

FOR LEASE



- Easy access to Downtown Fayetteville, The University of Arkansas, College Avenue, and Crossover
- High traffic corridor, with approximately 15,000 vehicles per day, bringing strong visibility to your business
- Flexible small office for creative professionals, or businesses who value location, culture, and connection
- Property is Agent-Owned

OFFERED AT

\$2,140 PER MONTH
MODIFIED
GROSS

+/- 1,050 SQUARE
FEET

+/- 15K VEHICLES
PER DAY

CHRIS ALLCORN
479.466.8829

DEVIN BRITTON
479.305.9960

 649 E Huntsville - Suite 1
Fayetteville, AR 72701



www.hatrackrealestate.com



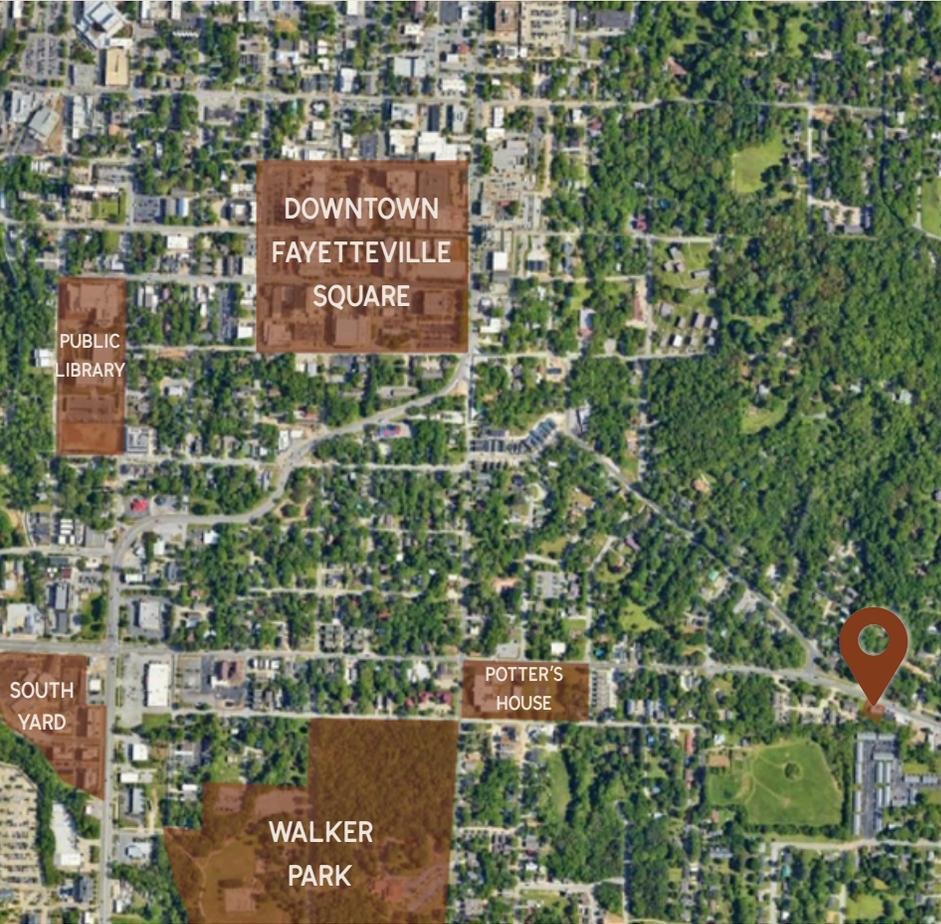
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This space is filled with natural light and character. The building features garage doors that create an open, flexible feel ideal for creative, showroom, studio, or office users. Inside, the space is complemented by a small kitchen and sink, making it practical for day-to-day operations while maintaining a bright, inviting atmosphere. A unique opportunity for users seeking visibility, adaptability, and great light in a compact footprint.



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All information is deemed reliable but not guaranteed.

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