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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

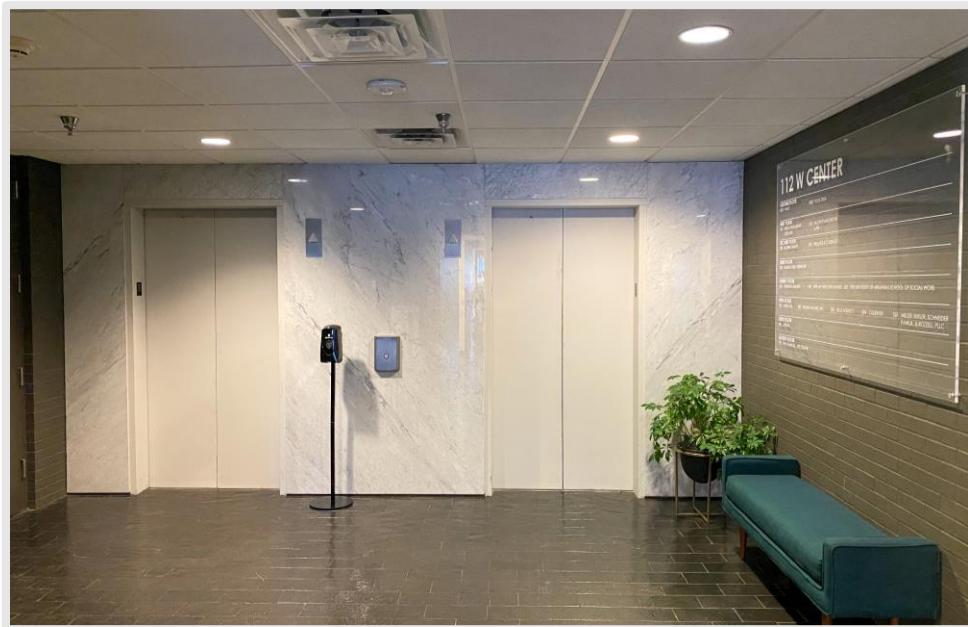
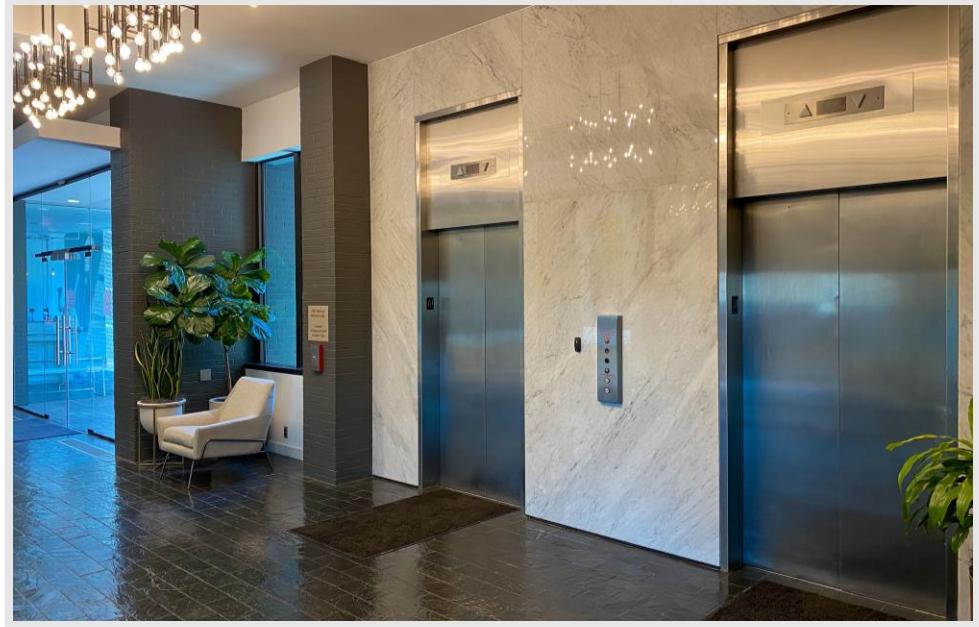
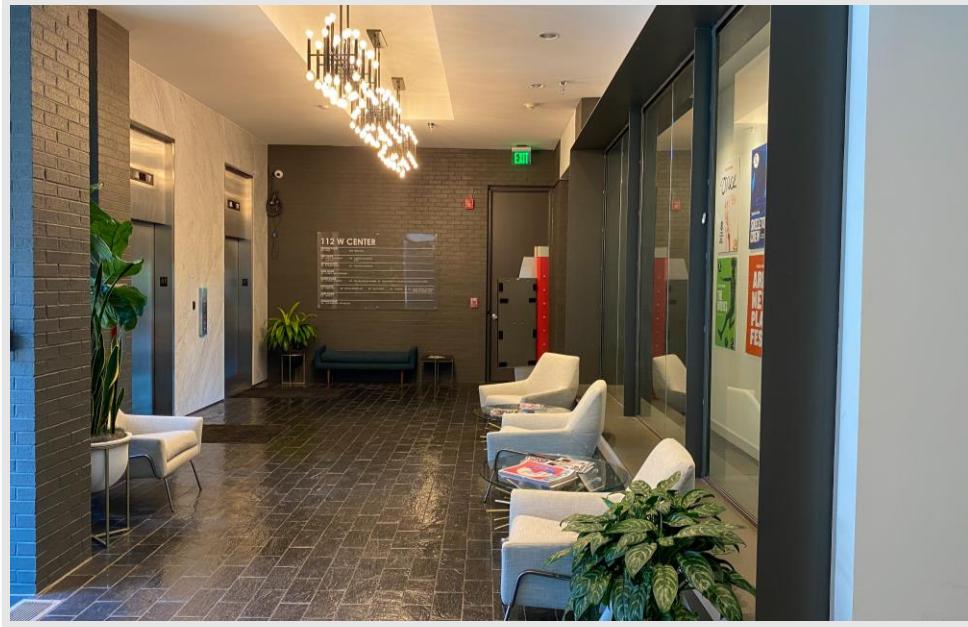
OVERVIEW

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

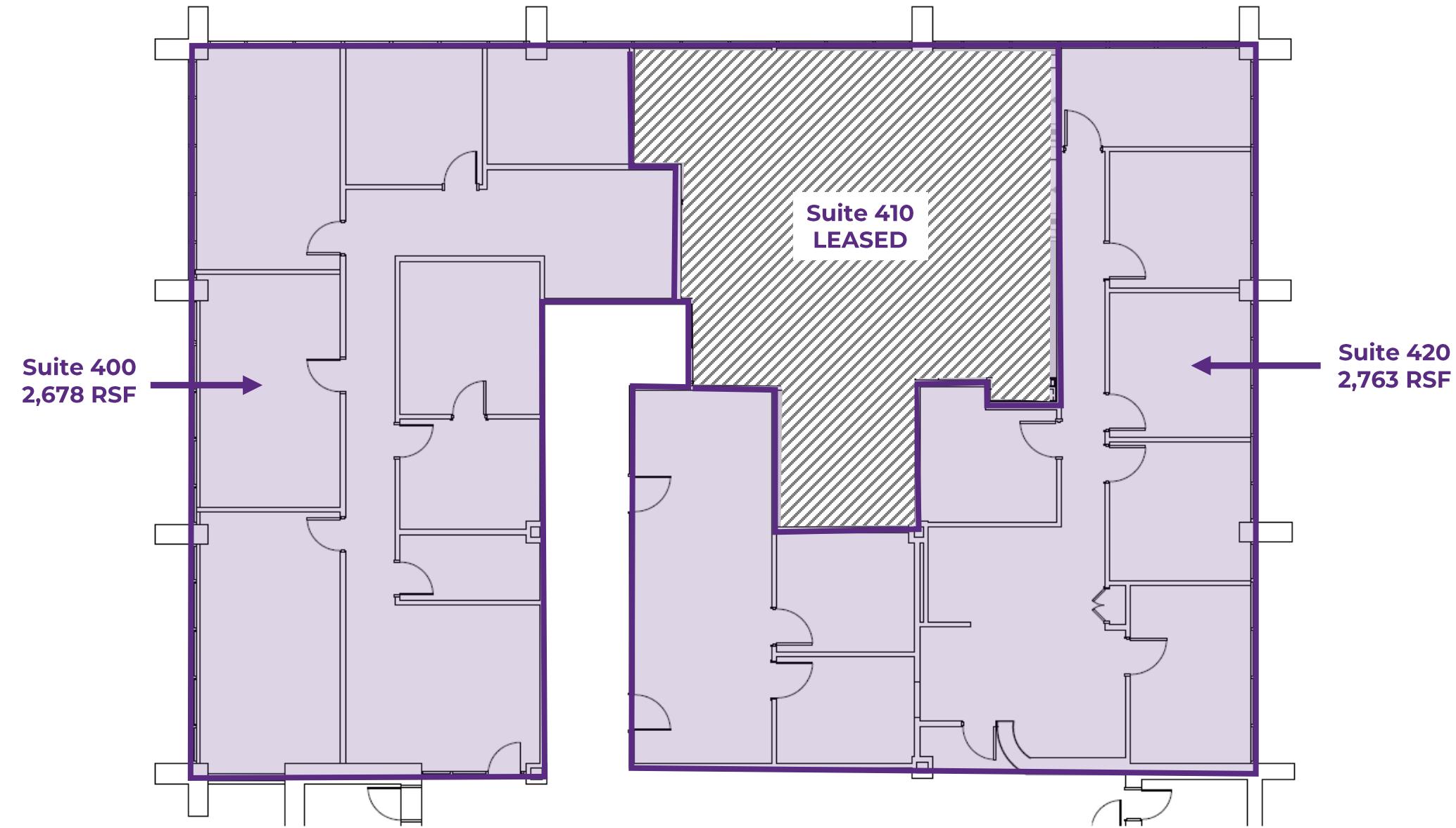
PROPERTY HIGHLIGHTS

- 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





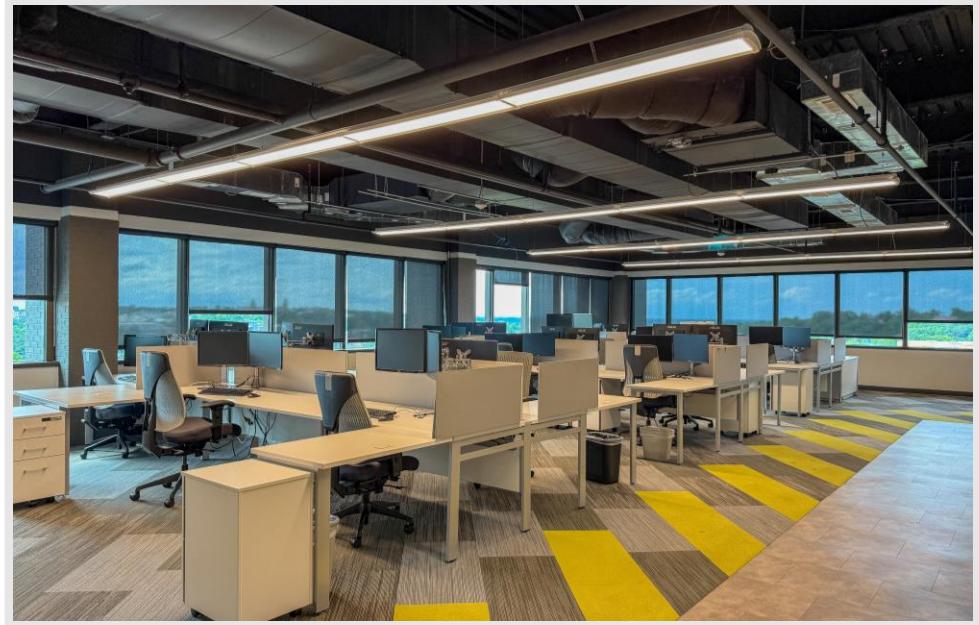
4th Floor Available Spaces

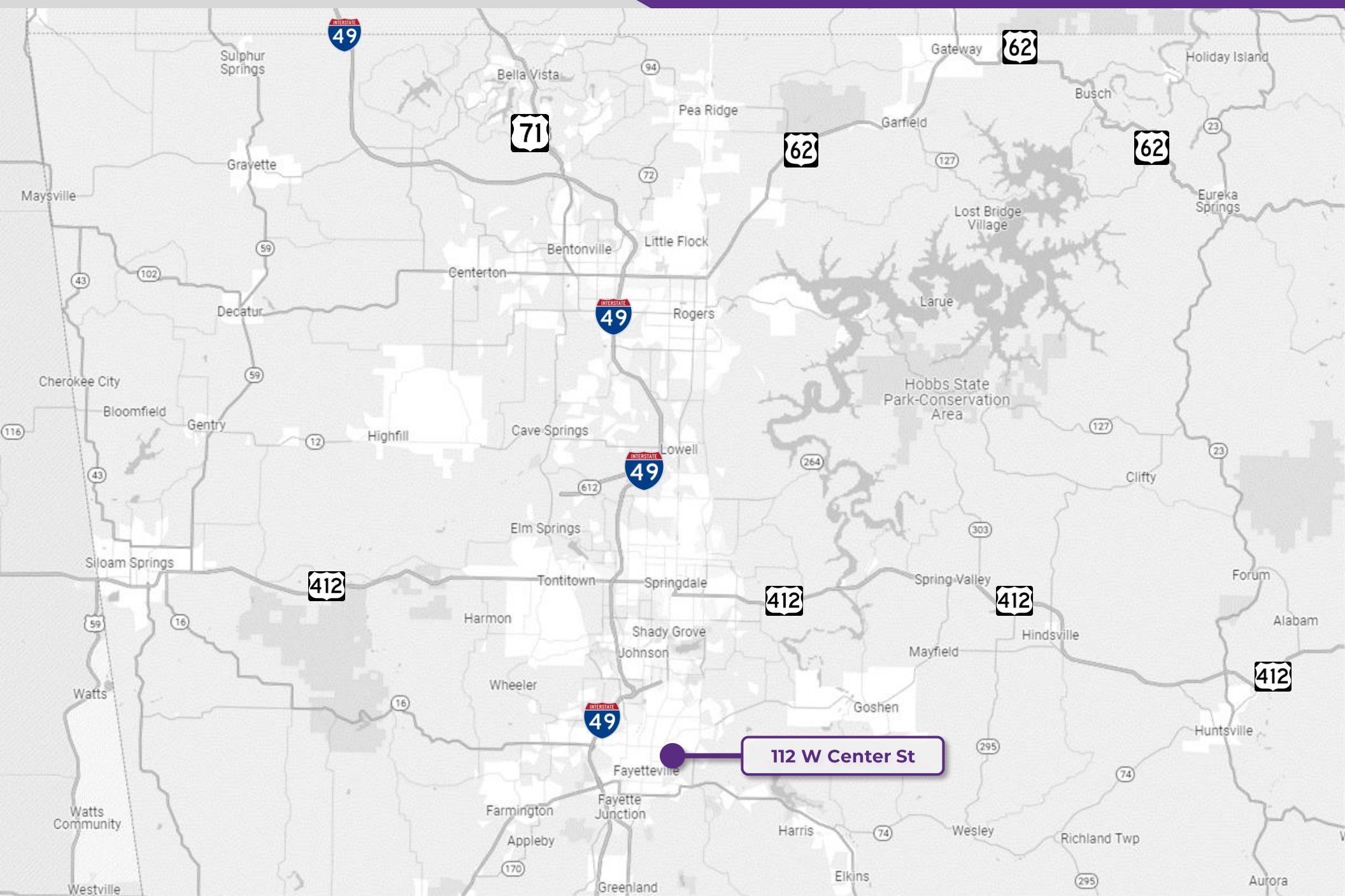




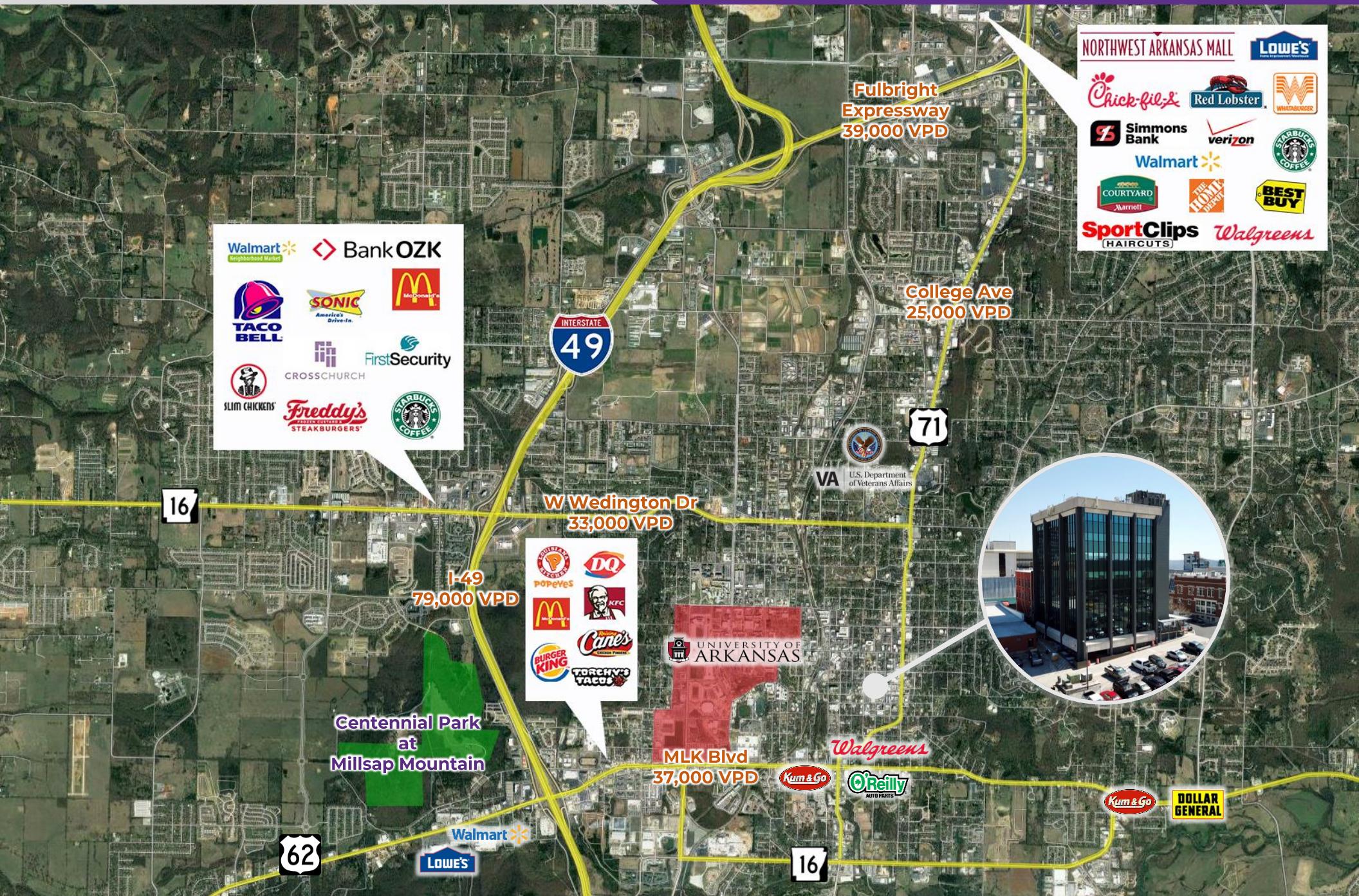
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SUITE 700 PHOTOS





112 W Center St



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*

Population

3 MILES

5 MILES

10 MILES

60,366

106,241

229,042

Households

25,392

44,453

86,470

Average Age

32.6

34.4

35.5

Average Household Income

\$70,700

\$88,132

\$91,723

Businesses

2,265

3,665

6,471

*Demographic details based on property location

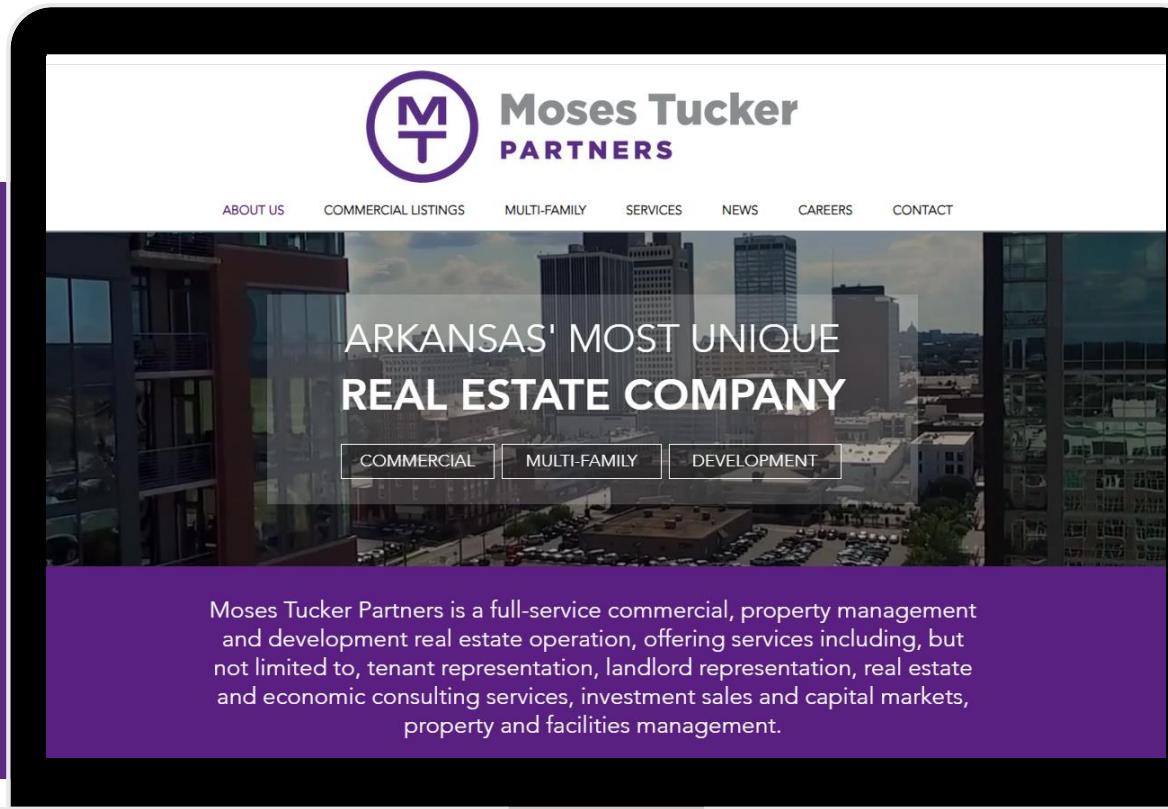
CONNECT

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The smartphone screen shows the Moses Tucker Partners website. The header features the company logo (a stylized 'M' and 'T' inside a circle) and the text "Moses Tucker PARTNERS". Below the header is a navigation menu with links to "ABOUT US", "COMMERCIAL LISTINGS", "MULTI-FAMILY", "SERVICES", "NEWS", "CAREERS", and "CONTACT". The main content area has a background image of a city skyline. Overlaid on the image is the text "ARKANSAS' MOST UNIQUE REAL ESTATE COMPANY" in large, bold, white letters. Below this text are three buttons labeled "COMMERCIAL", "MULTI-FAMILY", and "DEVELOPMENT". A purple sidebar on the left contains the text: "Moses Tucker Partners is a full-service commercial, property management and development real estate operation, offering services including, but not limited to, tenant representation, landlord representation, real estate and economic consulting services, investment sales and capital markets, property and facilities management."

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