

PRIME OFFICE SUITE FOR LEASE

5 W MOUNTAIN ST

Fayetteville, AR 72701



PROPERTY DESCRIPTION

+/- 150 SF office suite for lease in prime Fayetteville location. Located directly on the Downtown Fayetteville Square, this office space offers access to restaurants, shops, and entertainment along with access to the Razorback Greenway. This office suite is located in the modern 5 W Mountain building with high visibility and convenient access. This suite is on the 3rd floor with large windows overlooking the courtyard and community men's and women's restrooms, lobby/waiting area, and modern conference room. Personal parking spots are available in the attached garage for \$175/mo. This garage has elevator access directly to your floor. This suite is attached to the same building as the Jammin Java coffee shop, next door 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.

PROPERTY HIGHLIGHTS

- Located on the Downtown Fayetteville Square
- Elevator Access and Private Parking Garage
- High Visibility and Convenient Access

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OFFERING SUMMARY

| | |
|---------------|------------------------------|
| Lease Rate: | \$1,250.00 per month (Gross) |
| Available SF: | 150 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 5,406 | 25,242 | 43,543 |
| Total Population | 14,102 | 61,188 | 105,448 |
| Average HH Income | \$64,094 | \$74,886 | \$92,172 |

SALMONSEN GROUP

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201 SW 14th St.
Suite 203
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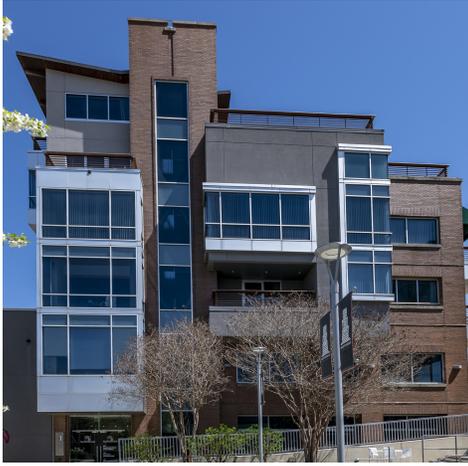
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PRIME OFFICE SUITE FOR LEASE

5 W MOUNTAIN ST SUITE 300

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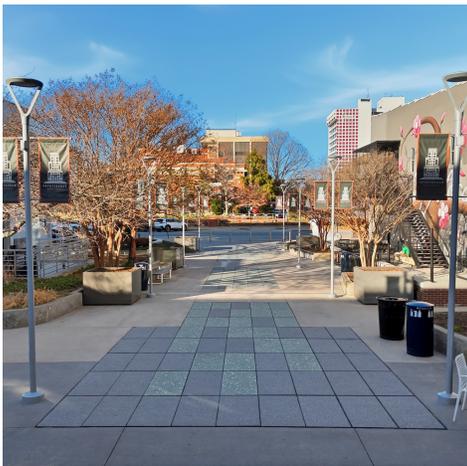
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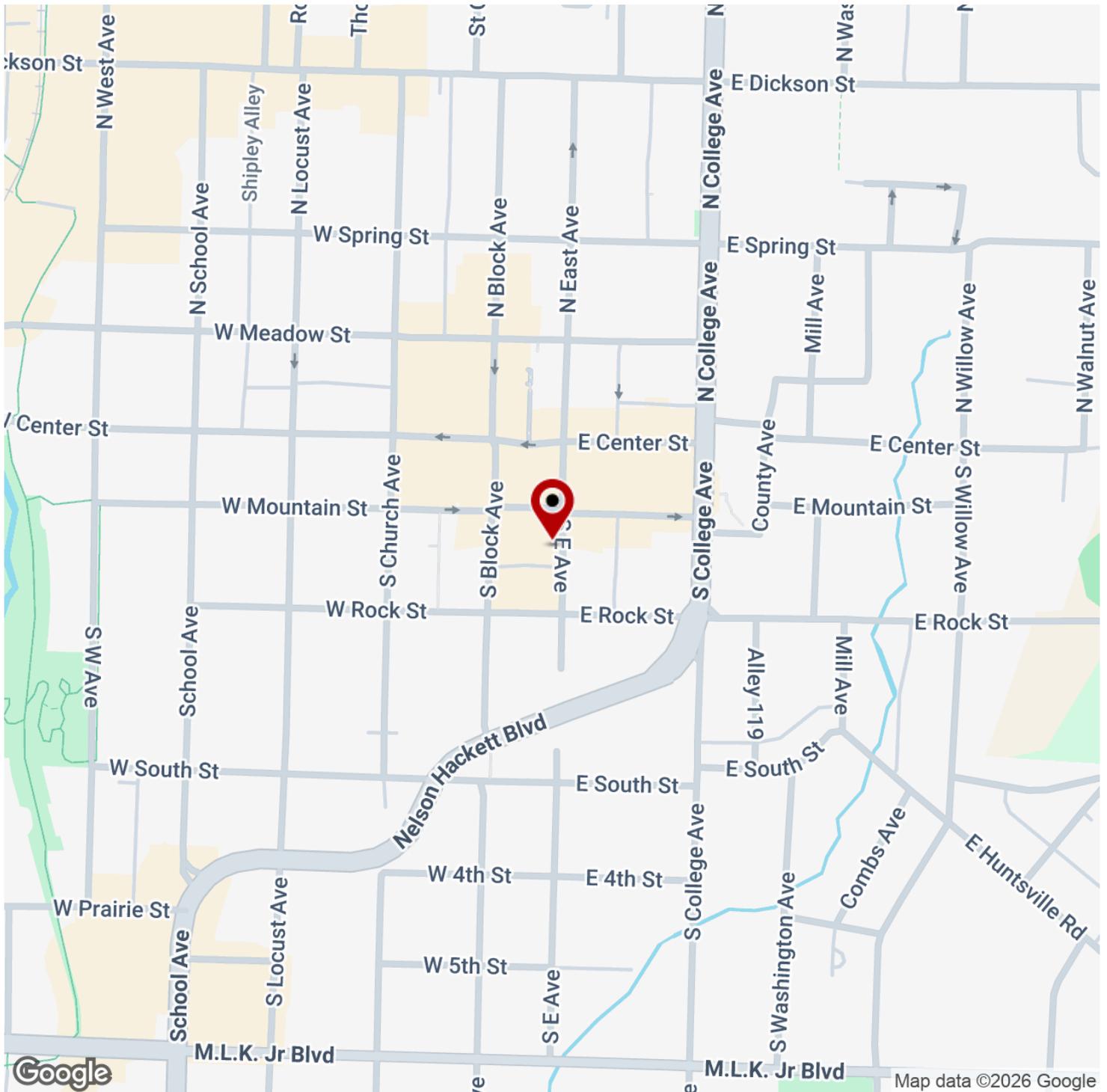
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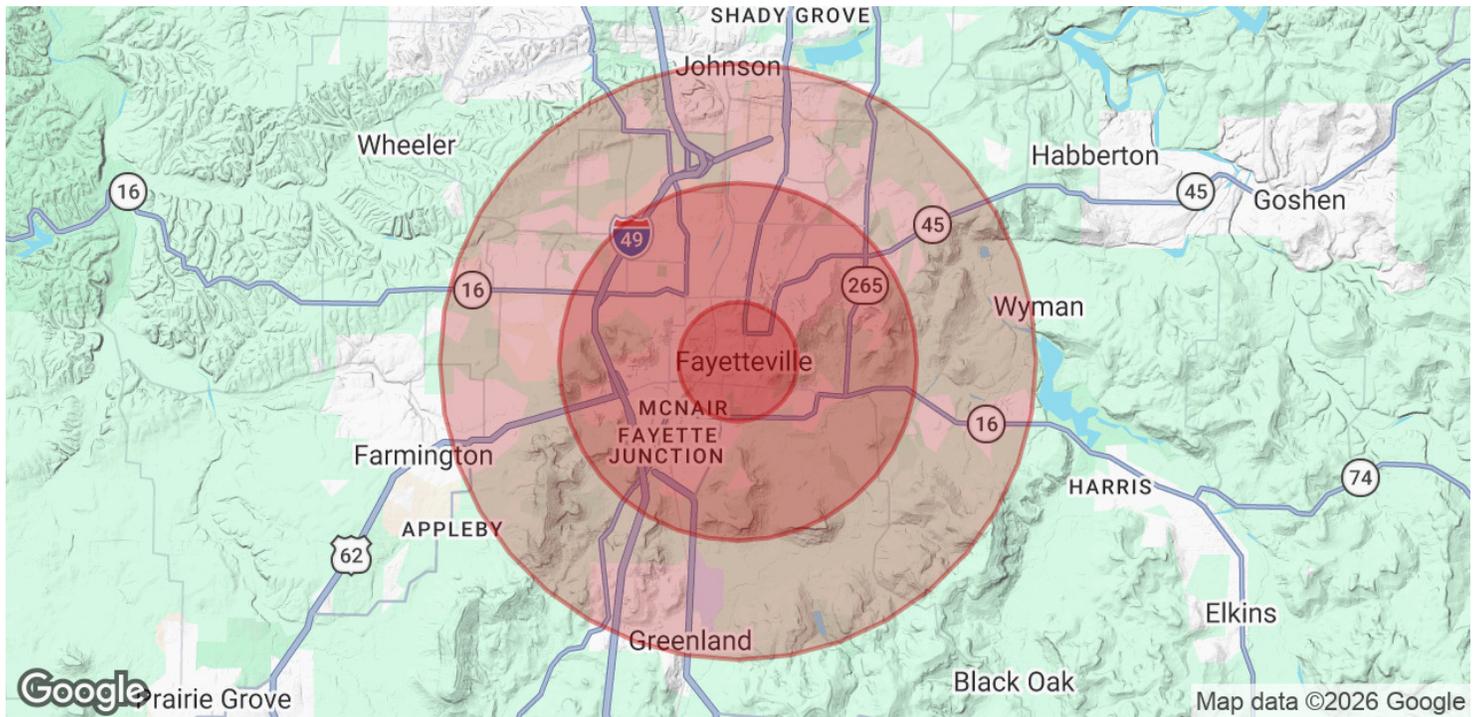
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 14,102 | 61,188 | 105,448 |
| Average Age | 31 | 32 | 34 |
| Average Age (Male) | 31 | 32 | 34 |
| Average Age (Female) | 31 | 33 | 35 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 5,406 | 25,242 | 43,543 |
| # of Persons per HH | 2.6 | 2.4 | 2.4 |
| Average HH Income | \$64,094 | \$74,886 | \$92,172 |
| Average House Value | \$375,679 | \$350,590 | \$360,712 |

Demographics data derived from AlphaMap

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