

## OFFICE FOR LEASE

# 1 W MOUNTAIN ST

Fayetteville, AR 72701



### PROPERTY DESCRIPTION

Multiple office suite for lease in prime Fayetteville location. Located directly on the Downtown Fayetteville Square, these spaces offer access to restaurants, shops, and entertainment along with access to the Razorback Greenway. The suites are located in the modern 1 W Mountain building with high visibility and convenient access. These suites are on the 3rd and 1st floor with community men's and women's restrooms, lobby/waiting area, and modern conference room. Personal parking spots are available in the attached garage for \$200/mo. This garage has elevator access directly to your floor. These suites are in the same building as the Jammin Java coffee shop, directly next to Tiny Tim's Pizza, and a short walk to Hugo's restaurant providing many options for lunch breaks! Offered on a gross lease, with internet included, you benefit from easy and predictable costs.

### OFFERING SUMMARY

Lease Rate:	\$875.00 - 995.00 per month (Full Service)
Available SF:	110 - 130 SF
Building Size:	8,130 SF
Minimum Term:	1 Year

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	500	1,425	5,541
Total Population	1,010	2,937	14,441
Average HH Income	\$79,995	\$74,121	\$65,382

### PROPERTY HIGHLIGHTS

- Downtown Fayetteville Square
- Fully renovated modern office building
- Elevator access
- Private parking garage with direct access to floor

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.

### SALMONSEN GROUP

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

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### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	1+ Years
Total Space:	110 - 130 SF	Lease Rate:	\$875.00 - \$995.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1 W Mountain St. Suite 101	Available	130 SF	Full Service	\$875 per month	-
1 W Mountain St. Suite 107	Available	110 SF	Full Service	\$875 per month	-
1 W Mountain St. Suite 302	Available	120 SF	Full Service	\$995 per month	-
1 W Mountain St. Suite 307	Available	120 SF	Full Service	\$995 per month	-
1 W Mountain St. Suite 309	Available	120 SF	Full Service	\$995 per month	-

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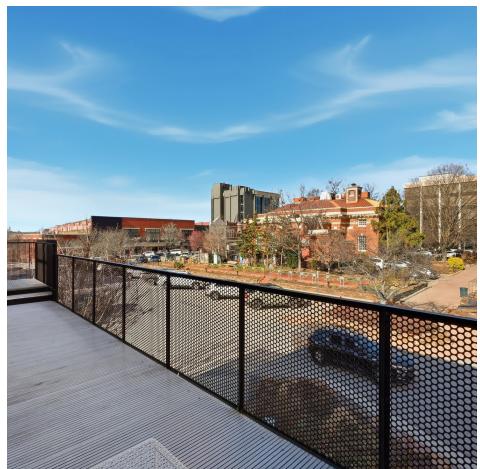
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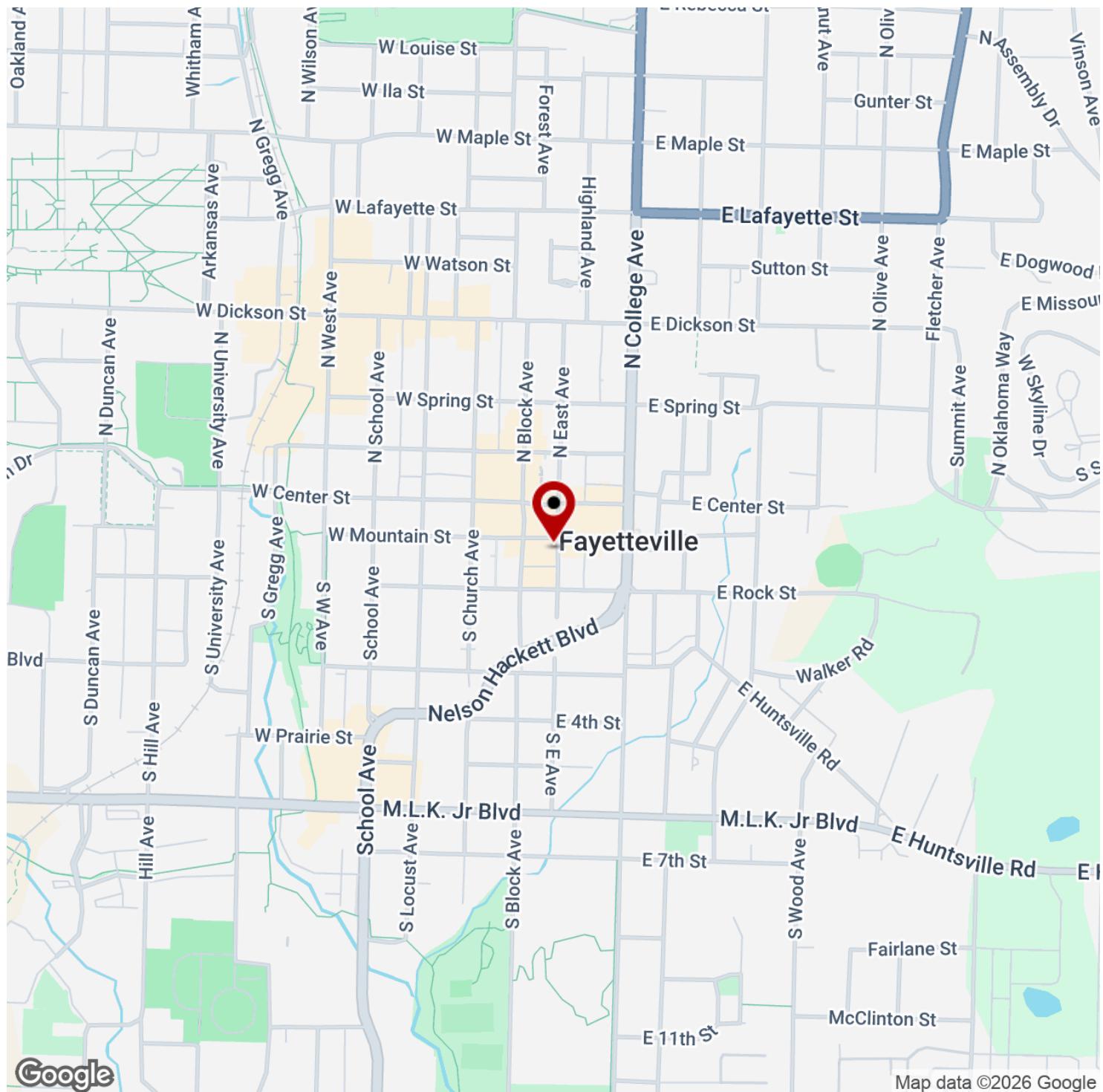
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Each Office Independently Owned and Operated [salmonsengroup.com](http://salmonsengroup.com)

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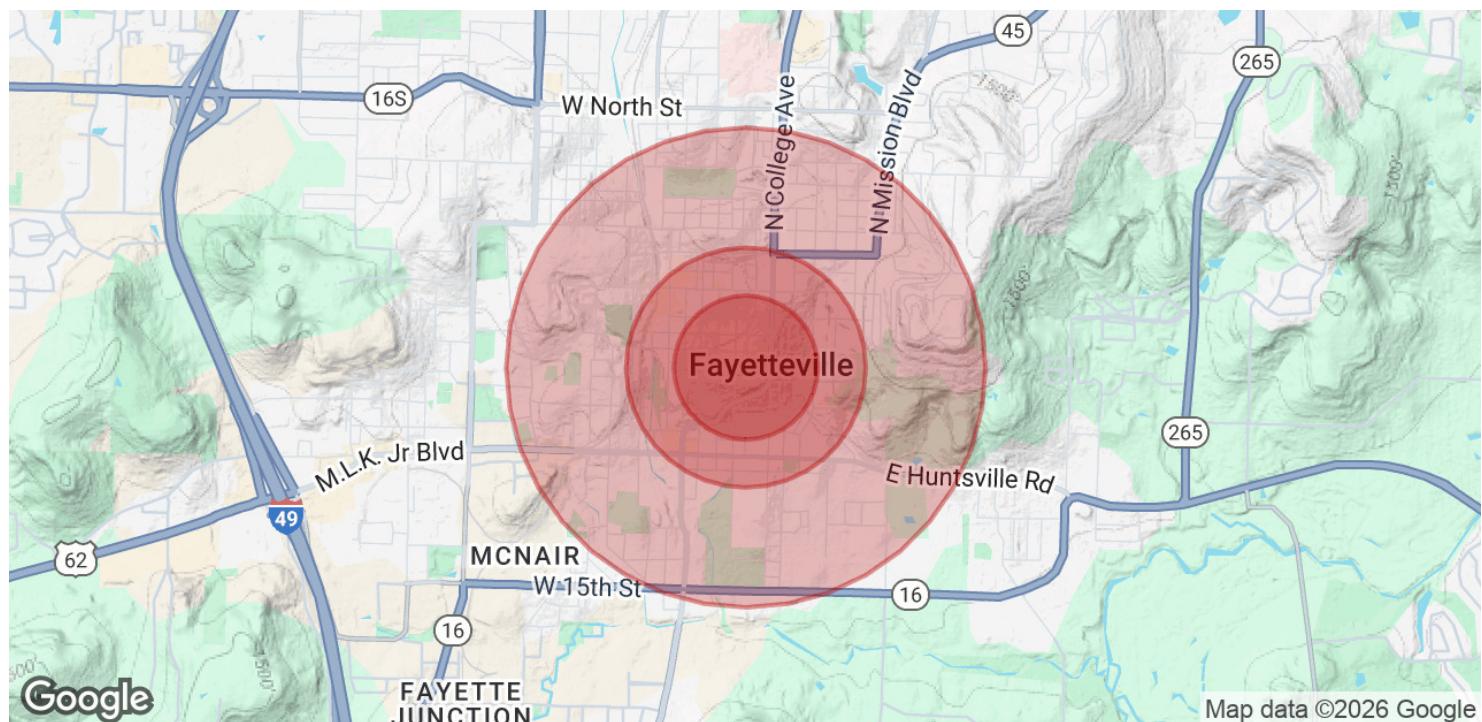
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,010	2,937	14,441
Average Age	38	37	31
Average Age (Male)	38	37	31
Average Age (Female)	37	37	31

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	500	1,425	5,541
# of Persons per HH	2	2.1	2.6
Average HH Income	\$79,995	\$74,121	\$65,382
Average House Value	\$461,388	\$443,221	\$379,630

Demographics data derived from AlphaMap

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