

OFFICE FOR SUBLEASE



4375 N. VANTAGE RD. | FAYETTEVILLE, AR 72703



7,466 SF



Class A
Building



\$19.50 SF/YR
(Full Service)



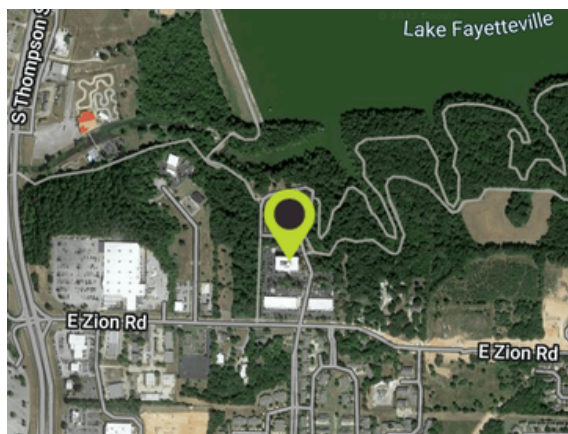
Park Center
Office Building

OFFERING SUMMARY

Lease Rate: \$19.50/psf/yr FS

Building Size: 68,404 SF

Available SF: 7,466 SF



PROPERTY OVERVIEW AND HIGHLIGHTS

- -Class A Office Sublease Opportunity at Park Center Office Building
- Available SF: 7,466 (Suite 202)
- Total Building SF: 68,404
- Year Built: 2011
- Twin Elevators & Stair Towers
- Individual Floor Mechanical & Electrical Rooms
- Individual Floor Mens & Women's ADA Restrooms
- Nearby Amenities:
- Abundant On-site Parking
- Views of Lake Fayetteville & Veteran's Park
- Directly accessible to Fayetteville Trail System
- Convenient access to I-49, Northwest Arkansas Mall, major Retailers, and Fayetteville Athletic Club

FOR MORE
INFORMATION
CONTACT:

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PHOTOS



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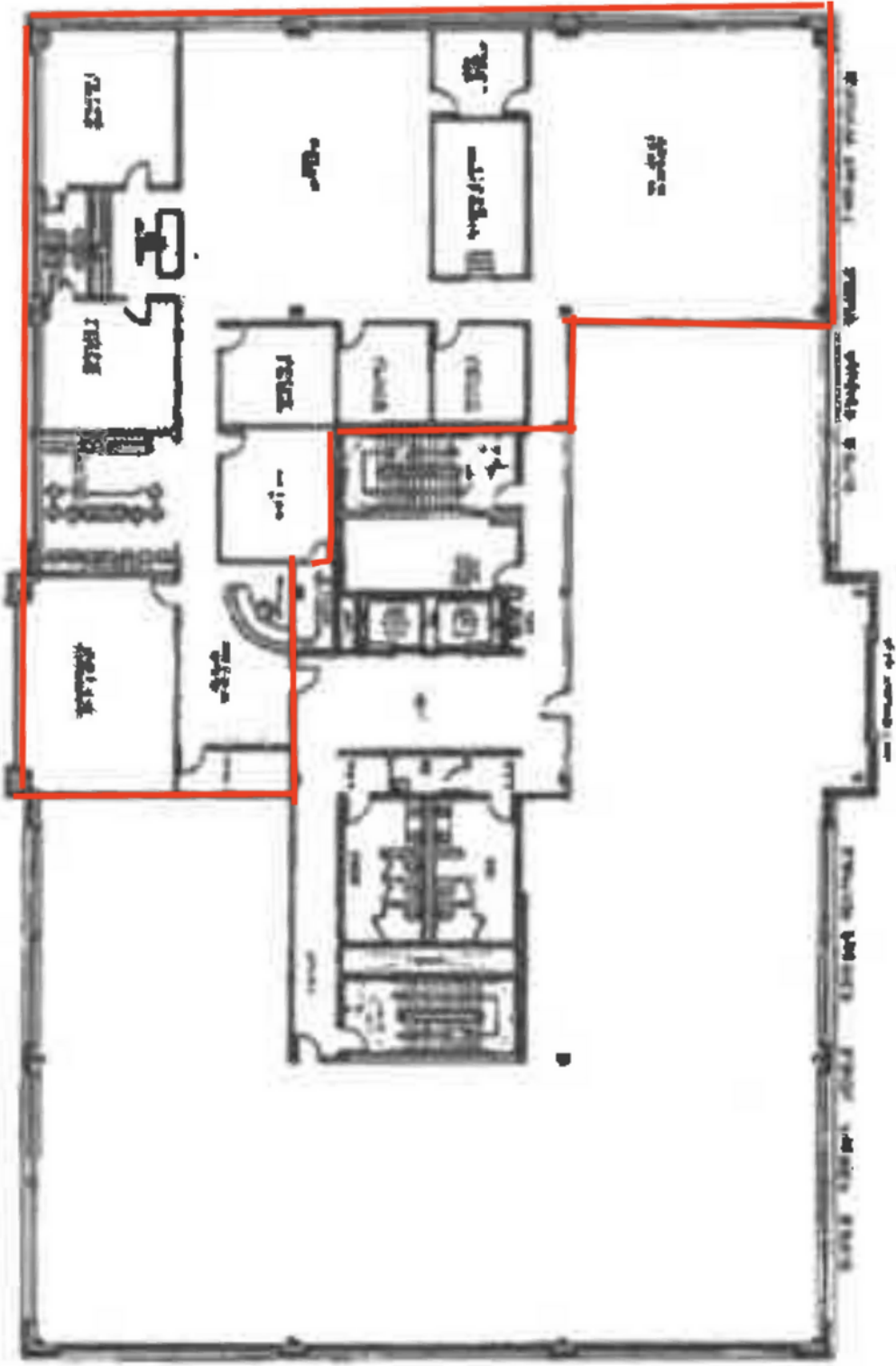
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FLOOR PLAN



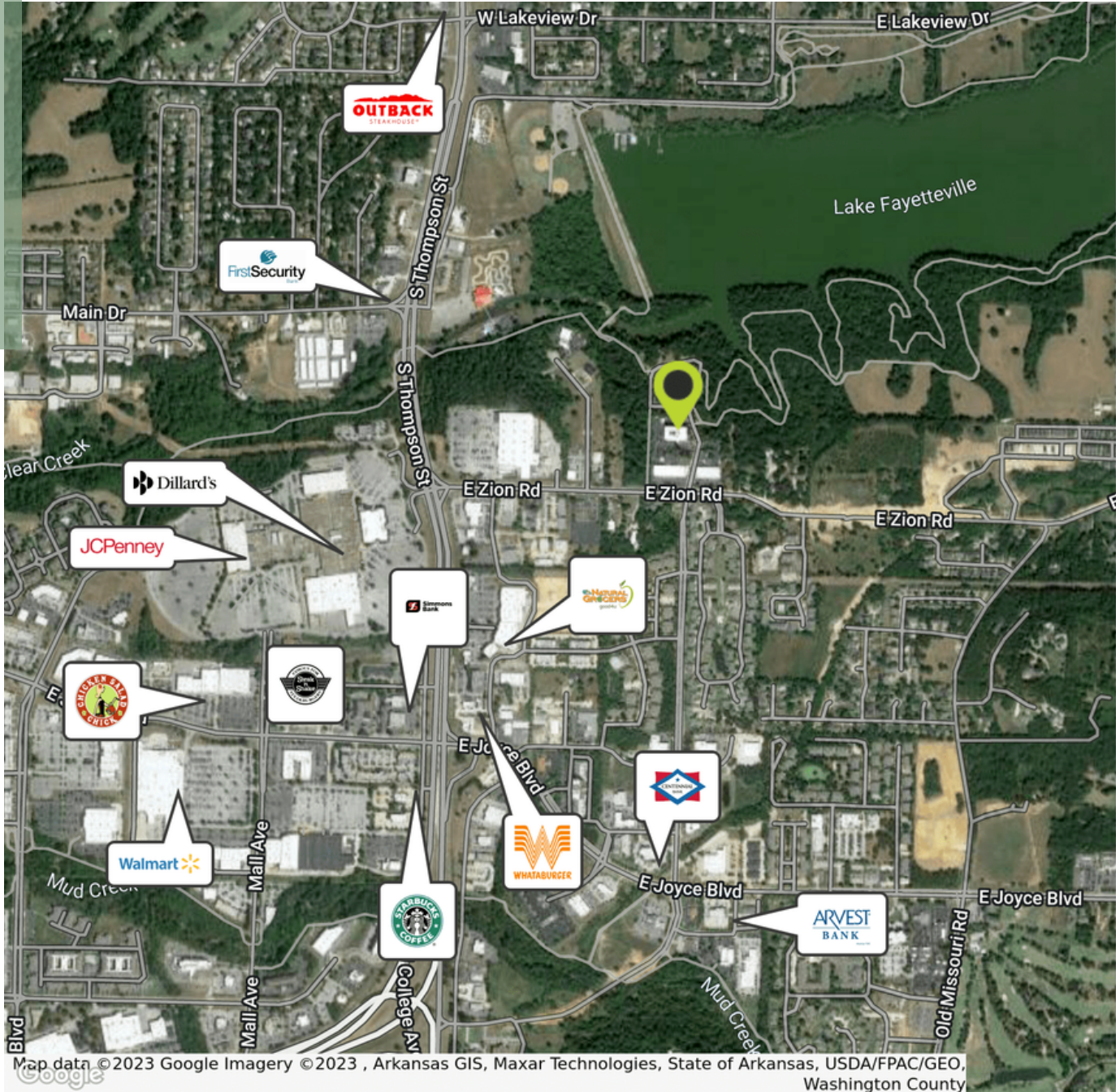
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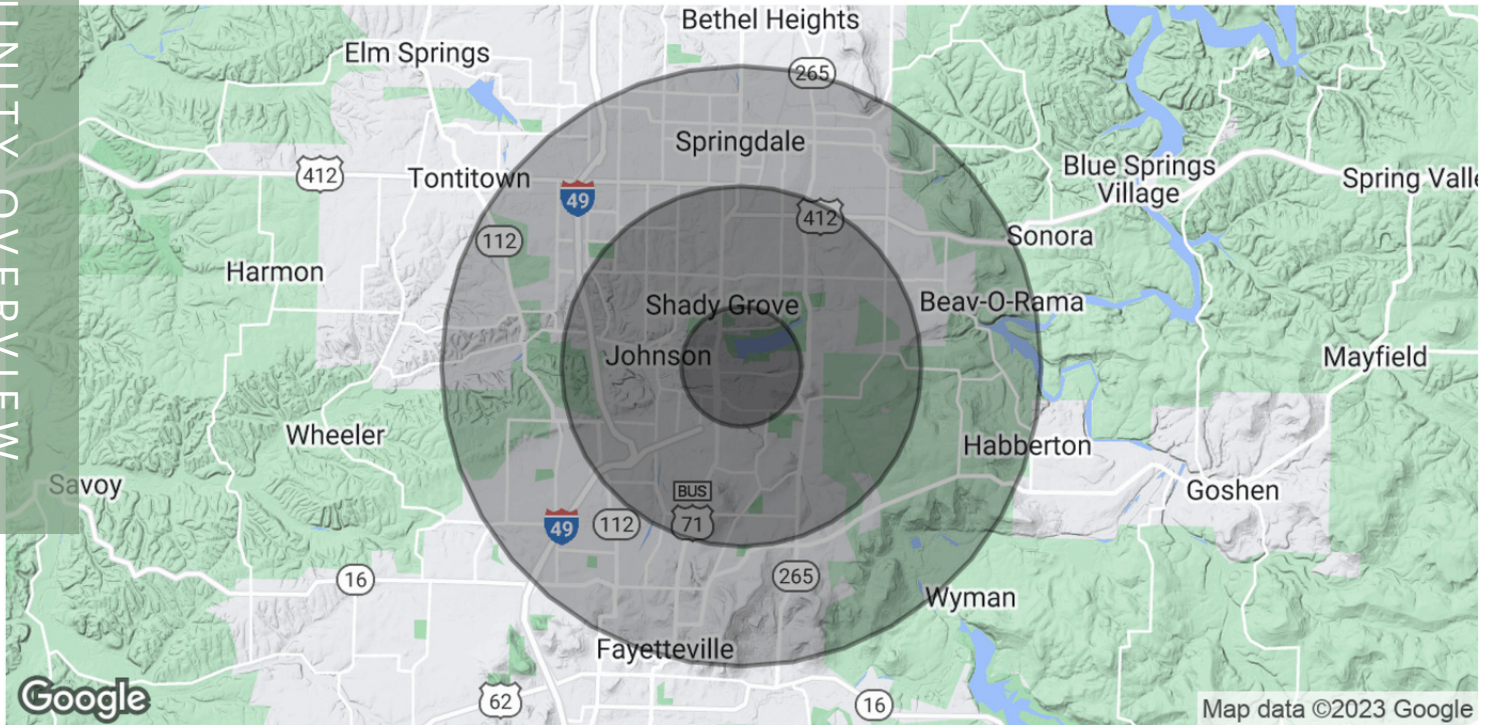
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COMMUNITY OVERVIEW



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,980	45,952	123,925
Average Age	36.6	34.9	32.6
Average Age (Male)	35.1	33.9	32.1
Average Age (Female)	43.8	37.3	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,509	19,809	49,348
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$68,140	\$78,118	\$73,318
Average House Value	\$217,931	\$211,679	\$184,859

* Demographic data derived from 2020 ACS - US Census

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