

OFFICE SPACE FOR LEASE

4375 N Vantage Dr | Fayetteville, AR 72703



**KELLEY COMMERCIAL
PARTNERS**

JACKSON MOORE

AGENT

O 479.695.8268 | C 501.951.6300

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MATT STROM, CCIM

PARTNER | AGENT

O 479.695.8262 | C 479.443.8002

mstrom@kelleycp.com

OFFICE SPACE FOR LEASE

4375 N Vantage Dr | Fayetteville, AR 72703

AVAILABLE

Suite 104A:
±5,498 RSF (±4,829 USF)

Suite 104B:
±2,815 RSF (±2,473 USF)

Suite 202:
±7,446 RSF (±6,542 USF)

PRICE

\$26 PSF | Full Service

HIGHLIGHTS

- Suites 104A & B can combine for ±8,313 RSF
- Suite 104A has a roll up door, ideal for shipping and receiving
- Upscale Second Generation Office Space
- Direct access to the Fayetteville Trail System and Razorback Greenway
- Significant Parking Field
- Convenient access to I-49, major retailers, restaurants, and regional highways

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	11,092	70,688	113,959	235,156
AVERAGE HH INCOME	\$73,513	\$82,775	\$94,622	\$98,125
TOTAL HH	5,355	30,928	48,860	90,758



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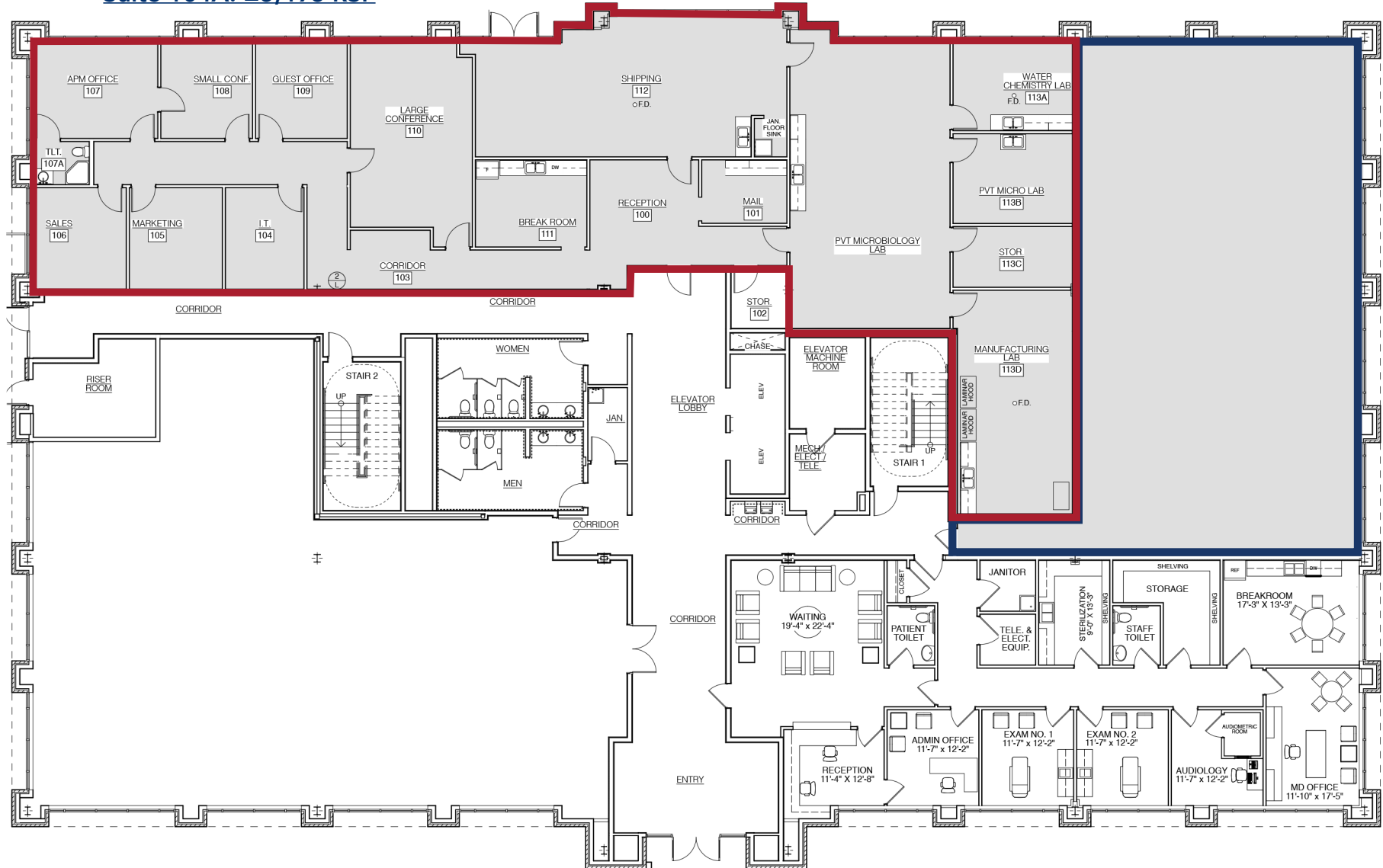
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Suite 104A: ±5,498 RSF

First Floor

Suite 104B: ±2,815 RSF



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OFFICE SPACE FOR LEASE

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Suite 104A



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OFFICE SPACE FOR LEASE

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Suite 104B



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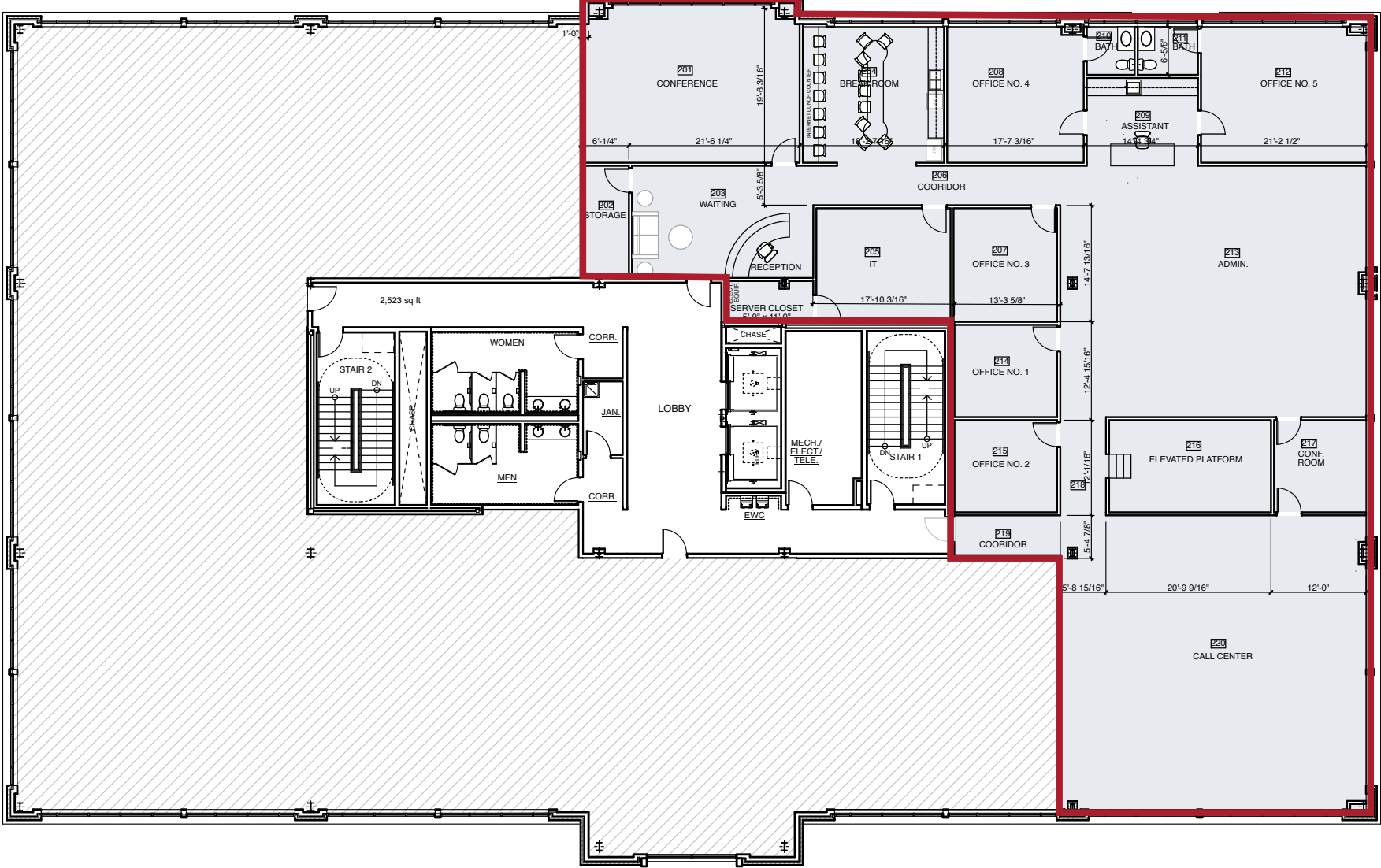
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Second Floor

Suite 202: ±7,446 RSF



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OFFICE SPACE FOR LEASE

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Suite 202



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OFFICE SPACE FOR LEASE

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Suite 202



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002

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