

# Planned Class A Office Building

Fayetteville, AR

E Stearns St  
Fayetteville, AR 72703  
[www.cbre.com/fayetteville](http://www.cbre.com/fayetteville)

\$32.50/SF NNN | \$1,450,000



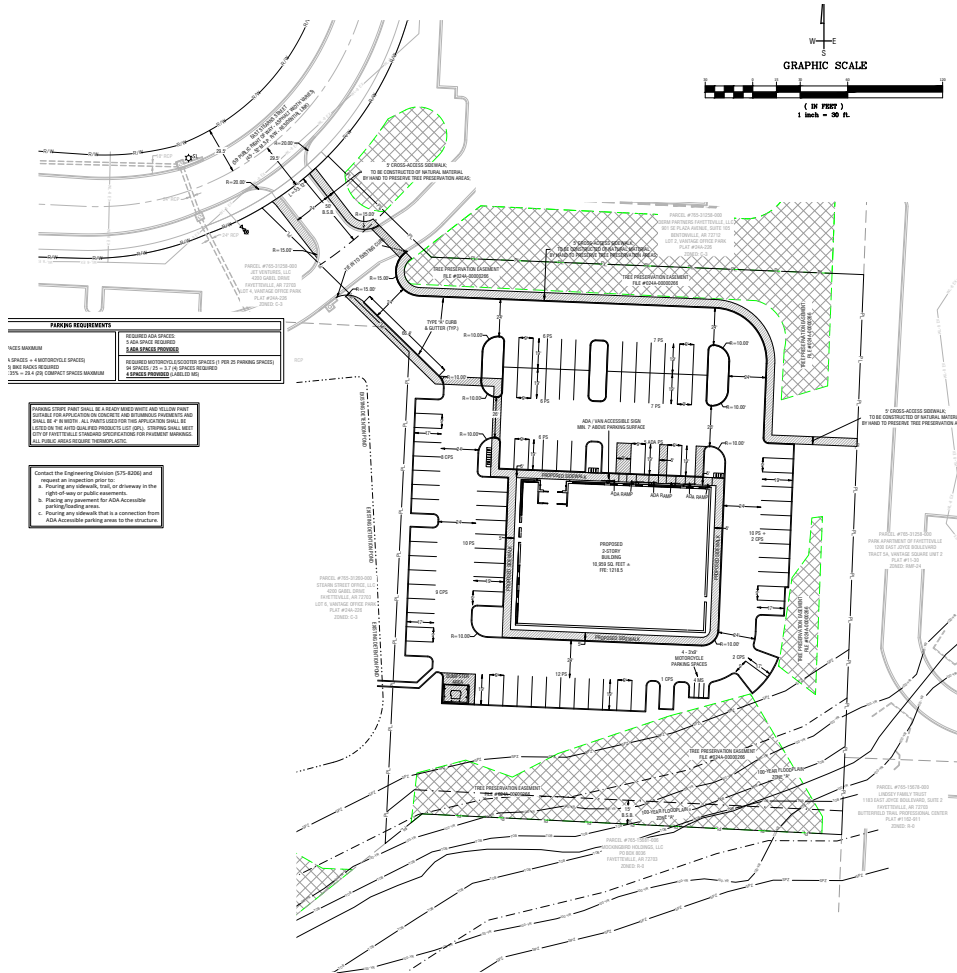
# Office Details

## Property Information

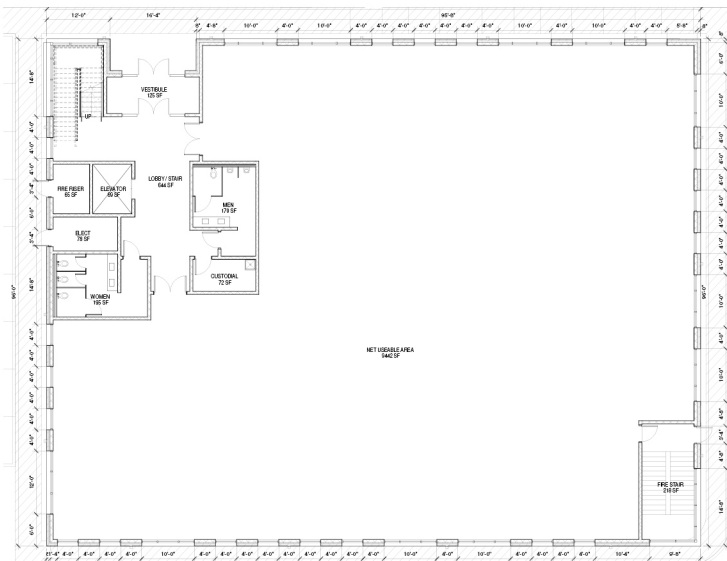
- + Availability: ±11,000 to ±22,000 SF
- + Lease Rate: \$32.50/SF (NNN)
- + Sale Price: \$1,450,000 (Included: Building Plans and 2.43 AC Lot)
- + Key Features
  - 2-story Class A office building with efficient layout potential
  - Proven owner with expertise in construction and buildout facilitation
  - Parking ratio: 4.45 per 1,000
  - Ceiling height potential: 11-12+ ft
- + Timing: Plans have received city approval and can be delivered with 10-12 months of lease execution
- + Convenient access to North Fayetteville amenities:
  - 5 minutes to I-49
  - 6 minutes to Razorback Greenway via bike
  - 5 minutes to Lake Fayetteville Trail via bike
  - Close proximity to Goddard School, Firehouse Subs, Mellow Mushroom, Flyway Brewery, and a multitude of professional and medical services.
- + Conceptual Plans Available Upon Request



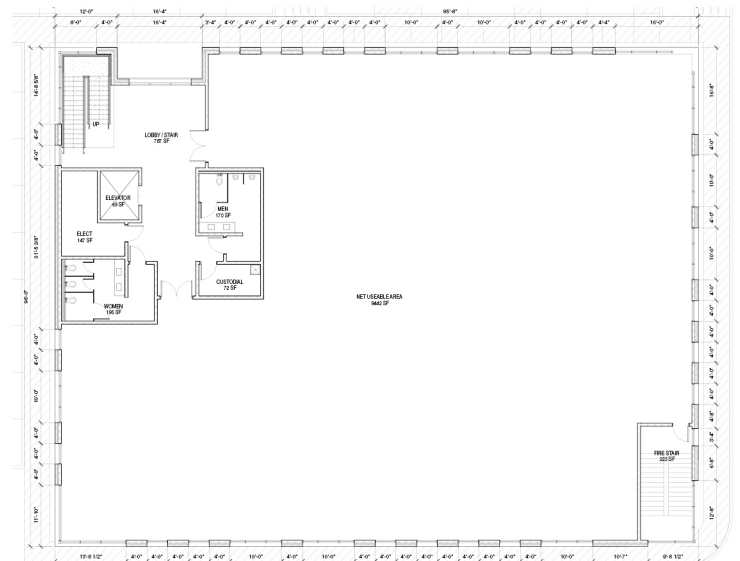
# Plans

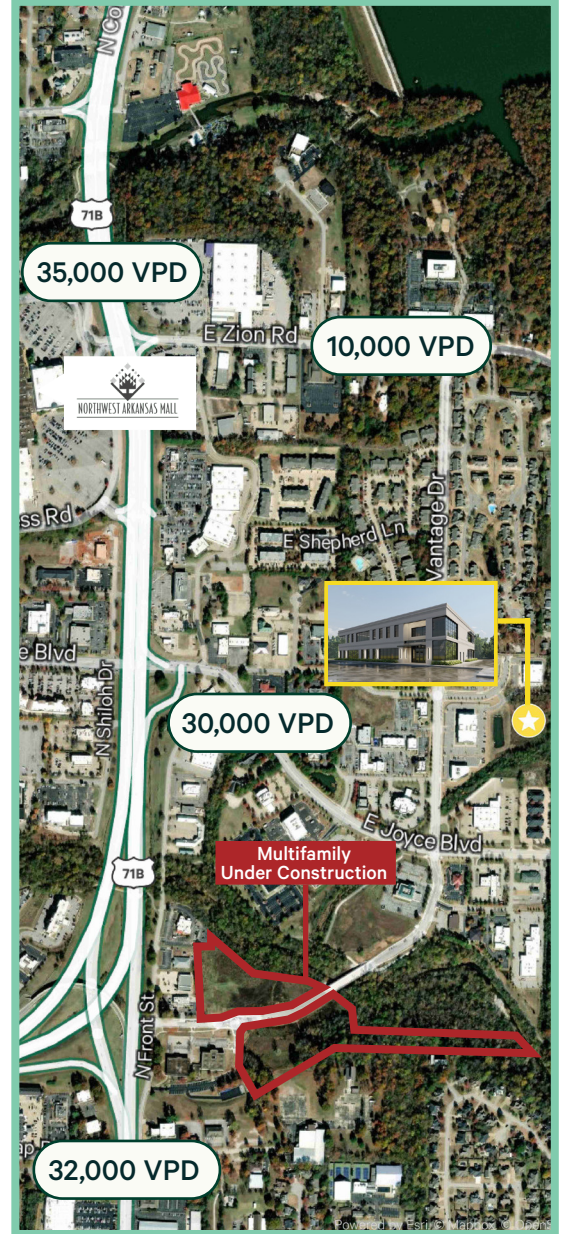
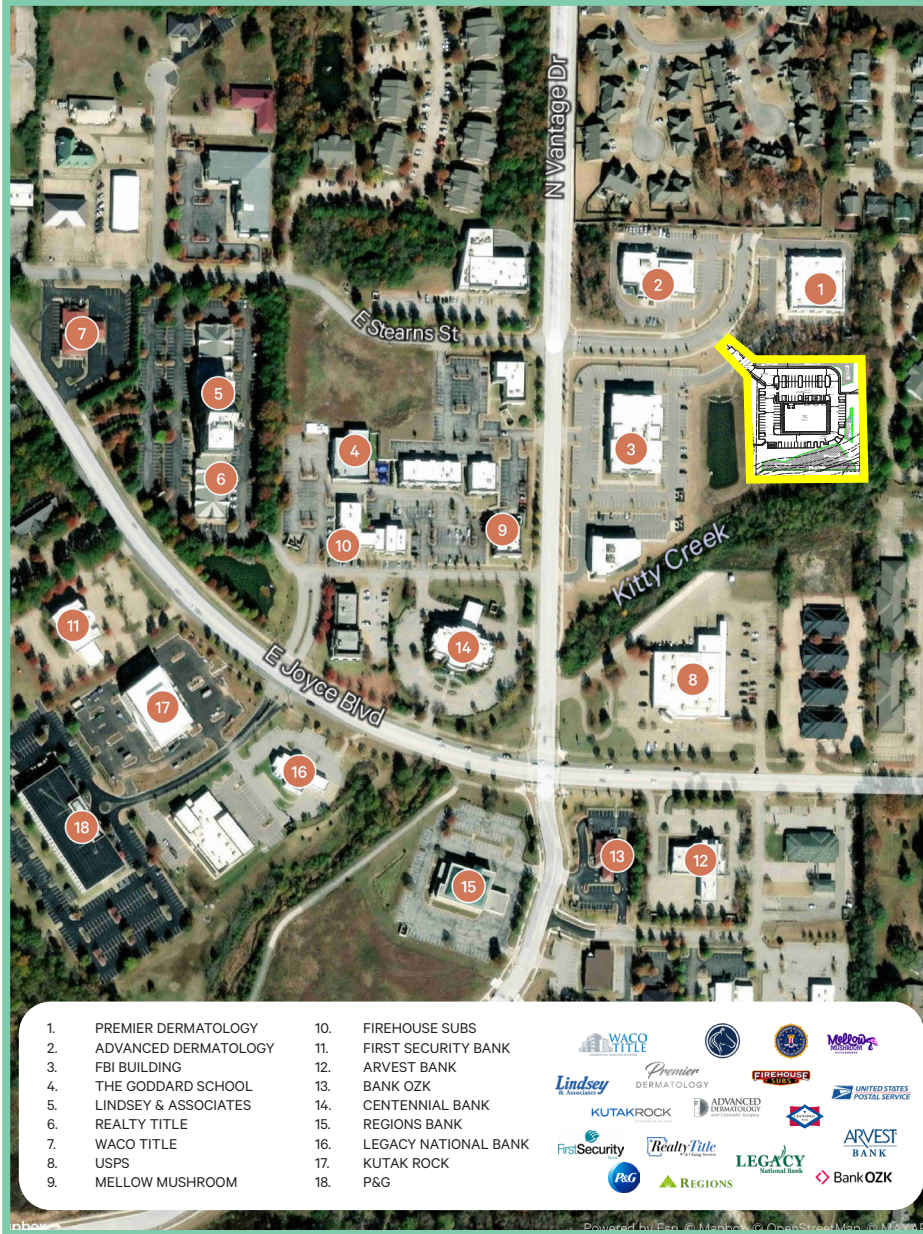


## First Floor



## Second Floor





## Contact Us

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