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DOWNTOWN OFFICE SPACE FOR LEASE

112 W Center Street, Fayetteville, AR



CONTACT US TODAY

479.271.6118 | mosestucker.com



Property Understanding

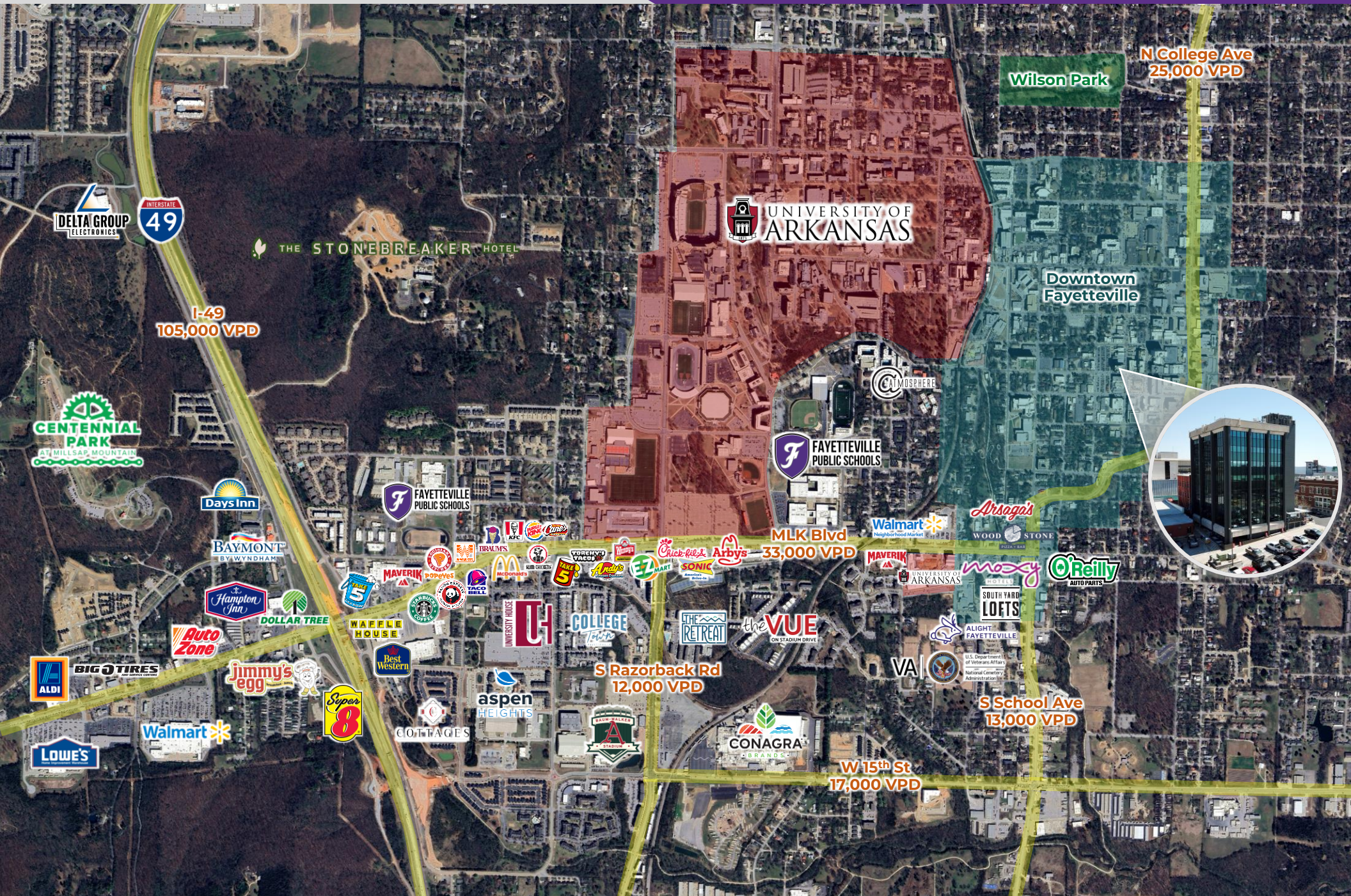
OVERVIEW

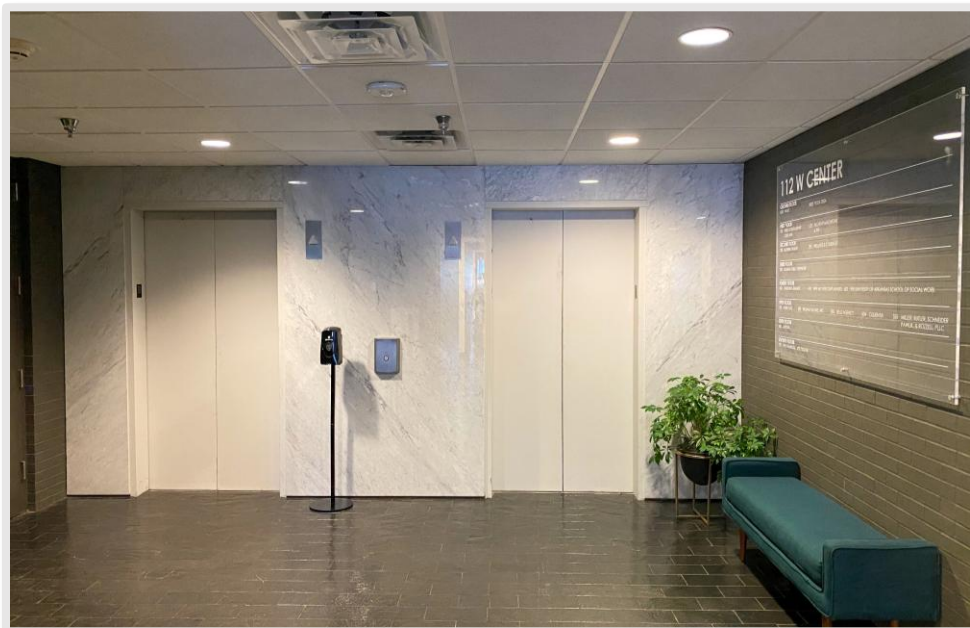
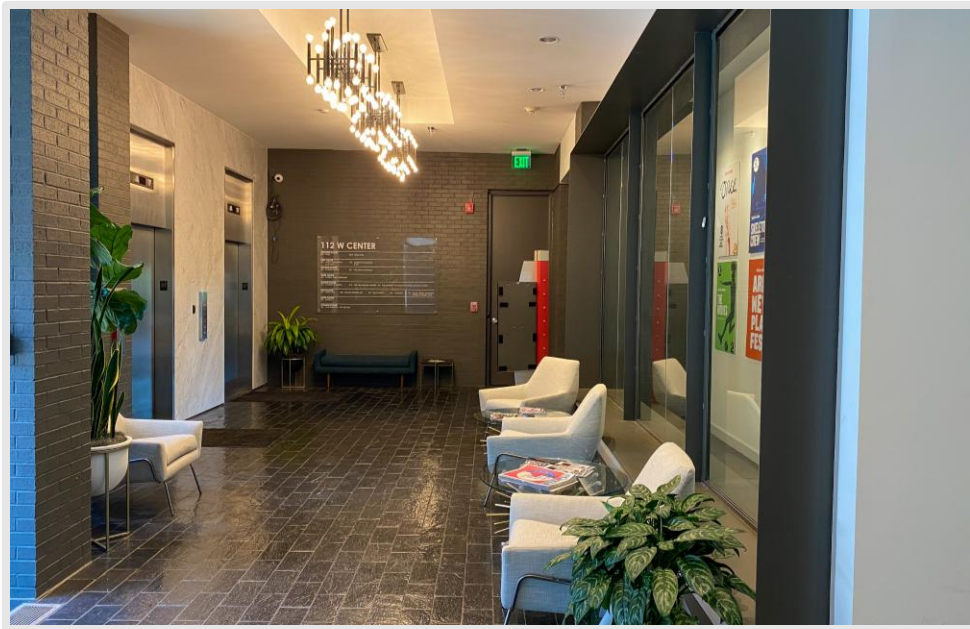
Offering	For Lease
Address	112 W Center Street
City/State	Fayetteville, AR 72701
Property Type	Office
Lease Rate	\$25.00/RSF – \$30.00/RSF
Lease Type	Full-Service Gross
Leasable Space	○ 2nd Floor: Suite 230 – ±2,667 RSF ○ 4th Floor: Suite 420 – ±2,765 RSF ○ 6th Floor: Suite 601 – ±3,504 RSF ○ 7th Floor: Suite 700 – ±6,903 RSF

PROPERTY HIGHLIGHTS

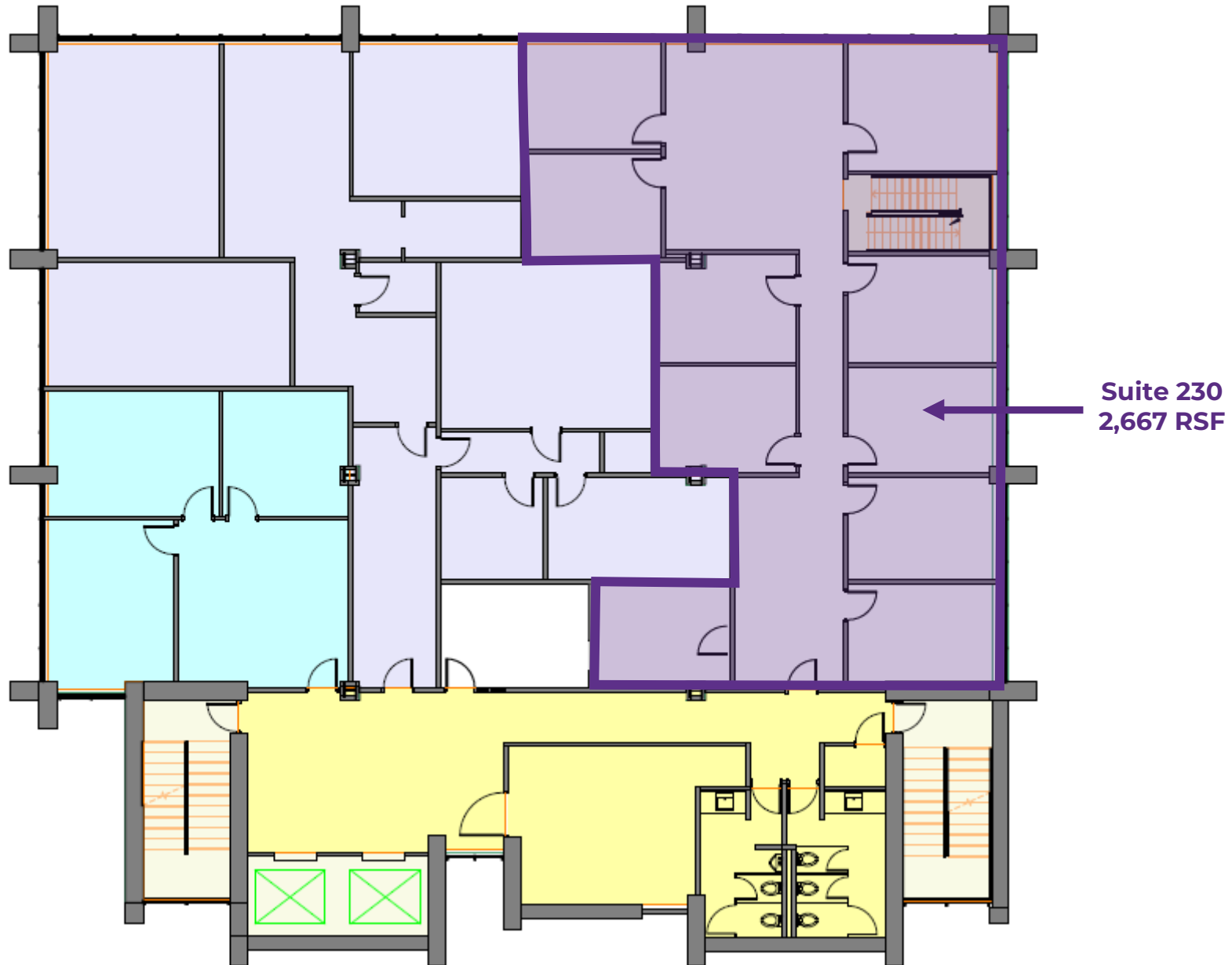
- Class A office building located just steps away from the Fayetteville Square in historic downtown Fayetteville
- 5-minute walk to Dickson Street and the University of Arkansas (32,000 students)
- Amenities in the building include bike storage, locker rooms, common area with seating, and an on-site bar in the basement (The Vault)
- Many local restaurants, shops and bars in the immediate area
- Parking in the next-door lot can be arranged with the City of Fayetteville for new tenants
- Arguably the most spectacular 360-degree panoramic views of Fayetteville from the 7th floor



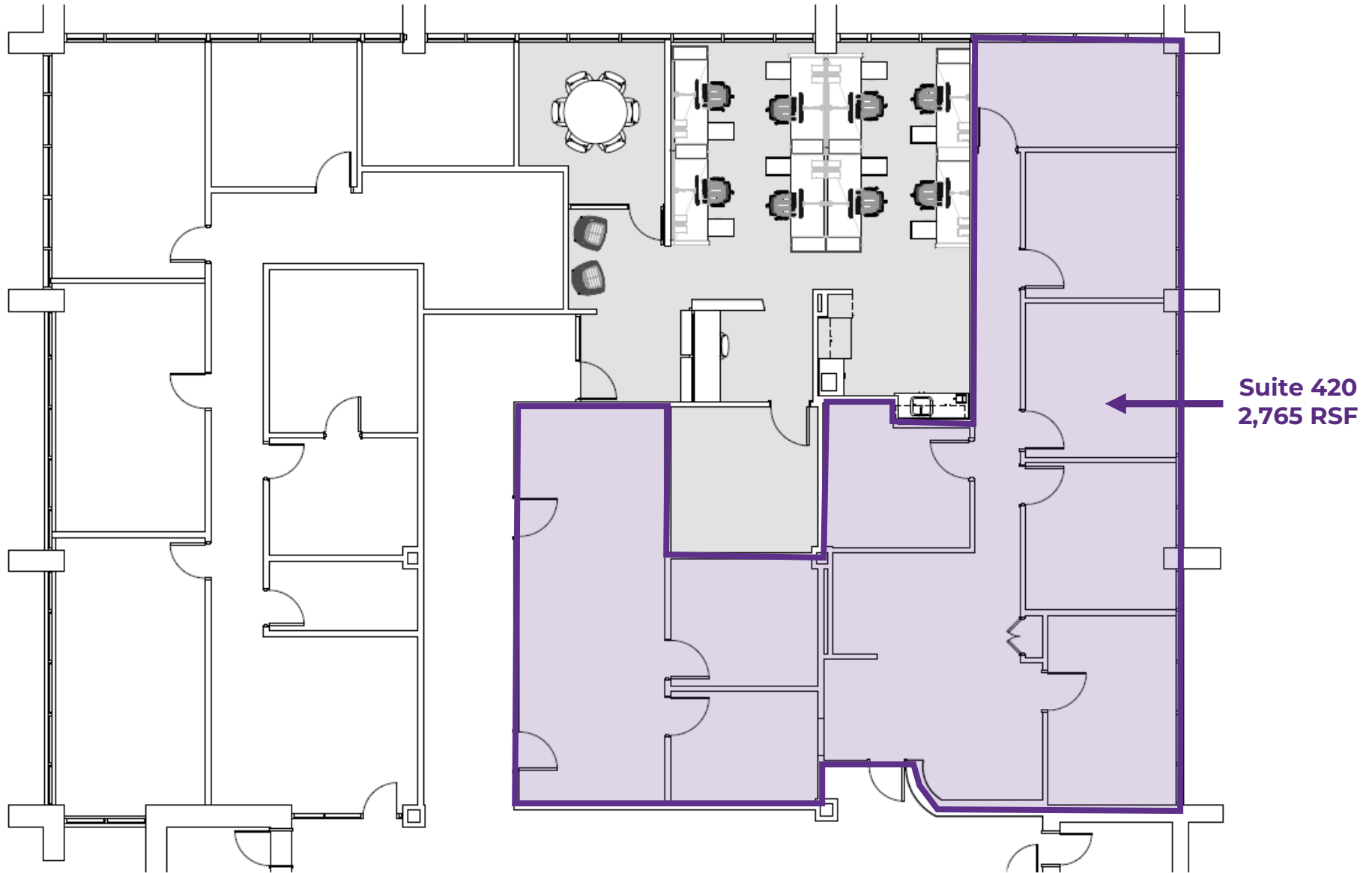




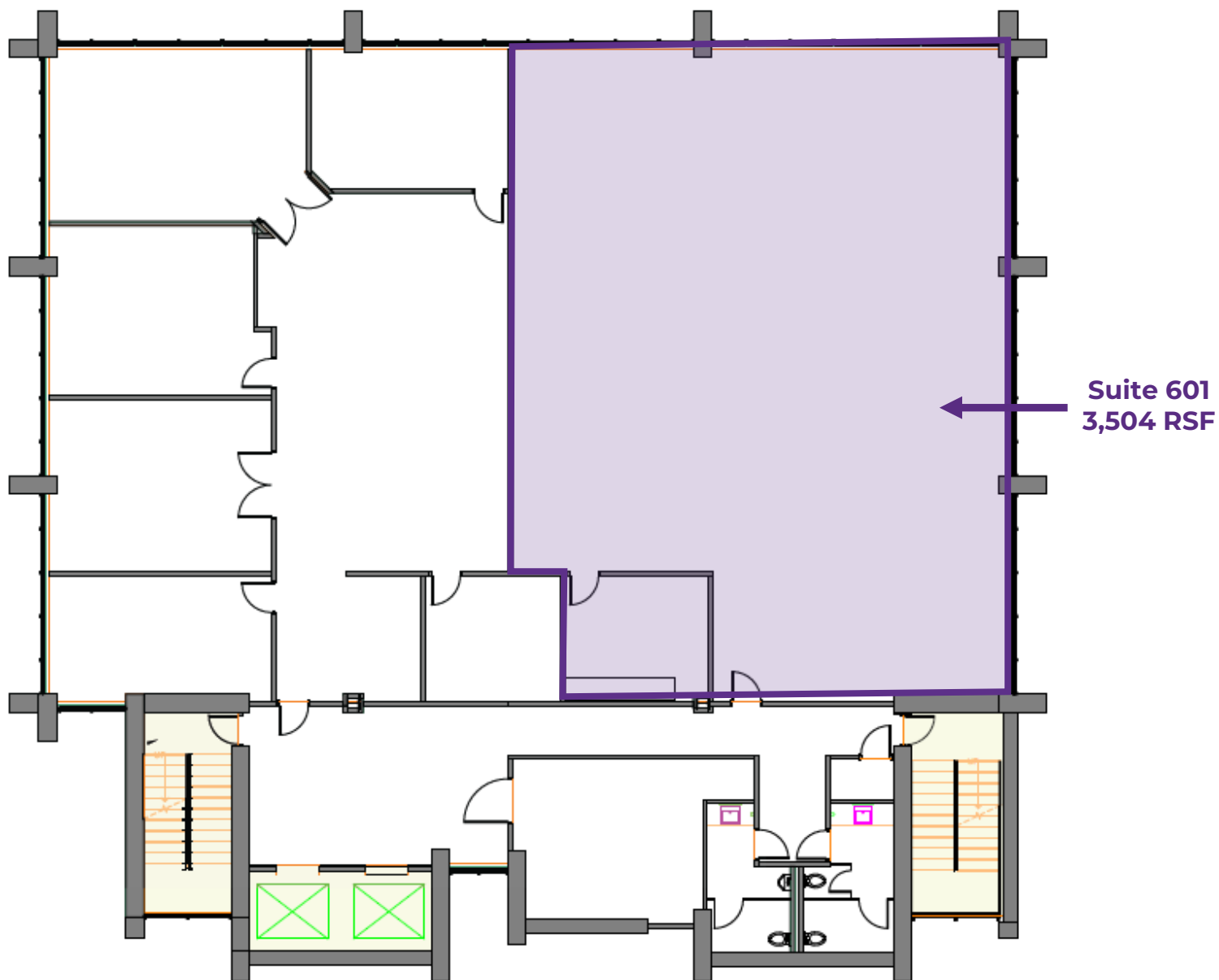
2nd Floor Available Space

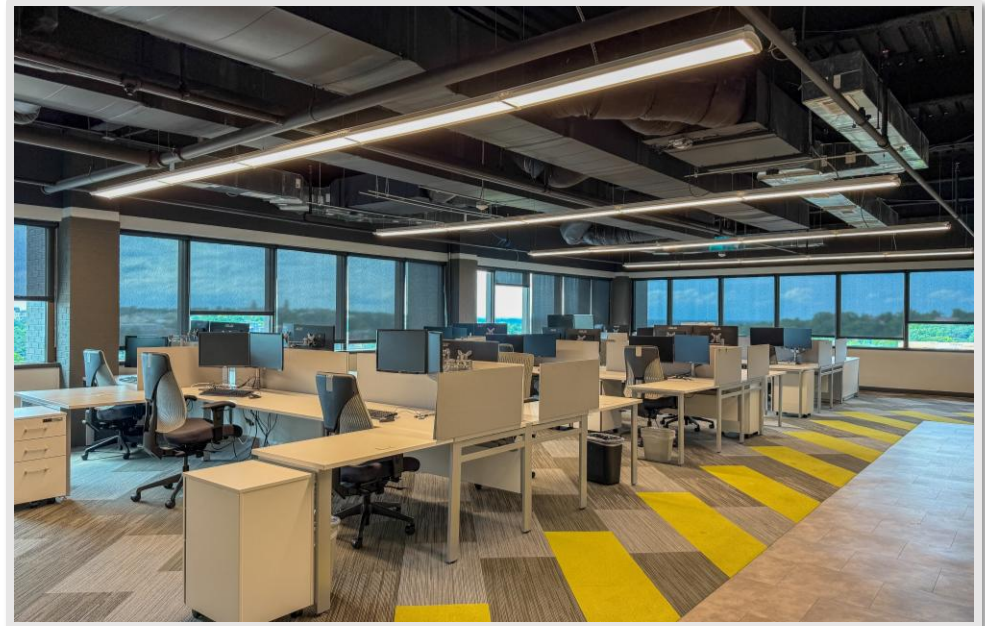


4th Floor Available Space

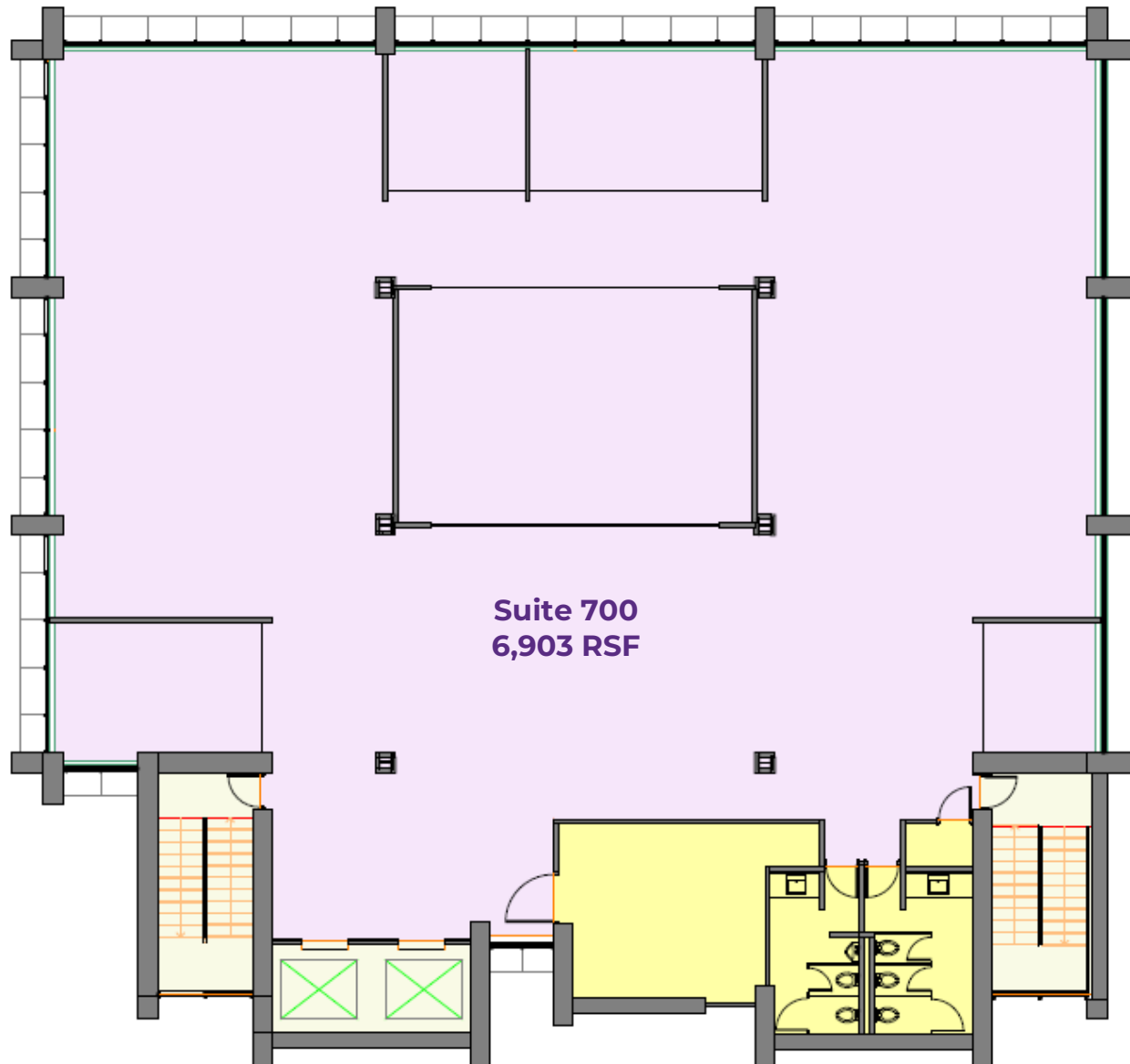


4th Floor Available Space





7th Floor Available Space



Fayetteville, AR



Fayetteville, Arkansas, is a rapidly growing city in the Ozark Mountains of northwest Arkansas and serves as the county seat of Washington County. With a population of just over 100,000, it is one of the state's largest cities and part of the thriving Northwest Arkansas region. Known for its scenic setting, Fayetteville offers abundant outdoor opportunities such as hiking, biking, and access to nearby lakes and rivers, making nature an integral part of the local lifestyle.

The city is best known as the home of the University of Arkansas, which gives Fayetteville a strong college-town atmosphere. The university brings tens of thousands of students, contributes to a vibrant cultural scene, and fuels the local economy through education, research, and innovation. Razorbacks athletics also play a central role in the community, helping shape the city's identity and social life.

Fayetteville blends small-town charm with urban amenities, offering a lively arts scene, festivals, restaurants, and nightlife centered around Dickson Street and the historic downtown square. Its economy spans education, healthcare, retail, and an expanding startup and tech scene, while its quality of life consistently earns high marks in national rankings. Although its exact placement varies year to year, Fayetteville continues to rank among the top places to live both nationally and within Arkansas, reflecting its combination of affordability, culture, and outdoor lifestyle.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	61,921	109,212	234,594
Households	26,129	45,669	88,570
Average Age	32.7	34.4	35.6
Average Household Income	\$75,529	\$94,144	\$97,210
Businesses	2,288	3,731	6,635

**Demographic details based on property location*

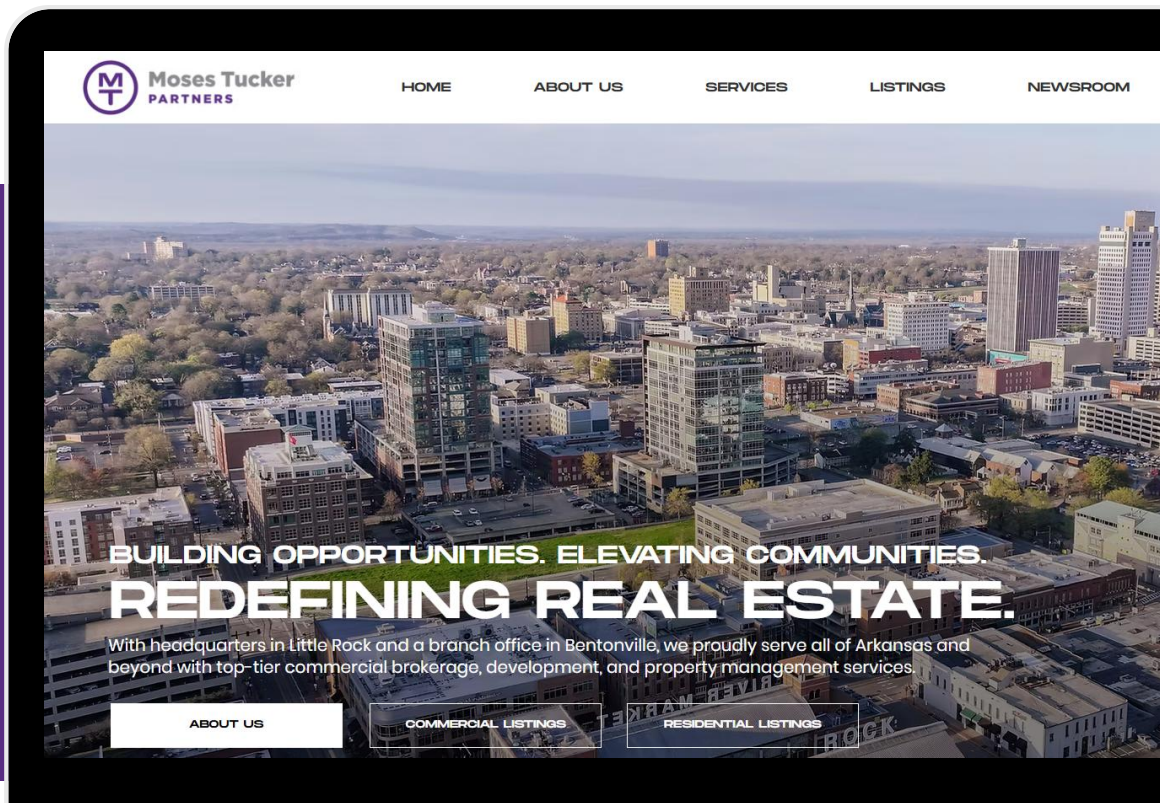
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