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# DOWNTOWN OFFICE SPACE FOR LEASE

## 112 W Center Street, Fayetteville, AR



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## Property Understanding

### OVERVIEW

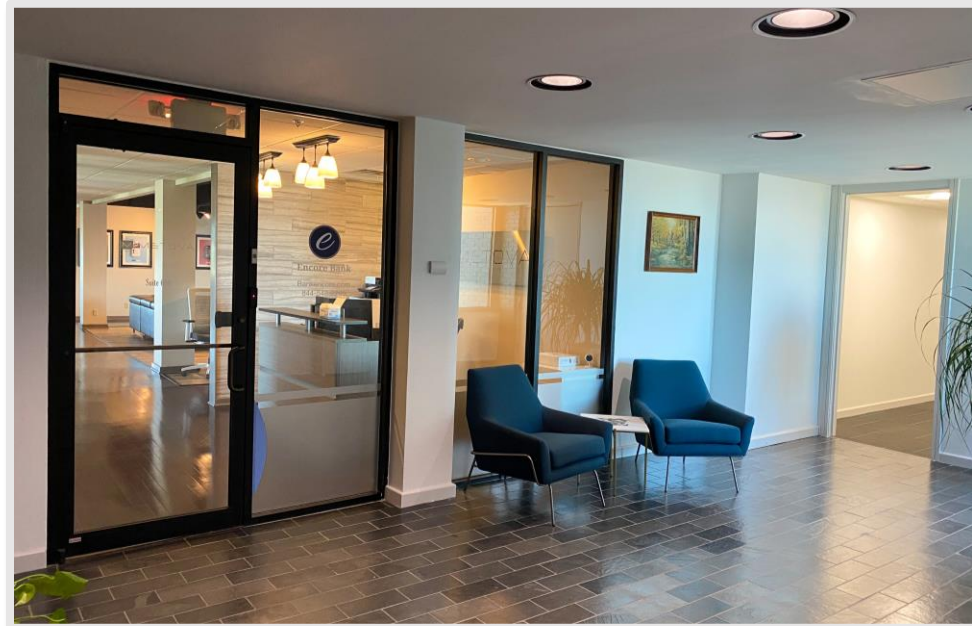
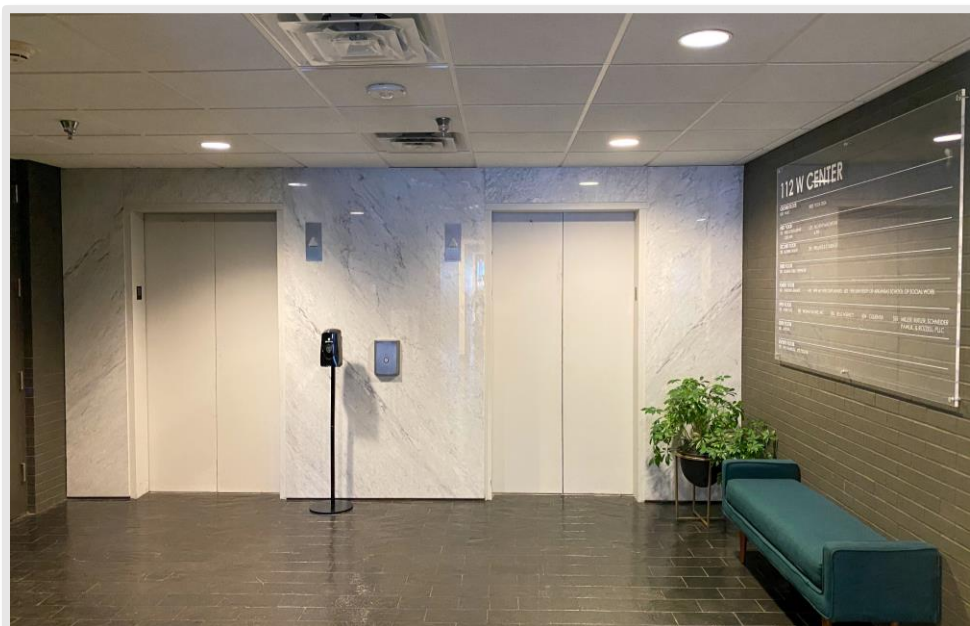
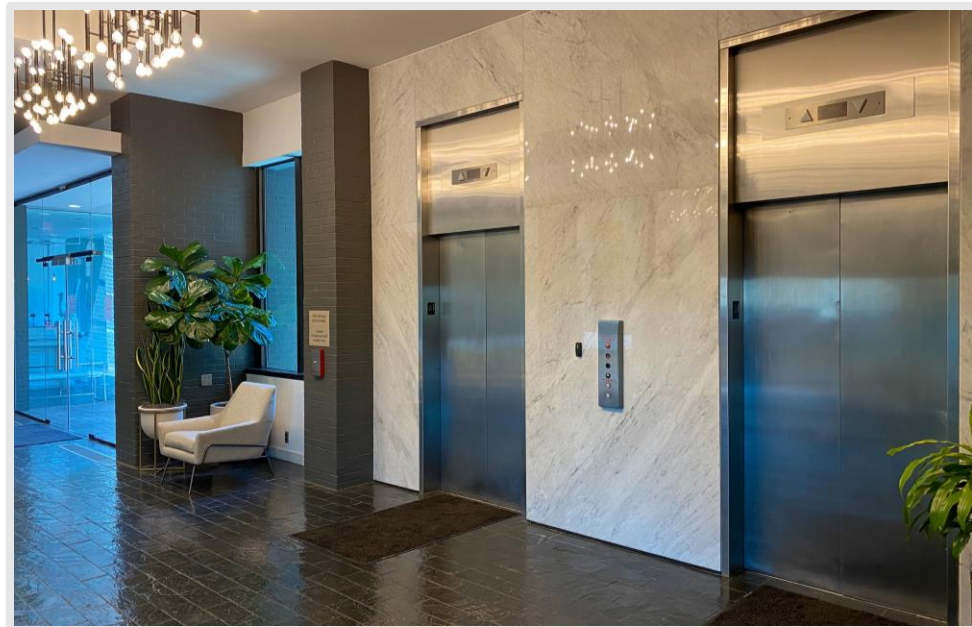
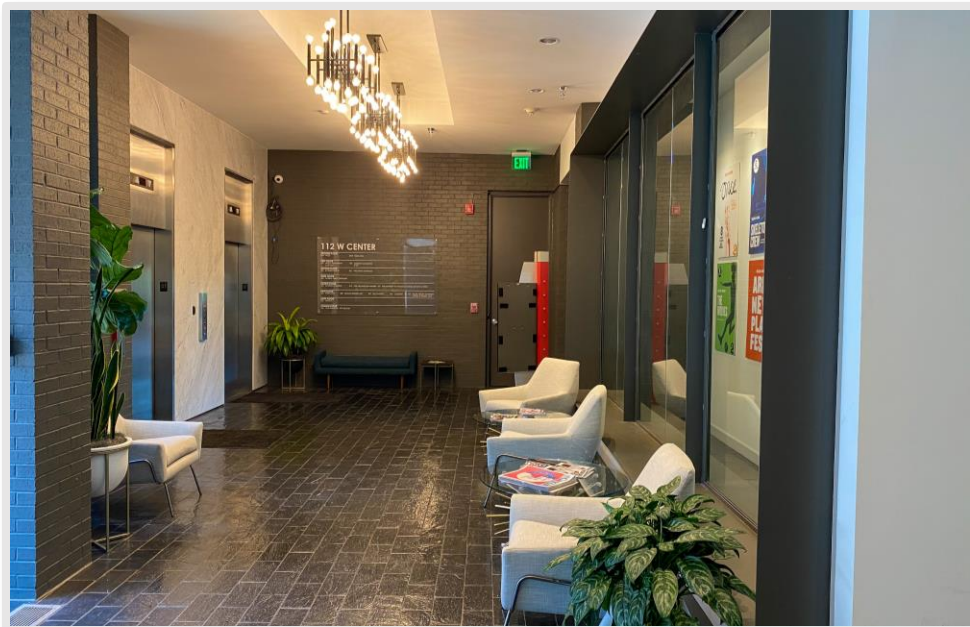
<b>Offering</b>	For Lease
<b>Address</b>	112 W Center Street
<b>City/State</b>	Fayetteville, AR 72701
<b>Property Type</b>	Office
<b>Lease Rate</b>	\$25.00/SF
<b>Lease Type</b>	Full Service Gross
<b>Available Space</b>	<ul style="list-style-type: none"> <li>○ 4<sup>th</sup> Floor: Suite 400 – ±2,678 RSF</li> <li>○ 4<sup>th</sup> Floor: Suite 420 – ±2,763 RSF</li> <li>○ 7<sup>th</sup> Floor: Suite 700 – ±6,900 RSF</li> </ul>

### PROPERTY HIGHLIGHTS

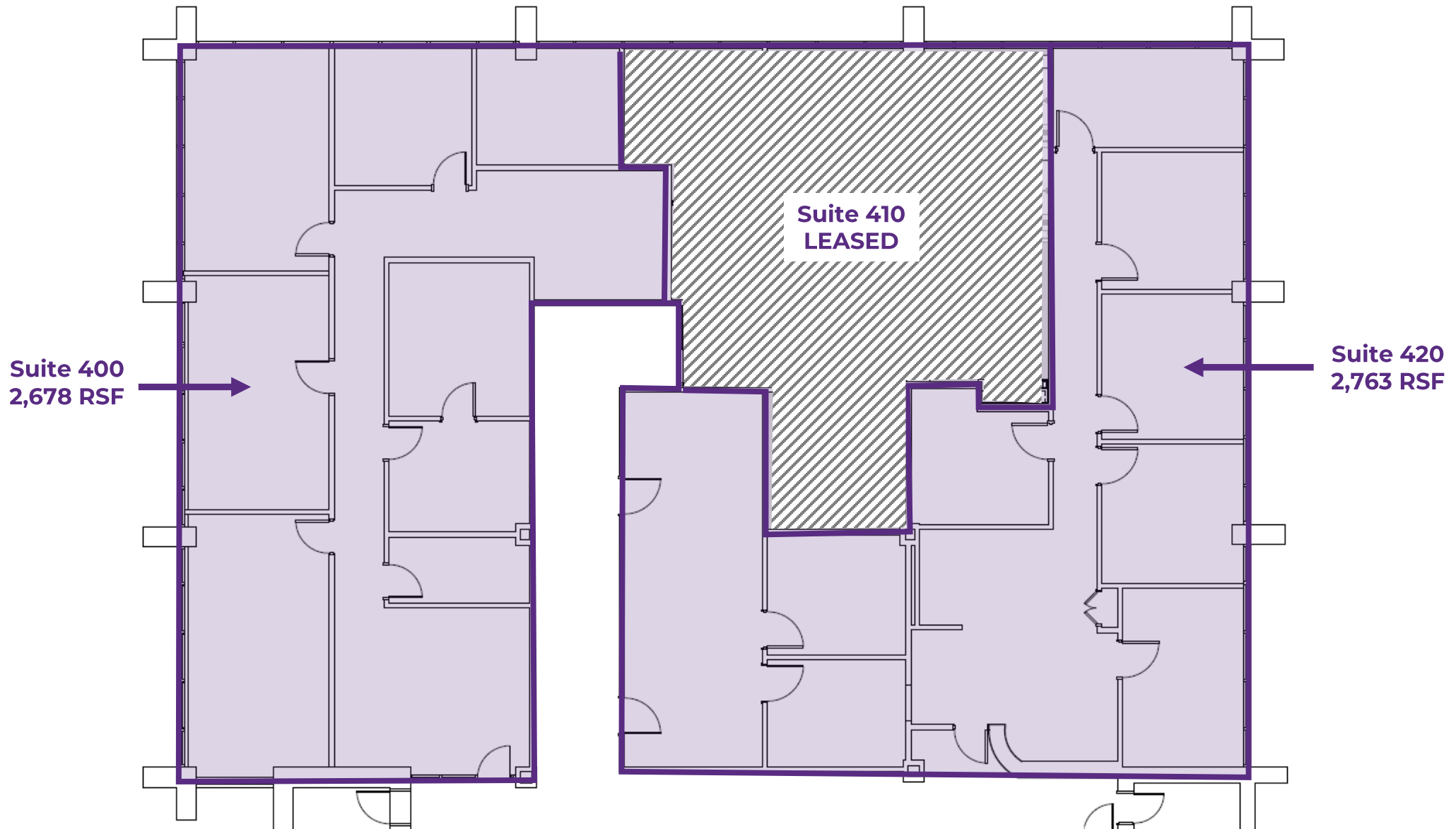
- Class A office building located just steps away from the Fayetteville Square in historic downtown Fayetteville
- 5-minute walk to Dickson Street and the University of Arkansas (32,000 students)
- Amenities in the building include bike storage, locker rooms, common area with seating, and an on-site 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 7<sup>th</sup> floor



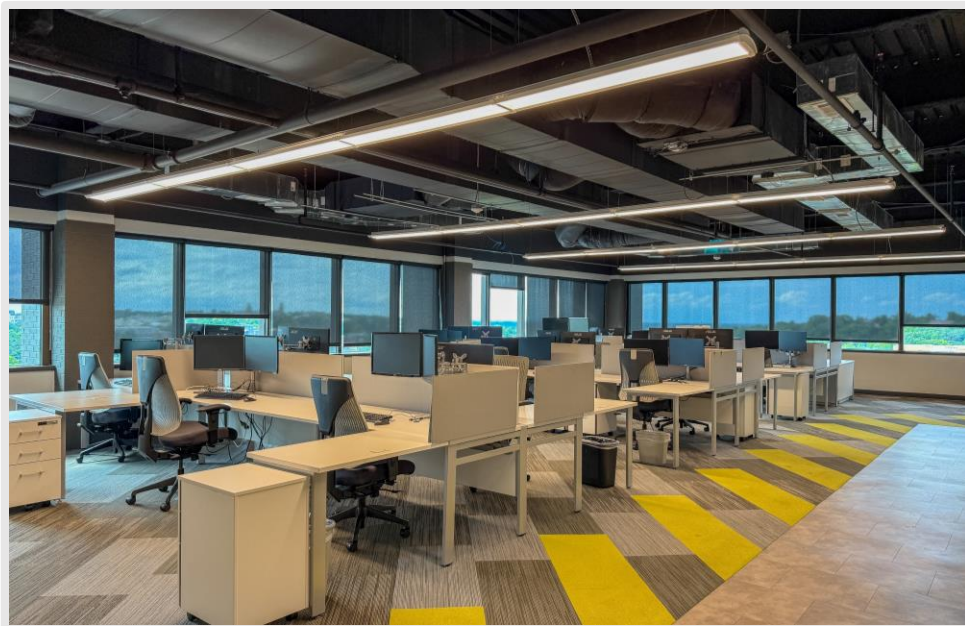




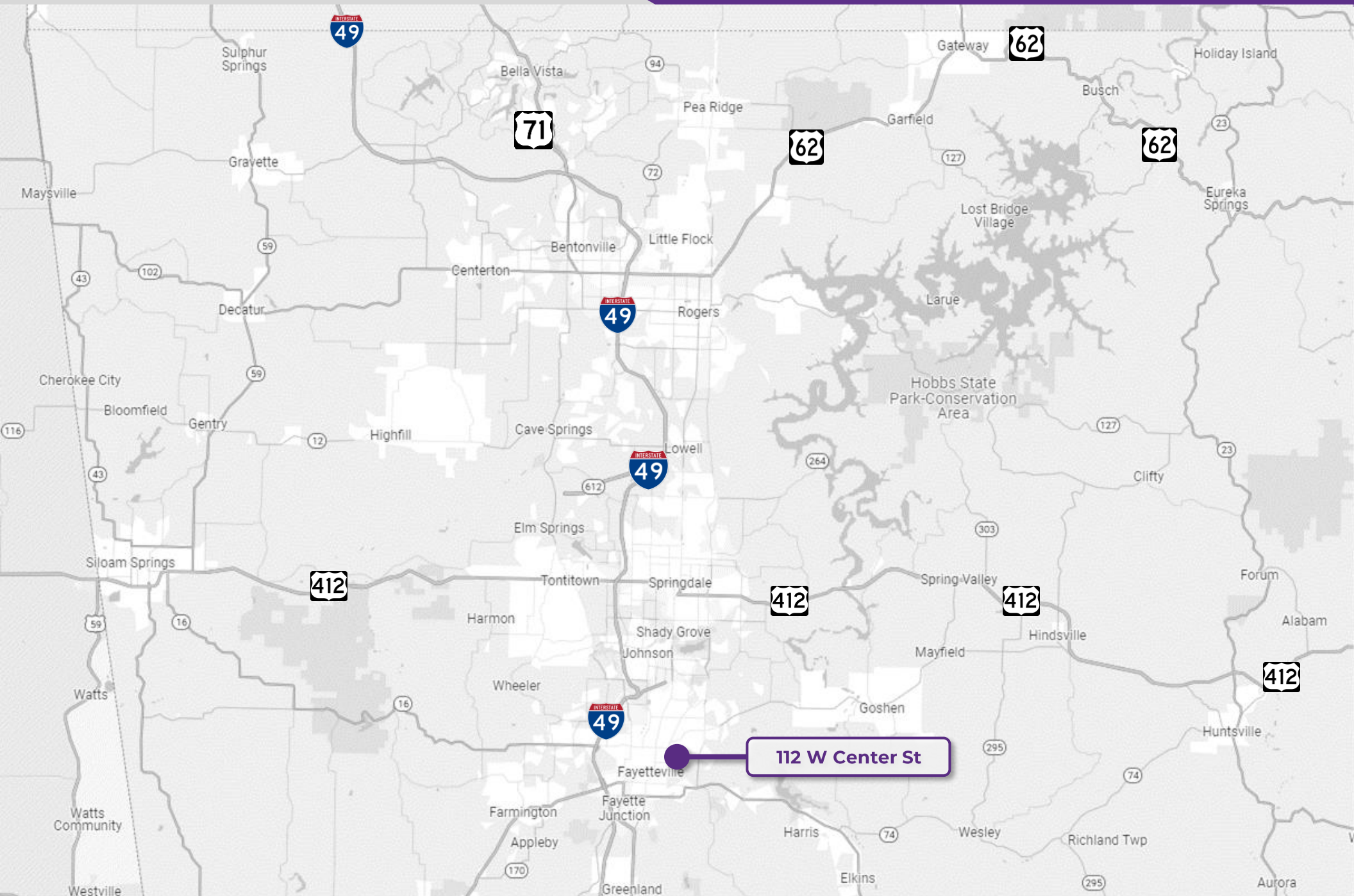
## 4th Floor Available Spaces



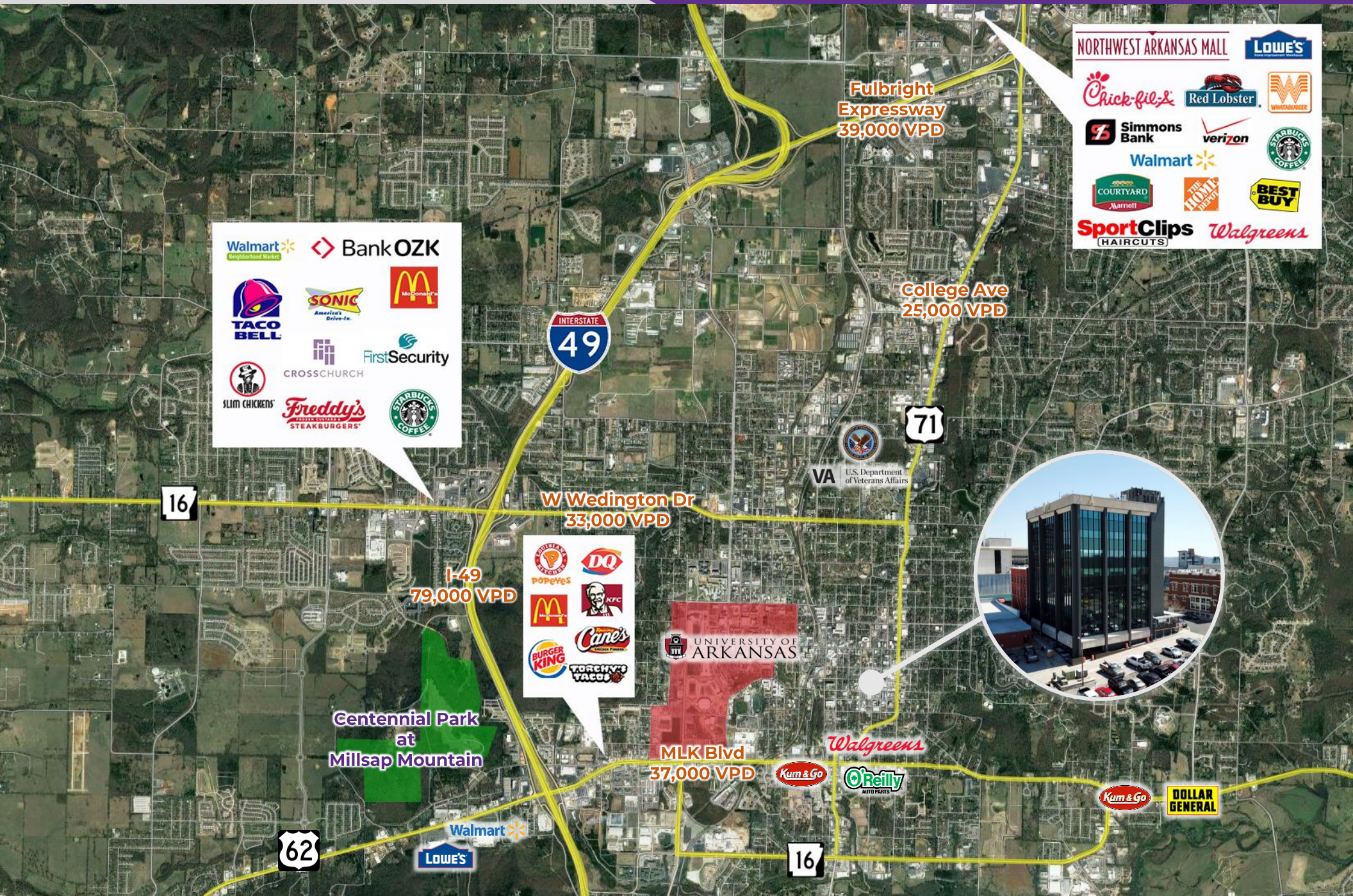














## Fayetteville, AR



Located in the center of booming Northwest Arkansas, Fayetteville is the second most populous city in Arkansas and the county seat of Washington County.

With a thriving local economy, educated workforce, and loyal customer base, the number of jobs within Fayetteville is consistently on the rise. Fayetteville is home to the flagship campus of the University of Arkansas, which has established itself as one of the top public research and academic institutions in the nation, with a student population of 32,140.

Fayetteville benefits from its diverse economy, strategic location in the NW Arkansas region, and strong sense of community, which collectively support its continued economic growth and development. Fayetteville ranked in the top 10 of “Best Places to Live” from U.S. News and World Report in both [2023](#) and [2024](#). Similarly, the Northwest Arkansas region was recognized in the top 10 of the “Best Performing Cities in [2024](#)” list from the Milken Institute.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	60,366	106,241	229,042
<b>Households</b>	25,392	44,453	86,470
<b>Average Age</b>	32.6	34.4	35.5
<b>Average Household Income</b>	\$70,700	\$88,132	\$91,723
<b>Businesses</b>	2,265	3,665	6,471

*\*Demographic details based on property location*



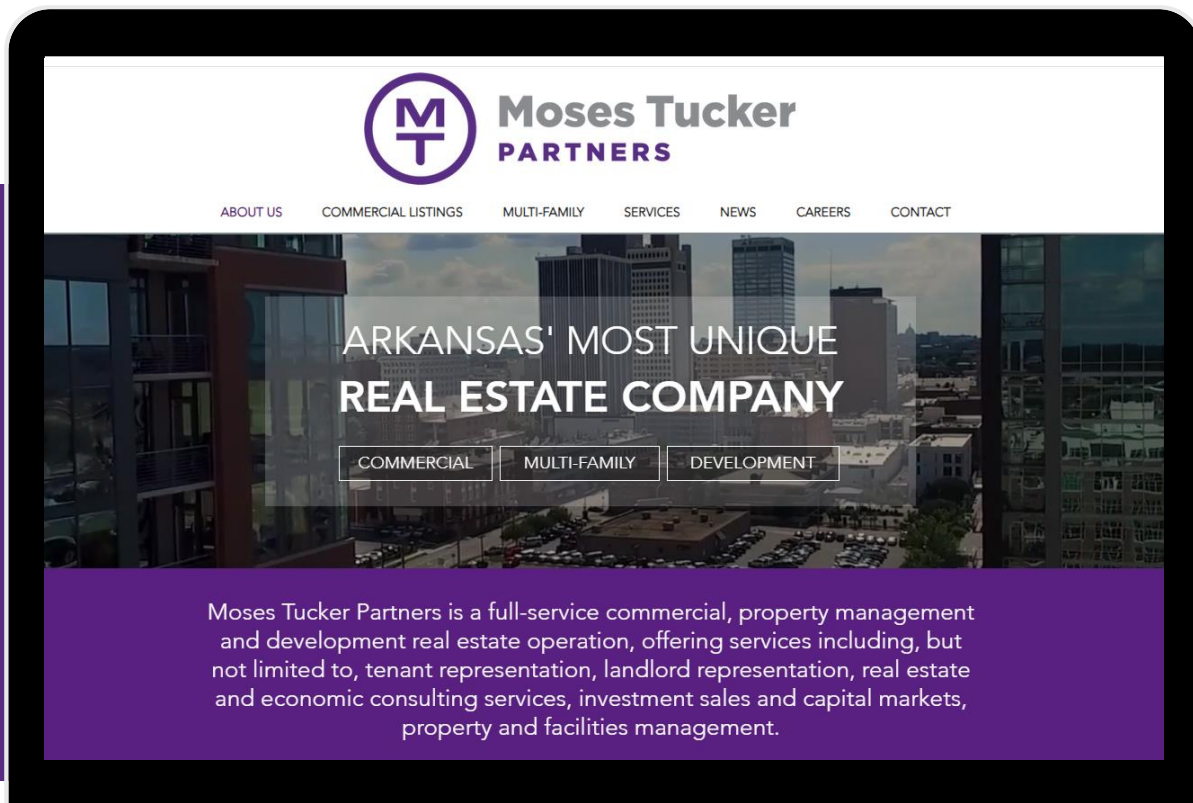
# CONNECT

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