

EXECUTIVE OFFICE SPACES FOR LEASE

1 W MOUNTAIN ST

Fayetteville, AR 72701



VIDEO

PROPERTY DESCRIPTION

+/- 110 to 130 SF office suites for lease in prime Fayetteville location. Located directly on the Downtown Fayetteville Square, this office space offers access to restaurants, shops, and entertainment along with access to the Razorback Greenway. This office suite is located in the modern 1 W Mountain building with high visibility and convenient access. Community men's and women's restrooms, lobby/waiting area, and modern conference room. Personal parking spots are available in the attached garage for \$210/mo. This garage has elevator access directly to your floor. This suite is above the Jammin Java coffee shop, directly next to Tiny Tim's Pizza, and a short walk to Hugo's restaurant providing many options for lunch breaks! Offered on a gross lease, with internet included, you benefit from easy and predictable costs.

PROPERTY HIGHLIGHTS

- Downtown Fayetteville Square
- Fully renovated modern office building
- Elevator access
- Private parking garage with direct access to floor

OFFERING SUMMARY

Lease Rate:	\$649 - 749 per month (Full Service; Gross)
Available SF:	110 - 130 SF
Building Size:	8,130 SF
Minimum Term:	1 Year

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,541	25,242	43,543
Total Population	14,441	61,188	105,448
Average HH Income	\$65,382	\$74,886	\$92,172

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

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201 SW 14th St.
Suite 203
Bentonville, AR 72712

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LEASE INFORMATION

Lease Type:	Full Service; Gross	Lease Term:	1+ Years
Total Space:	110 - 130 SF	Lease Rate:	\$649 - \$749 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1 W Mountain St. Suite 101	Available	130 SF	Full Service	\$649 per month	-
1 W Mountain St. Suite 107	Available	110 SF	Full Service	\$649 per month	-
1 W Mountain St. Suite 302	Available	120 SF	Full Service	\$749 per month	-
1 W Mountain St Suite 304	Available	120 SF	Full Service	\$749 per month	-
1 W Mountain St Suite 305	Available	120 SF	Gross	\$749 per month	-
1 W Mountain St. Suite 306	Available	120 SF	Full Service	\$749 per month	-
1 W Mountain St. Suite 307	Available	120 SF	Full Service	\$749 per month	-

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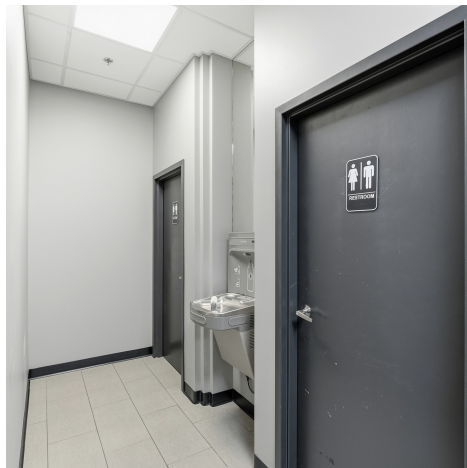
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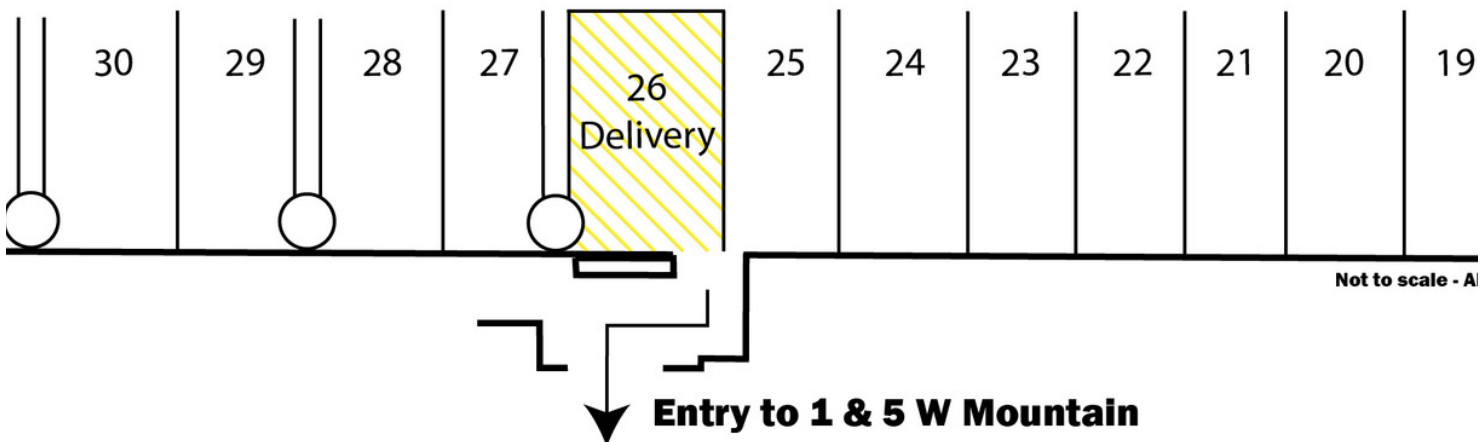
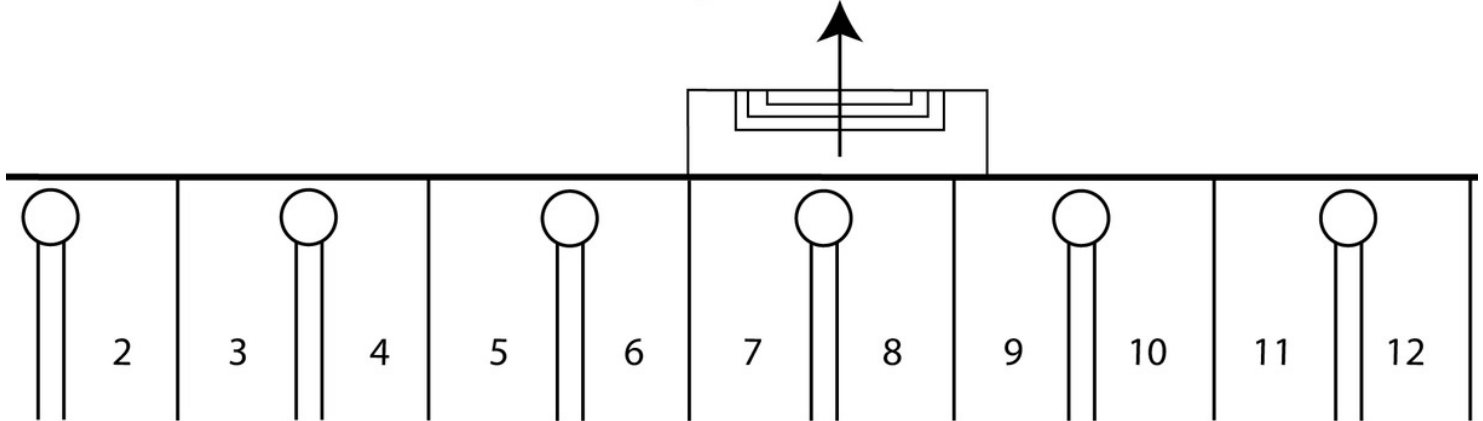
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1, 5 & 21 W Mountain Parking Map

Entry to 21 W Mountain



Not to scale - A

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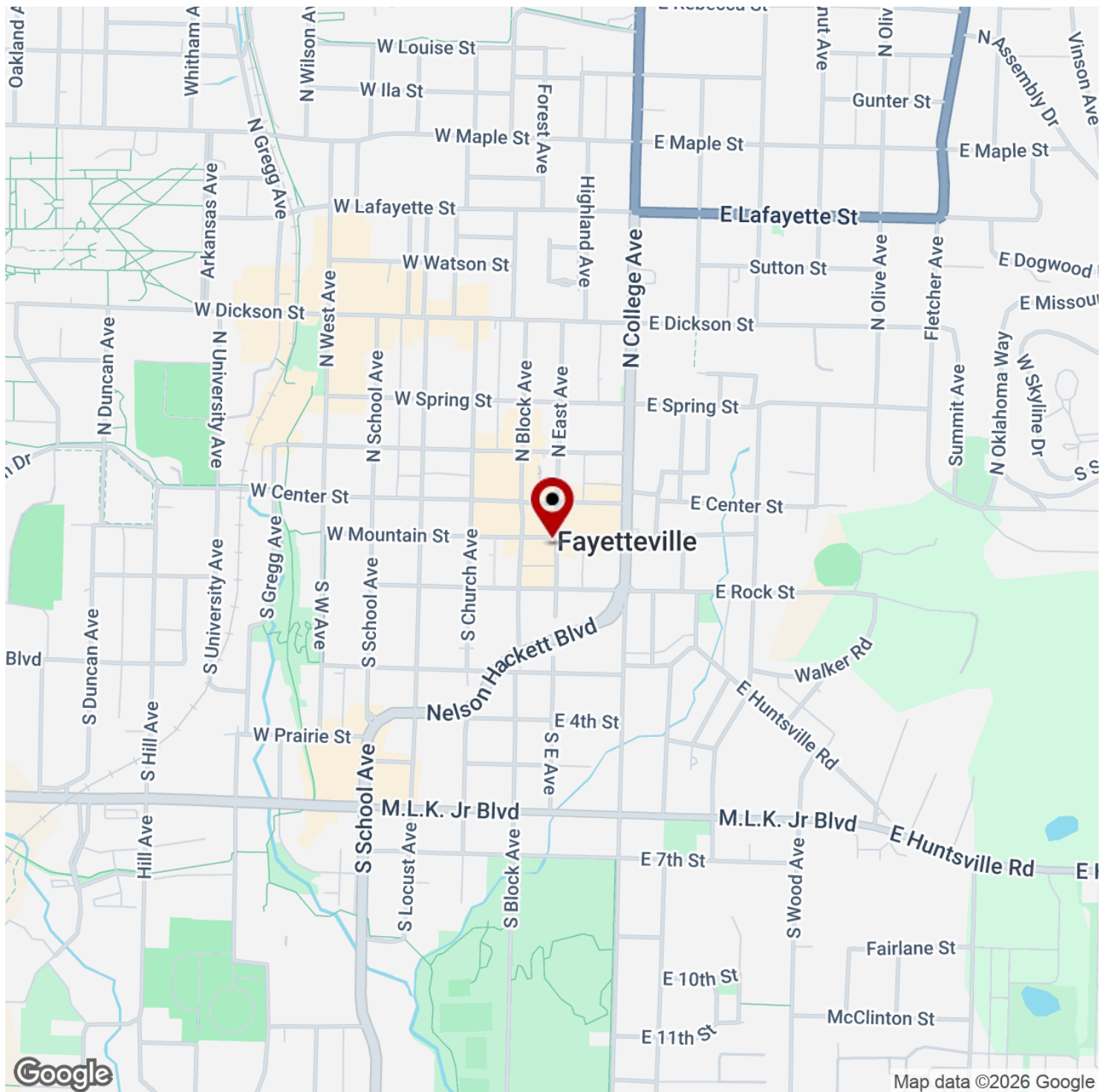
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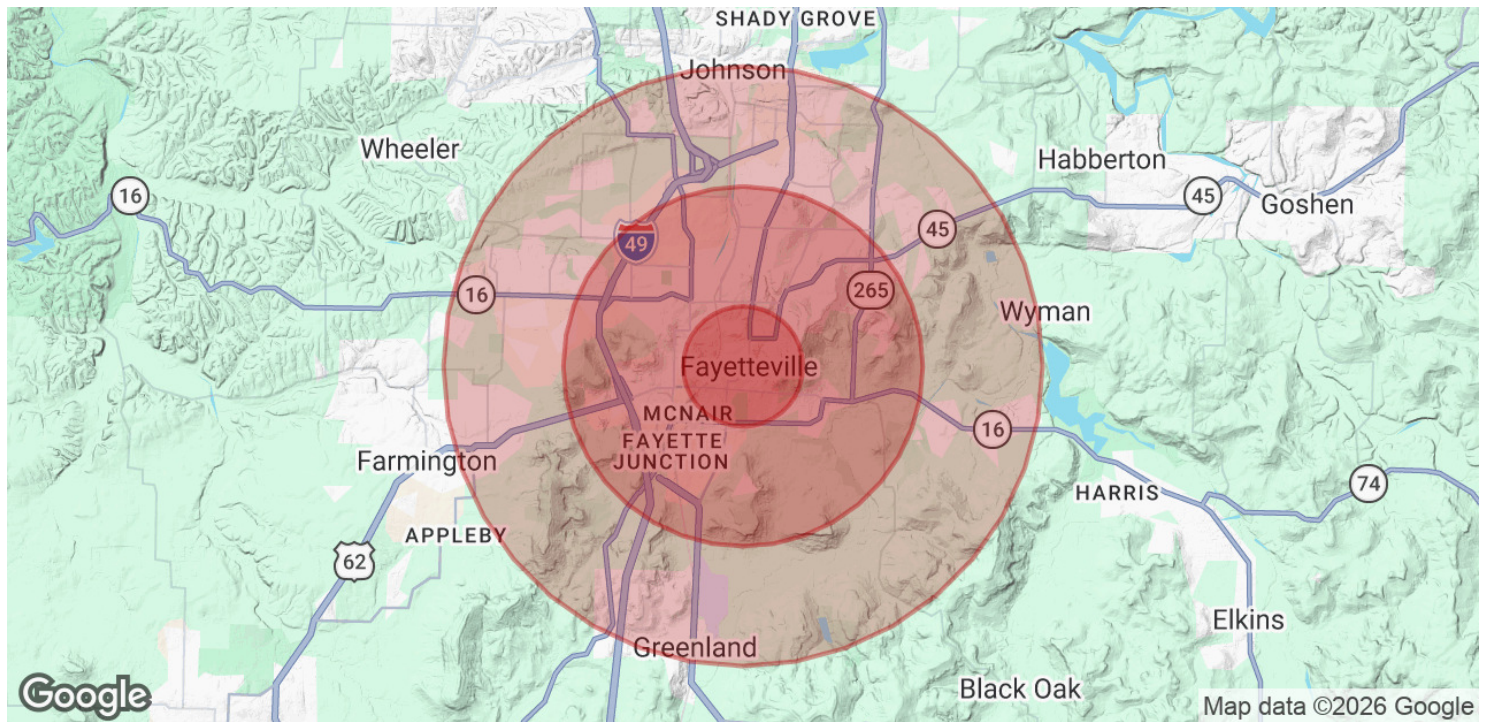
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,441	61,188	105,448
Average Age	31	32	34
Average Age (Male)	31	32	34
Average Age (Female)	31	33	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,541	25,242	43,543
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$65,382	\$74,886	\$92,172
Average House Value	\$379,630	\$350,590	\$360,712

2020 American Community Survey (ACS)

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