

EXECUTIVE OFFICE SPACES FOR LEASE



1 W MOUNTAIN ST

Fayetteville, AR 72701



VIDEO

PROPERTY DESCRIPTION

+/- 120 SF office suite 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. This suite is on the 3rd floor with 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: | \$699 - 799 per month (Full Service) |
| 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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KW COMMERCIAL
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Suite 203
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LEASE INFORMATION

| | | | |
|--------------|--------------|-------------|-------------------------|
| Lease Type: | Full Service | Lease Term: | 1+ Years |
| Total Space: | 110 - 130 SF | Lease Rate: | \$699 - \$799 per month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|----------------------------|-----------|-----------|--------------|-----------------|-------------|
| 1 W Mountain St. Suite 101 | Available | 130 SF | Full Service | \$699 per month | - |
| 1 W Mountain St. Suite 107 | Available | 110 SF | Full Service | \$699 per month | - |
| 1 W Mountain St. Suite 302 | Available | 120 SF | Full Service | \$799 per month | - |
| 1 W Mountain St Suite 304 | Available | 120 SF | Full Service | \$799 per month | - |
| 1 W Mountain St. Suite 306 | Available | 120 SF | Full Service | \$799 per month | - |
| 1 W Mountain St. Suite 307 | Available | 120 SF | Full Service | \$799 per month | - |
| 1 W Mountain St. Suite 309 | Available | 120 SF | Full Service | \$799 per month | - |

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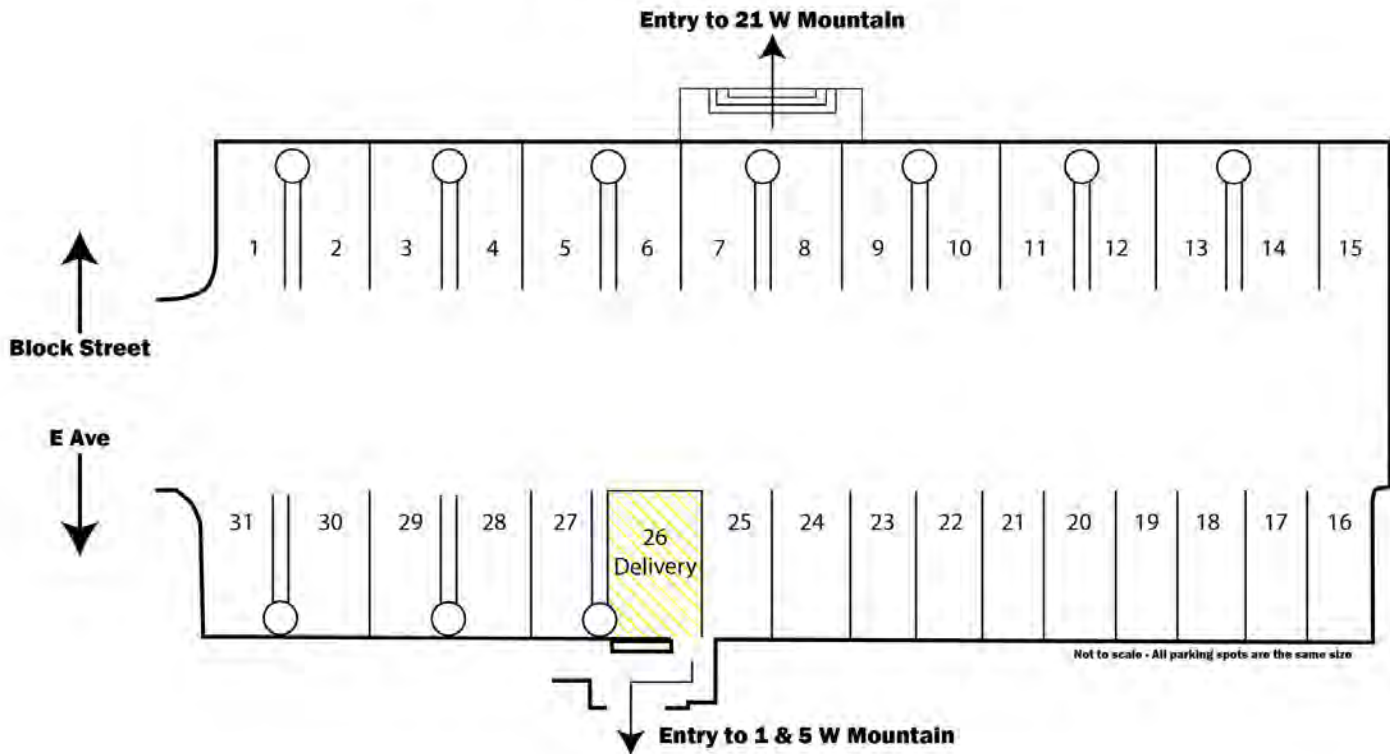
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1, 5 & 21 W Mountain Parking Map



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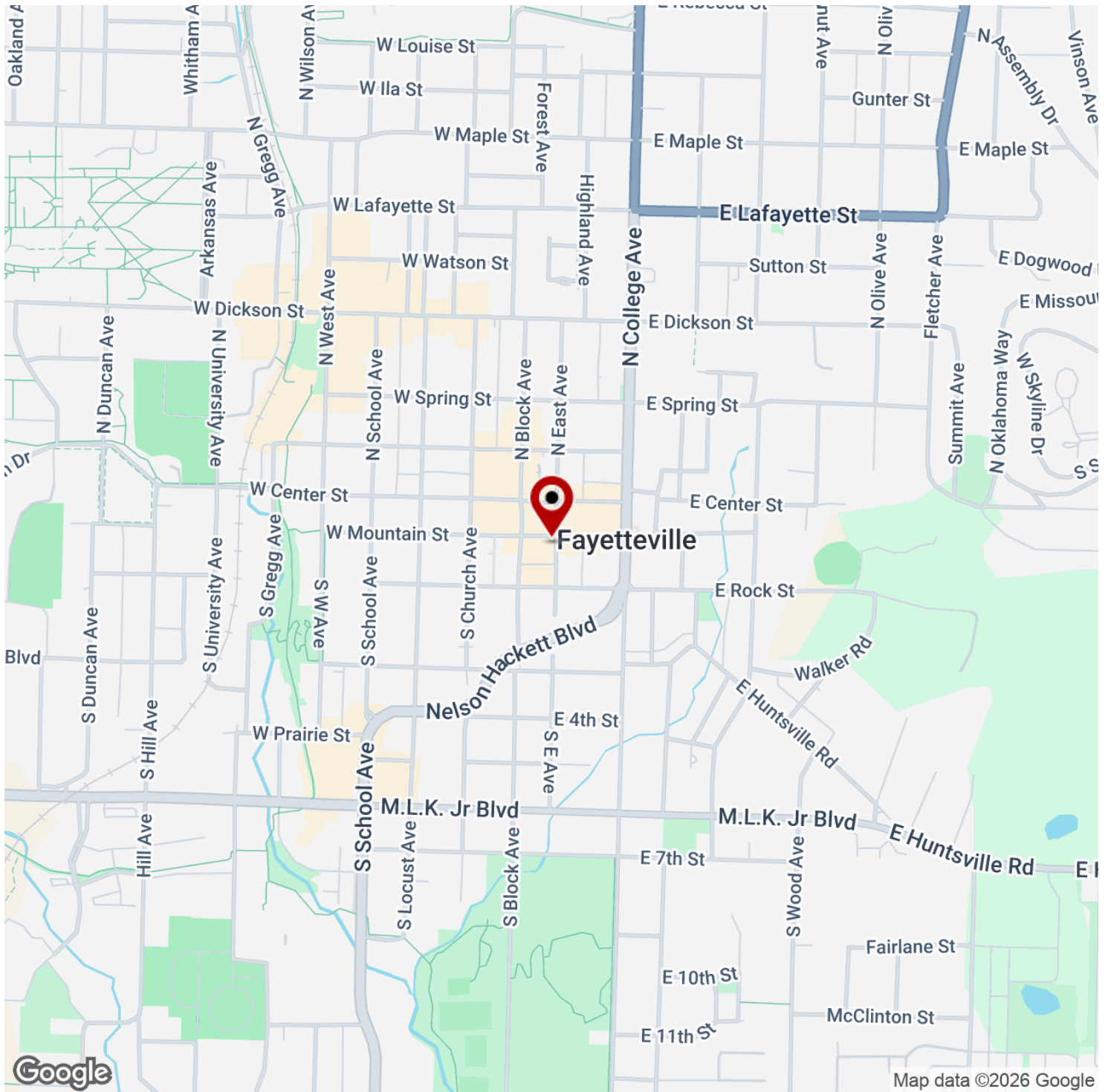
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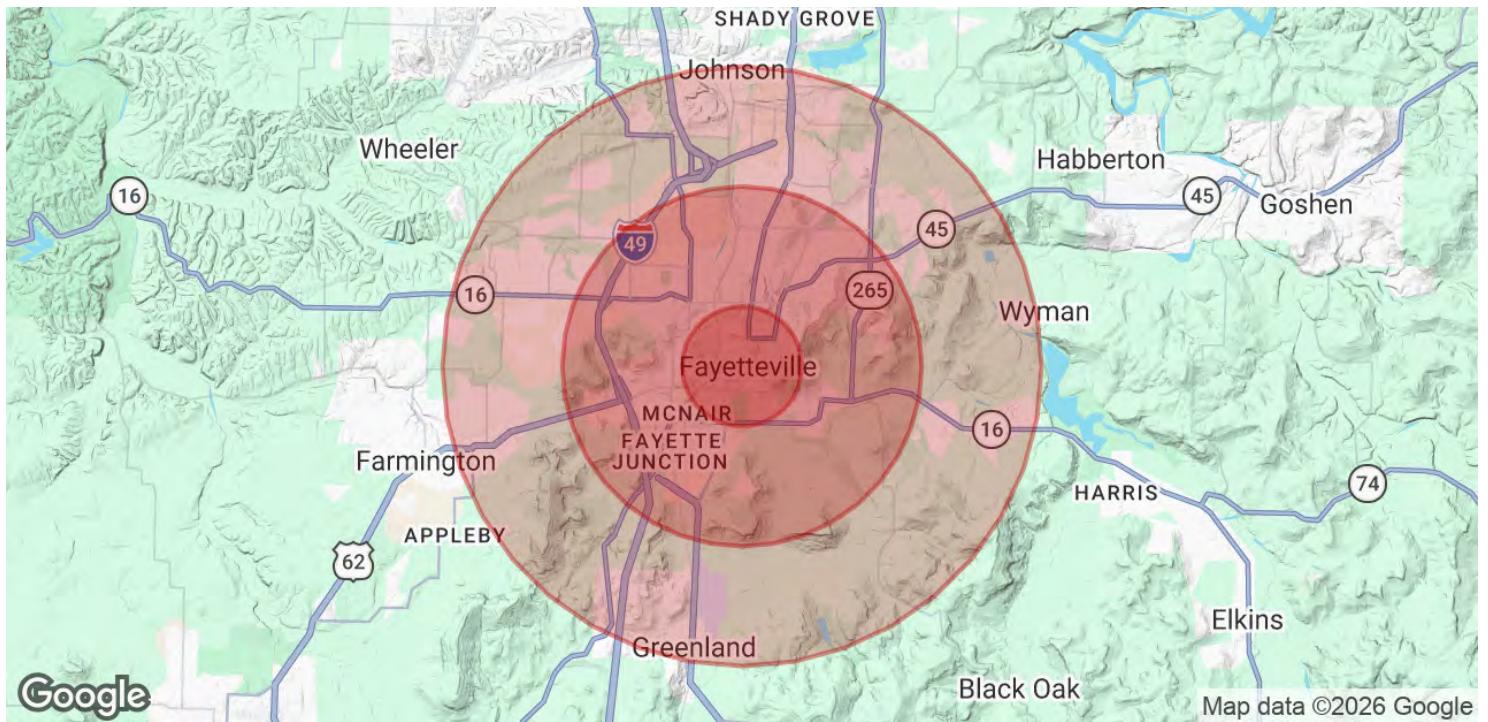
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 14,441 | 61,188 | 105,448 |
| Average Age | 31 | 32 | 34 |
| Average Age (Male) | 31 | 32 | 34 |
| Average Age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