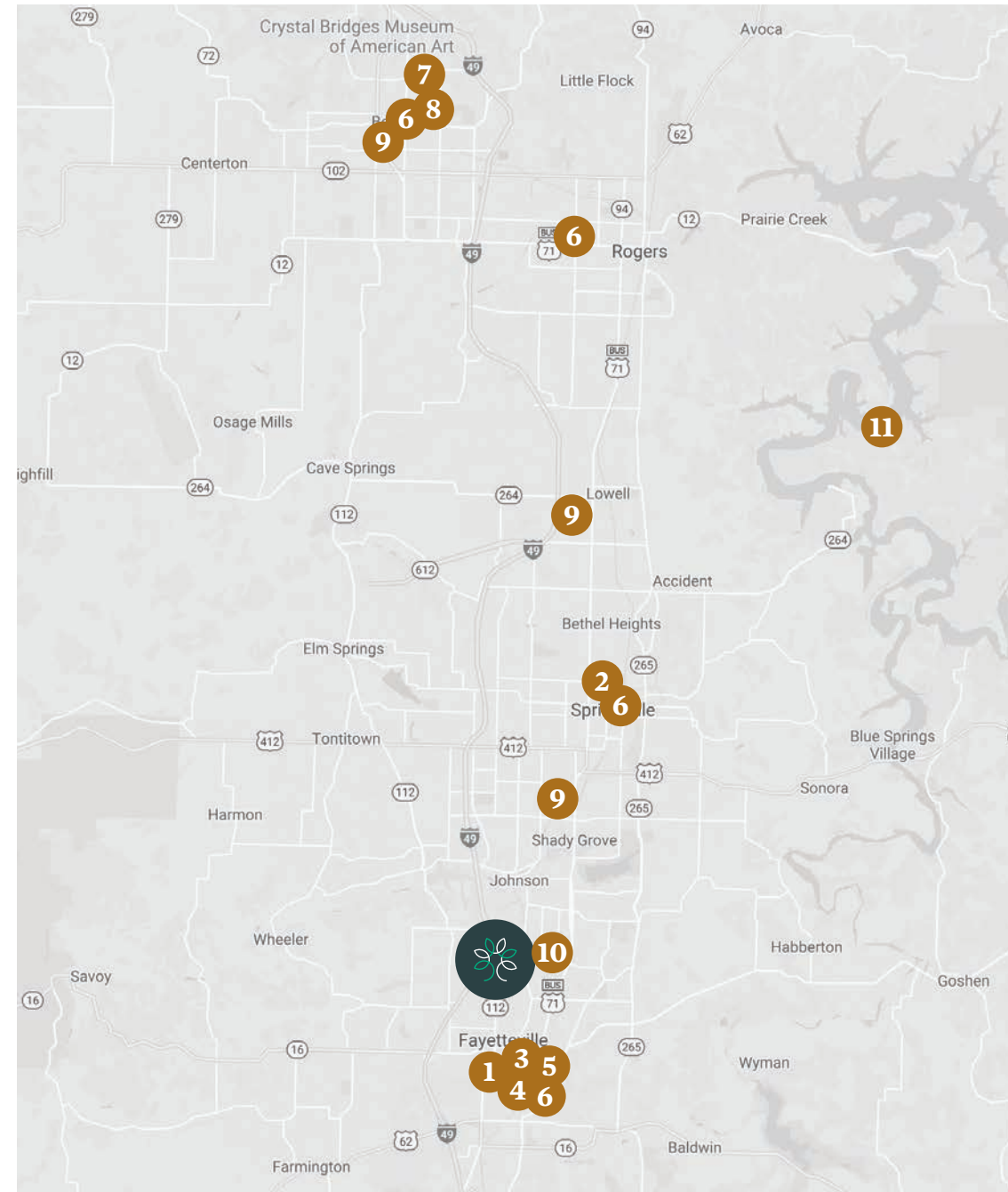
*“Drake Farms is essentially Fayetteville’s northern front door. We only have one chance to do this right!”*

**NEAL PENDERGRAFT**

## REGIONAL AMENITIES

WITH SO MUCH GOING ON IN OUR REGION, it's hard to show it all. Here are just a handful of things to see and places to note. No matter whether you're planning to stay in or go out, there's certainly plenty to do.

- 1\_ University of Arkansas
- 2\_ 36-mile Razorback Greenway Trail
- 3\_ Walton Arts Center
- 4\_ TheatreSquared
- 5\_ Dickson Street Entertainment District
- 6\_ Farmers' markets
- 7\_ Crystal Bridges Museum of Modern Art
- 8\_ The Momentary Contemporary Art Museum
- 9\_ Home to Fortune 500 companies  
Walmart, Tyson, and J.B. Hunt  
Transport Services
- 10\_ Washington Regional Medical Center
- 11\_ Beaver Lake and Buffalo River





EARLY CONCEPT SKETCH of  
The Pendergraft Building  
within Drake Farms.

— **EXPERIENCED, DEDICATED  
DEVELOPMENT & DESIGN TEAM**

**Developer** / High Street Real Estate & Development is dedicated to the core belief that well-planned cities, towns, and neighborhoods help create healthy places for people and businesses to thrive and prosper.

**Urban Designer & Town Architect** / Michael Watkins Architect, an urban design and architecture firm dedicated to designing and implementing walkable, lasting, and beautiful public realms that foster community.

**Retail, Office & Hospitality Analysis and Town Center Design** / Gibbs Planning Group, leader in the urban retail renaissance and author of *Principles of Urban Retail Planning and Development*.

**Residential Analysis** / Zimmerman/Volk Associates, led by Todd Zimmerman and Laurie Volk, framers of the *Charter of the New Urbanism* and researchers devoted to housing trends and migration patterns.

**Pendergraft Building Architect** / Nequette Architecture & Design is a diverse team with a common thread – a passion for design, architecture, and crafting place. Their firm holds numerous American Institute of Architects Awards for project such as *Auburn Farmhouse* and *Lake House Modern*.

**PENDERGRAFT**  
BUILDING



**DRAKE  
FARMS**



**HIGH STREET**  
REAL ESTATE & DEVELOPMENT

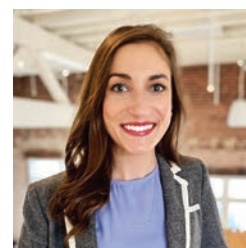
**HIGH STREET REAL ESTATE  
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Some agents with High Street Real Estate & Development are members of property ownership.



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