



**FOR LEASE**

# **MEDICAL OFFICE SPACE**

## **Property Highlights**

- 3 story medical office building in Fayetteville
- 3,000 - 12,000 ± SF available on the 2nd and 3rd floors  
(6,000 SF floorplates)
- Lease Rate: \$38/SF NNN
- Surrounded by numerous medical facilities such as  
Washington Regional, North Hills Medical Center, NWA  
Pathology, Highlands Oncology, and Encompass Health
- Easy access to Hwy 71

**For more information, please  
contact:**

**Matt Mozzoni**  
501 425 6905  
mmozzoni@sagepartners.com

**Ethan Fowler**  
501 590 6544  
efowler@sagepartners.com

**479 845 3000**  
**sagepartners.com**

\*information deemed reliable but not guaranteed







# PHOTOS 3334 N MANA WAY | FAYETTEVILLE, AR 72703



CUSHMAN &  
WAKEFIELD



sage  
PARTNERS







Bassett

STERLING  
BANK

LONGHORN  
STEAKHOUSE

OZARK  
PROSTHODONTICS

Stephens

Live+Well  
COMPOUNDING PHARMACY

North Hills  
Medical Center

HIGHLANDS  
ONCOLOGY

Washington Regional

Encompass  
Health

TARGET

PMRC  
NWA

Fulbright Expy

N Futtrall Dr

BioLife

ARCHIVE  
PATHOLOGY

E Longview St

BROOKSTONE  
ASSISTED LIVING

48,000  
VEHICLES PER DAY

Chuy's  
MEXICAN FOOD

chilis

Canes

WHOLE FOODS  
MARKET

CAVA

32,000  
VEHICLES PER DAY

FIRST  
WATCH

N College Ave

BUS  
71

HARPS  
HOMETOWN FRESH