

FOR LEASE - Fayetteville Office / Flex



Actual Photo

3115 Technology Way,
Fayetteville, Arkansas

FOR LEASE | 37,691 SF (Entire Building) | \$15.00 PSF NNN
INTERSTATE FRONTAGE | AVAILABLE IMMEDIATELY



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Property Highlights

Lease Rate: \$15.00/SF NNN

Status: Available immediately

Available SF: 37,691 SF

Address: 3115 Technology Way, Fayetteville, AR

Land: 4.5± acres, with prominent interstate frontage

Year Built: 2012

Lease Type: NNN. Landlord maintains roof and structure.

Lease Term: 5 years or longer.

TI: Negotiable.

Parking: 105 spaces

Expansion Capabilities: Site built to allow building to be expanded by 20,000 RSF

Ceiling Height: 24'-0" height

Power: 1,600A, 480/277V, 3-phase power, with step-down service for 120/208V loads

Dock: Truck well and two 10' overhead doors



Photos



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Photos



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Photos





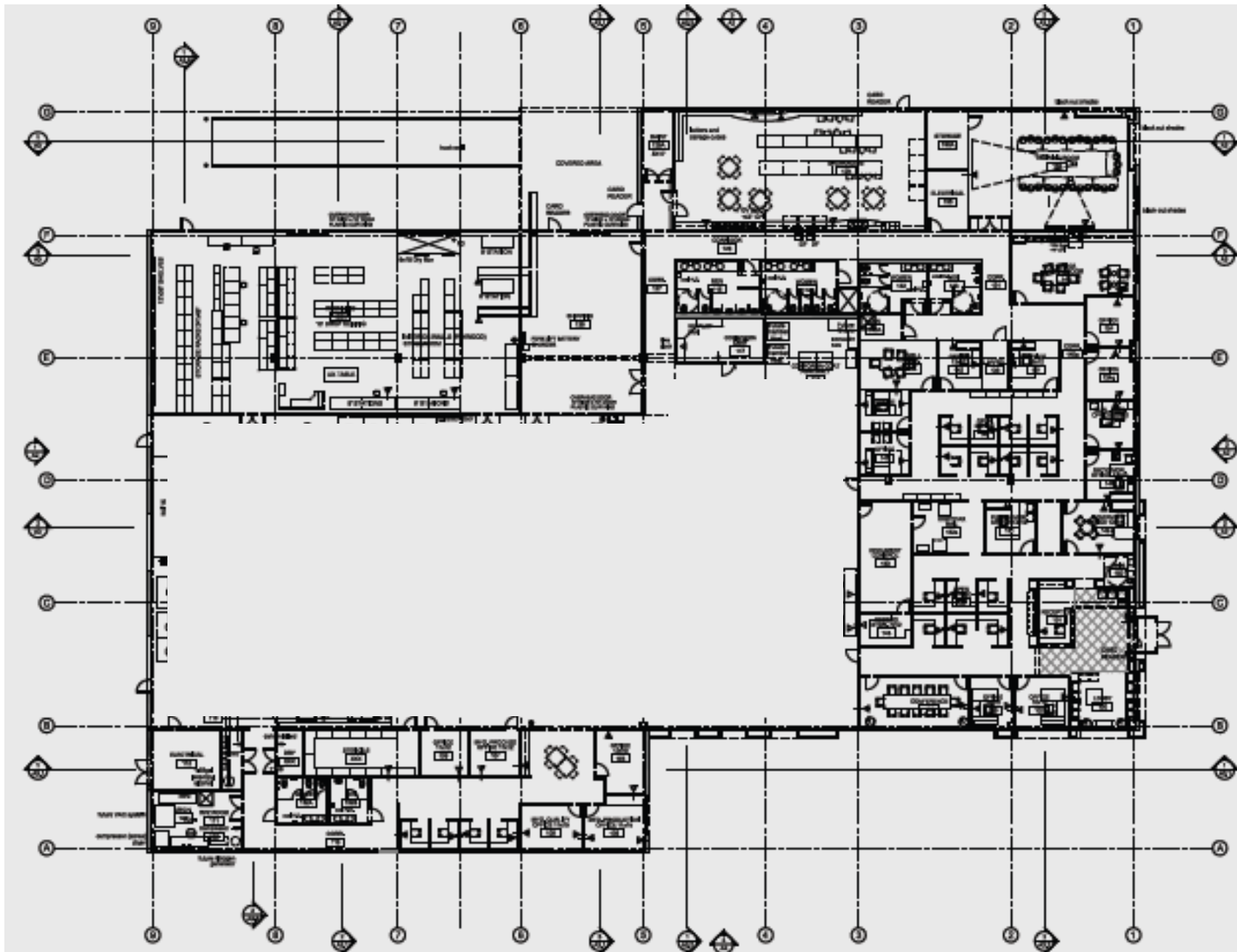
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Floor Plan





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Aerial



HARPS
HOMETOWN FRESH

HARPS
HOMETOWN FRESH

Walmart

35,000 VPD

Walgreens



Walmart
Good Market

Freddy's



60,000 VPD

SUBJECT PROPERTY



University
of Arkansas

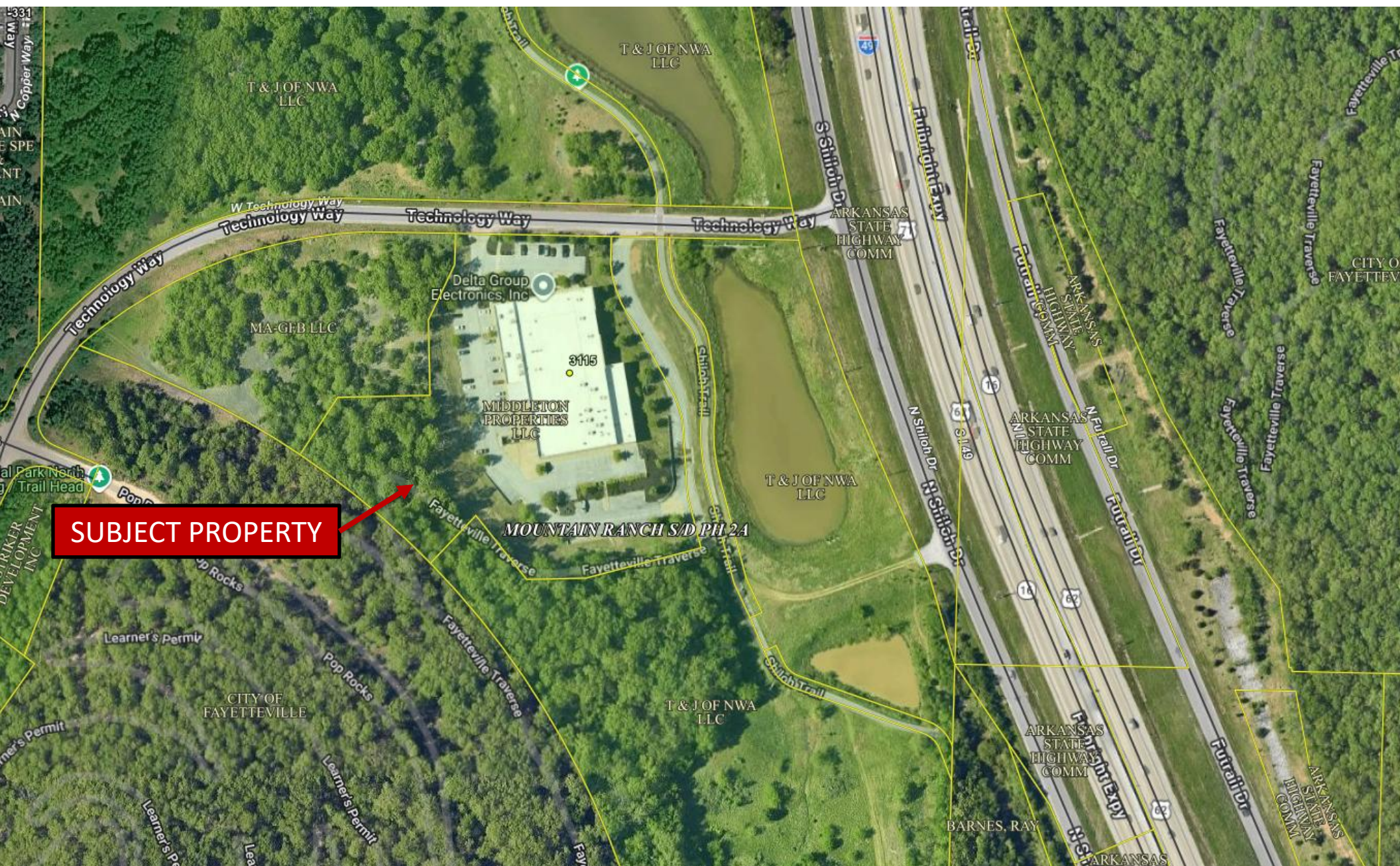


Walmart

**WAFFLE
HOUSE**



Site Map





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Contact Information



Matt Imhoff, SIOR, CCIM



imhoffcommercial.com



501 247 5285



matt@imhoffcommercial.com

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