

Planned Class A Office Building

Fayetteville, AR

E Sain St
Fayetteville, AR 72703
www.cbre.com/fayetteville

±13,000 to ±52,000 SF



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For Lease

Property Information

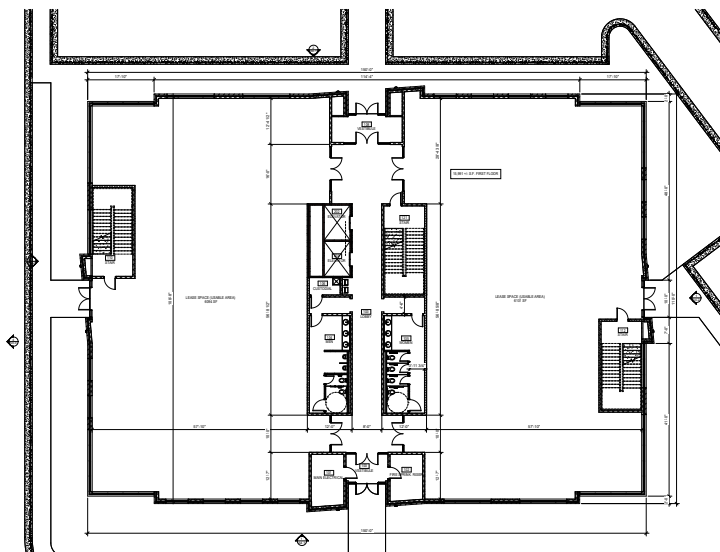
- + Availability: ±13,000 SF to ±52,000 SF
- + Lease Rate: Negotiable
- + Key Features
 - 4-story Class A office building with efficient layout potential
 - Proven owner with expertise in construction and buildout facilitation
 - Parking ratio: 4.05 per 1,000
 - Signage visible on E Joyce Blvd (30,000 VPD)
 - Development is situated at the intersection of Kitty Creek Trail, Mud Creek Trail, and the Vantage Drive Bike Lane, which all connect to the Razorback Greenway
- + Timing: 18-24 months from lease execution
- + Convenient access to North Fayetteville amenities:
 - 4 minutes to I-49
 - 6 minutes to Lake Fayetteville Trail via bike
 - 8 minutes to Razorback Greenway via bike
 - Walkable to Trails on the Creek Apartments (Under Construction)
 - Development includes proposed restaurant/retail space
 - Close proximity to Goddard School, Firehouse Subs, Mellow Mushroom, Flyway Brewery, and a multitude of professional and medical services.



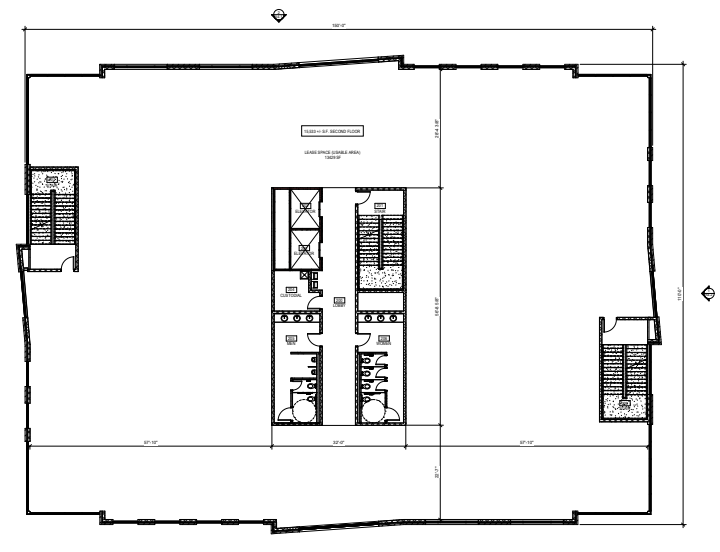
Plans



1st Floor



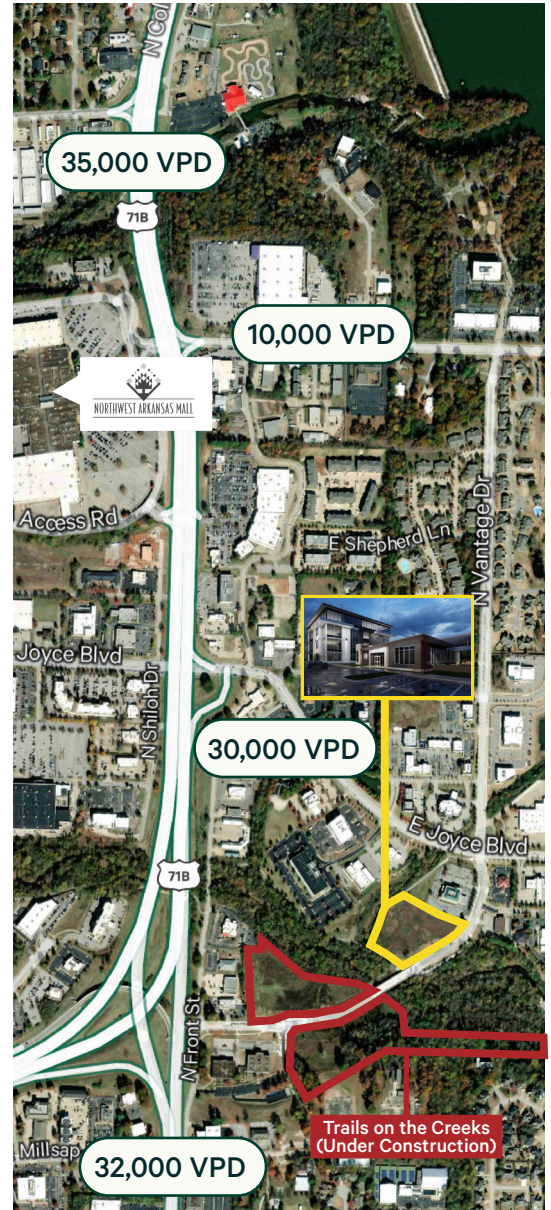
Floors 2-4



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Contact Us

Hunter Groce

Senior Associate
+1 479 287 4241
hunter.groce@cbre.com

Alex Reed

Associate
+1 479 249 9560
alex.reed1@cbre.com

David Erstine, SIOR, CCIM

Senior Vice President
+1 479 249 6199
david.erstine@cbre.com

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