

## PRIME OFFICE SUITE FOR LEASE

# 5 W MOUNTAIN ST

Fayetteville, AR 72701



### VIDEO

#### PROPERTY DESCRIPTION

+/- 1,160 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 5 W Mountain building with high visibility and convenient access. This suite is on the 3rd floor with large windows overlooking the courtyard, 6 large offices, one could make a good conference room, and a reception/waiting area. Also access to a 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 attached to the same building as the Jammin Java coffee shop, next door 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

- Located on the Downtown Fayetteville Square
- Elevator Access and Private Parking Garage
- High Visibility and Convenient Access

#### OFFERING SUMMARY

Lease Rate:	\$29 SF/yr (Gross)
Available SF:	1,160 SF

#### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,406	25,242	43,543
Total Population	14,102	61,188	105,448
Average HH Income	\$64,094	\$74,886	\$92,172

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#### SALMONSEN GROUP

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## PRIME OFFICE SUITE FOR LEASE

# SUITE 301 PHOTOS

5 W Mountain St., Fayetteville, AR 72701



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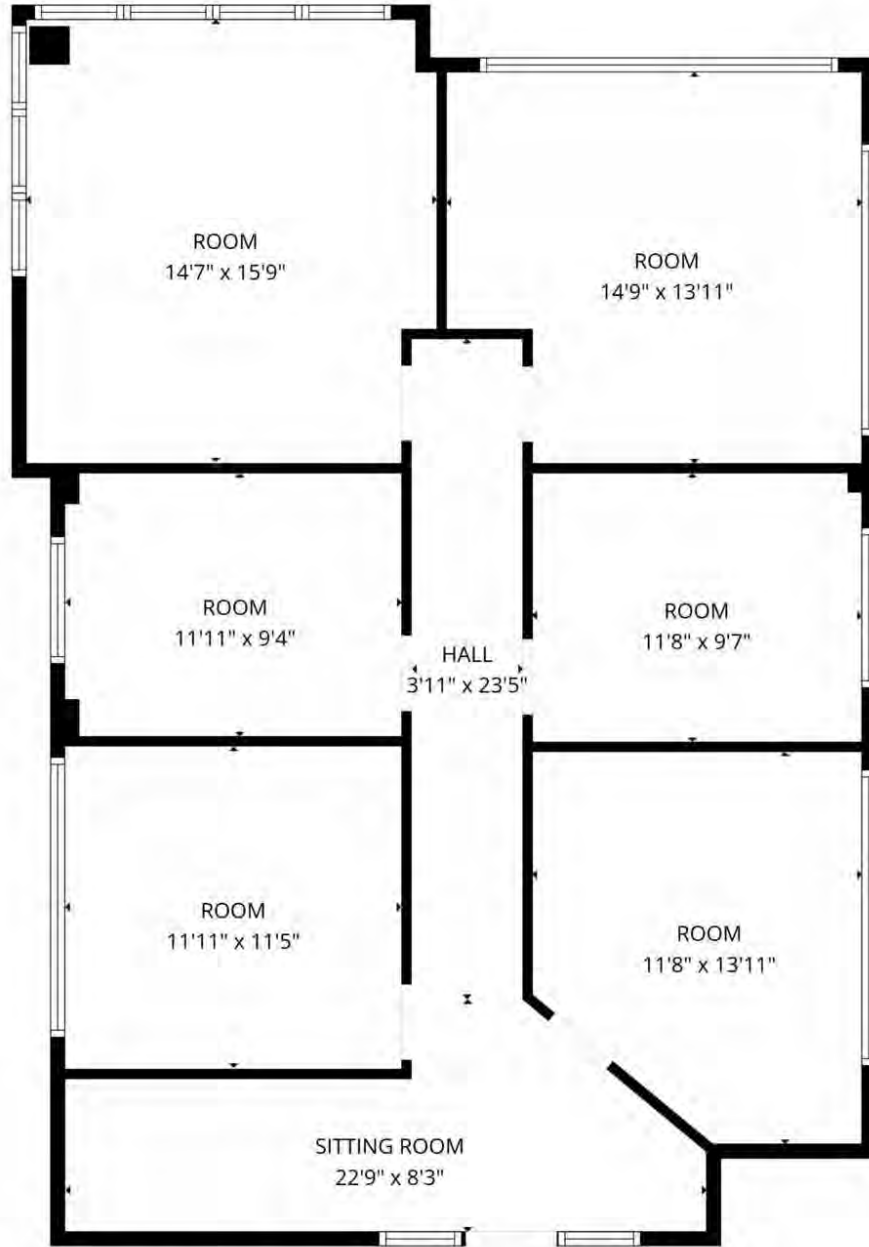
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# SUITE 301 FLOOR PLAN

5 W Mountain St., Fayetteville, AR 72701



## Suite #301: +/- 1,160 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

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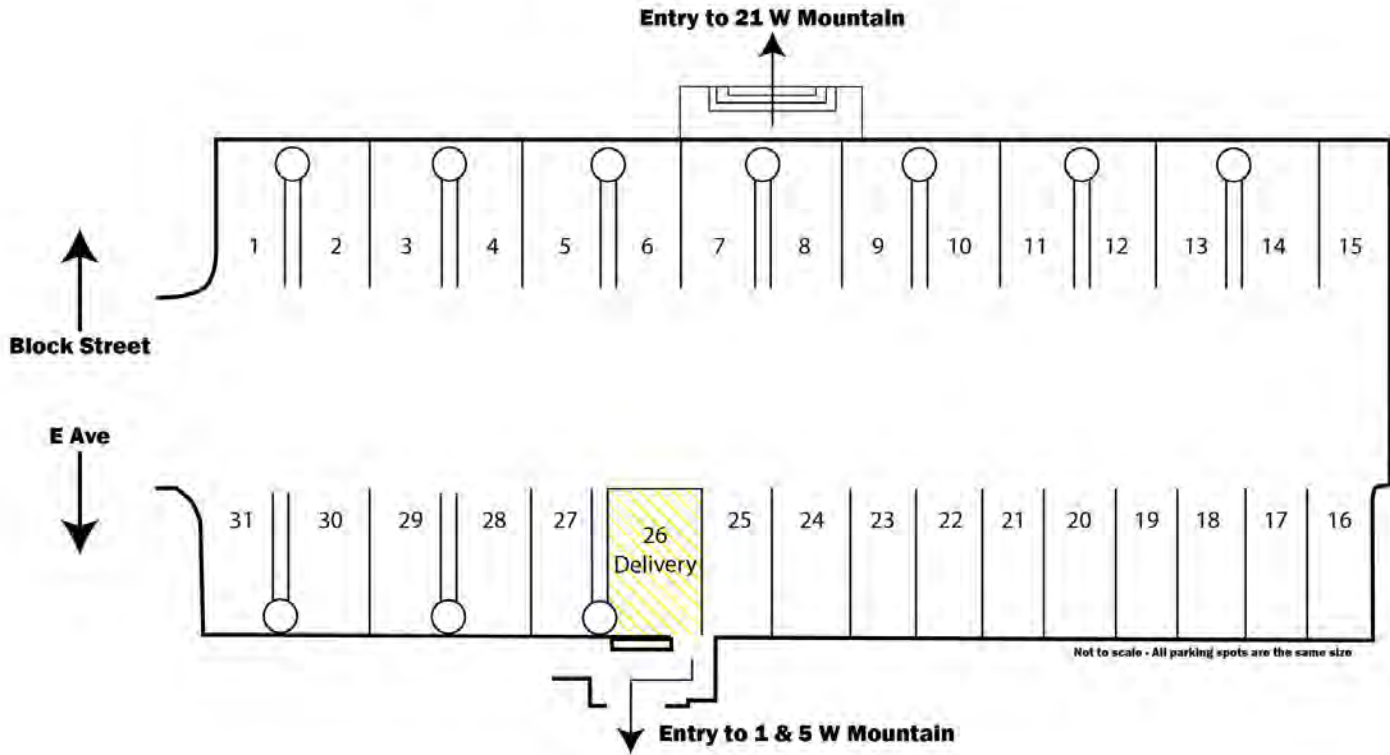
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## **1, 5 & 21 W Mountain Parking Map**



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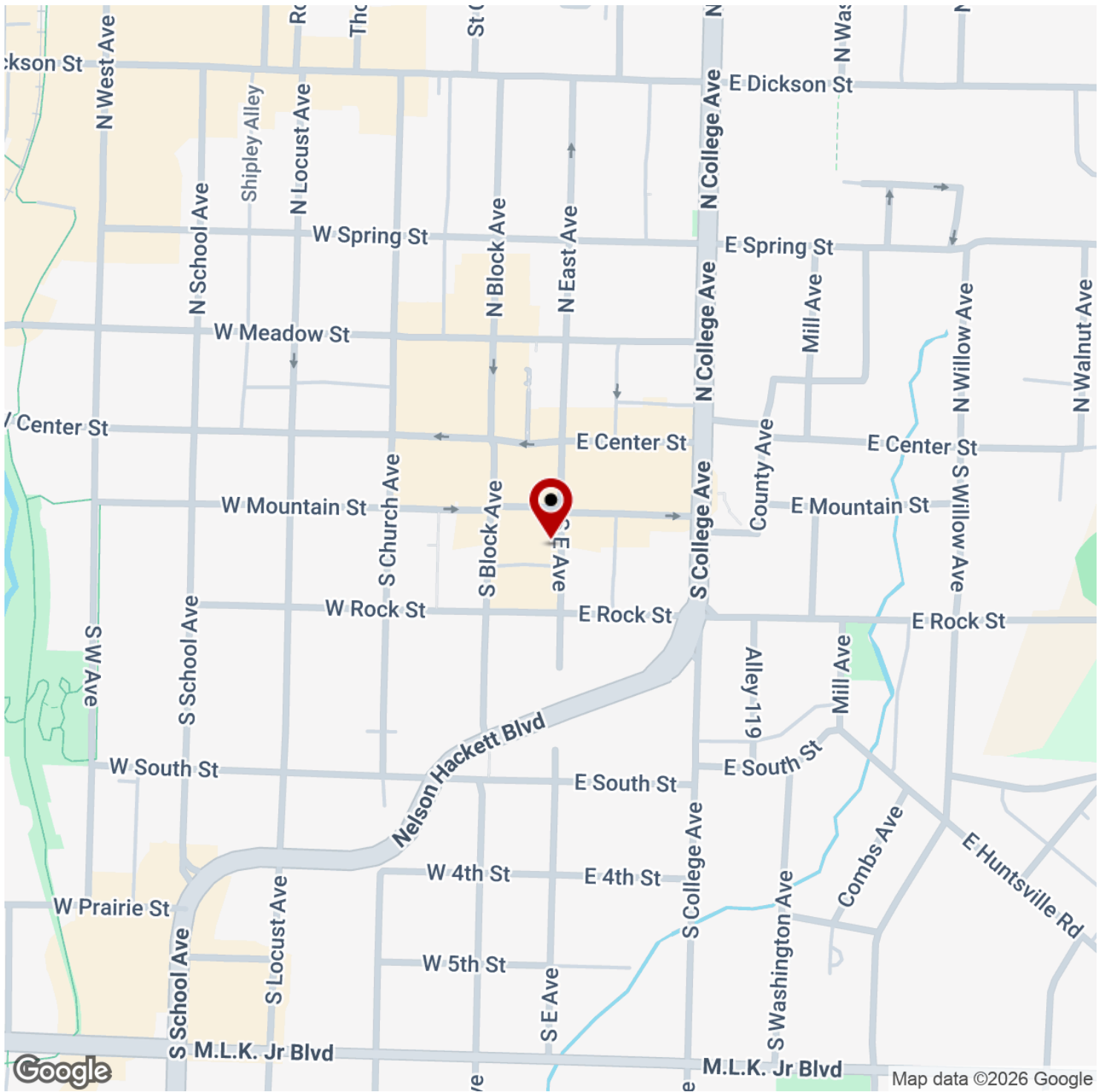
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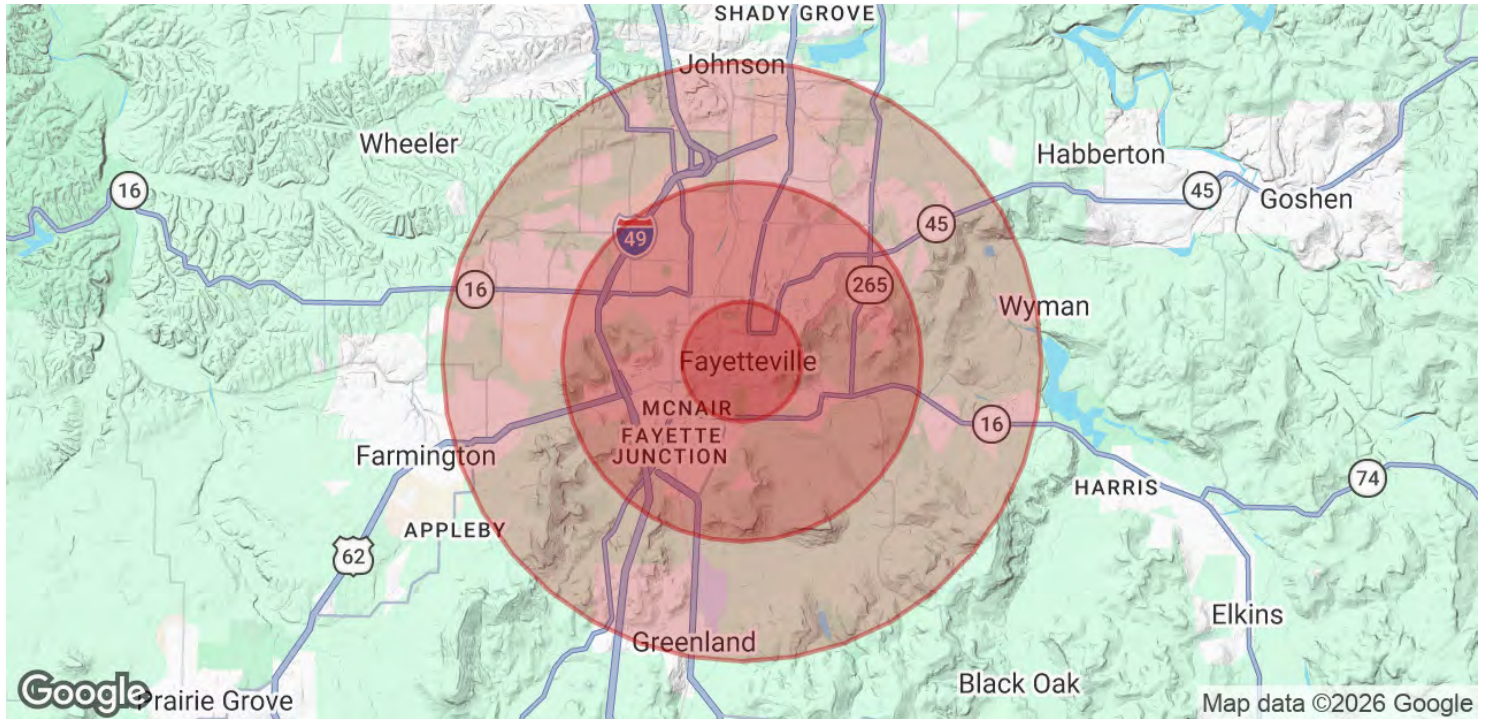
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	14,102	61,188	105,448
Average Age	31	32	34
Average Age (Male)	31	32	34
Average Age (Female)	31	33	35

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,406	25,242	43,543
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$64,094	\$74,886	\$92,172
Average House Value	\$375,679	\$350,590	\$360,712

2020 American Community Survey (ACS)

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