



**FOR SALE**

# OFFICE BUILDING

## Property Highlights

- **Sale Price: \$1,500,000 (\$166.67/SF)**
- 9,000 ± SF office building for sale in Lowell, AR
- Lot Size: 0.5 ± AC
- 2 story office centrally located for an owner-user opportunity
- 29 private parking spaces on site
- Centralized location with easy access to I-49 via W Monroe Ave
- Property contains quality office build out across both levels

**For more information, please contact:**

**Matt Mozzoni**

501 425 6905

[mmozoni@sagepartners.com](mailto:mmozoni@sagepartners.com)

**Ethan Fowler**

501 590 6544

[efowler@sagepartners.com](mailto:efowler@sagepartners.com)

**479 845 3000**

**[sagepartners.com](http://sagepartners.com)**

\*information deemed reliable but not guaranteed

**EXTERIOR PHOTOS** 117 PARKWOOD ST | LOWELL, AR 72745

**CUSHMAN &  
WAKEFIELD**

**sage**  
PARTNERS



# INTERIOR PHOTOS 117 PARKWOOD ST | LOWELL, AR 72745

CUSHMAN &  
WAKEFIELD

sage  
PARTNERS





**ATWOODS**  
Ranch & Home

**HARPS**  
HOMETOWN FRESH

**Kum & Go**

**109,000**  
VEHICLES PER DAY

**32,000**  
VEHICLES PER DAY

**W Monroe Ave**



**ARVEST**



**SUBJECT PROPERTY**



**ARVEST**

**Independence Plaza  
Development (Retail &  
Proposed Office)**



**Mercy+**

**S Dixieland St**

**J.B. HUNT**  
Global HQ  
240 ± AC  
Campus



**Drive Times**

- Pinnacle Hills → 6 min
- Bentonville → 9 min
- Fayetteville → 13 min