

Downtown Fayetteville

548 W Dickson St | Fayetteville, AR



FOR LEASE



PROPERTY HIGHLIGHTS

- 49,000 SF Available Total (Can be demised)
 - 15,000 SF - Ground Floor
 - 27,000 SF - 7th Floor
 - 7,000 SF - Rooftop included with floor 7 (Hospitality Use)
 - Potential expansion to the 6th floor
- Lease Rate:
 - Retail \$33.00/SF NNN with \$35.00 TI - 5 Year Term
 - Office \$35.00/SF MG with \$50.00 TI - 5 Year Term
- Shell space ready for delivery
- Located in the heart of Fayetteville's downtown and within the Cultural Arts Corridor, within walking distance to restaurants, theater and entertainment. Built to suit space for class A office, retail and residential available atop structured parking.

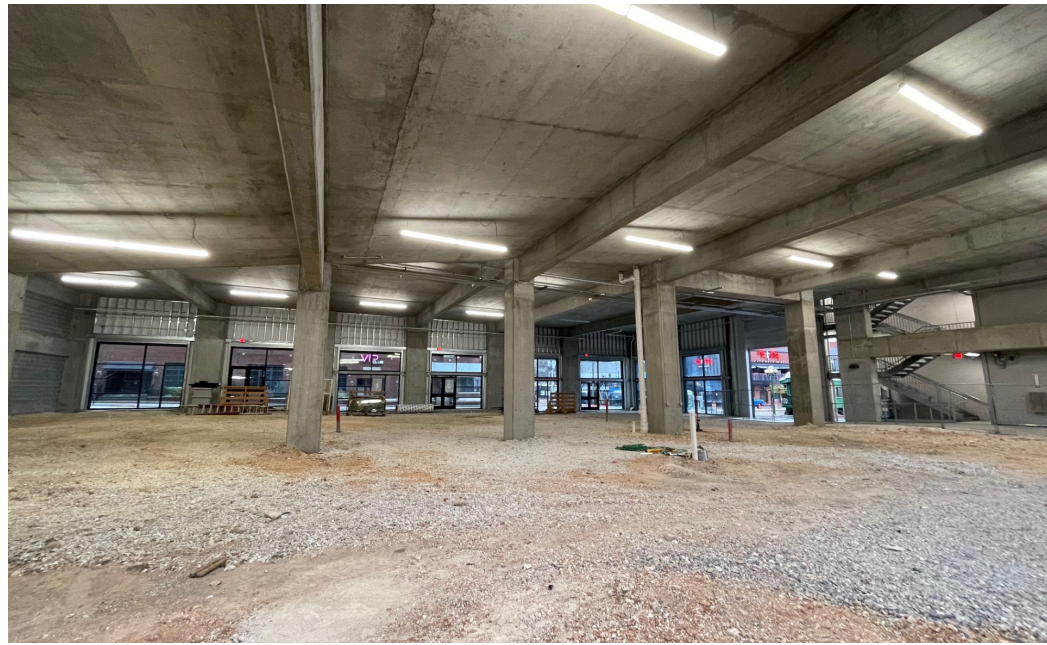
**FOR MORE INFORMATION
PLEASE CONTACT:**

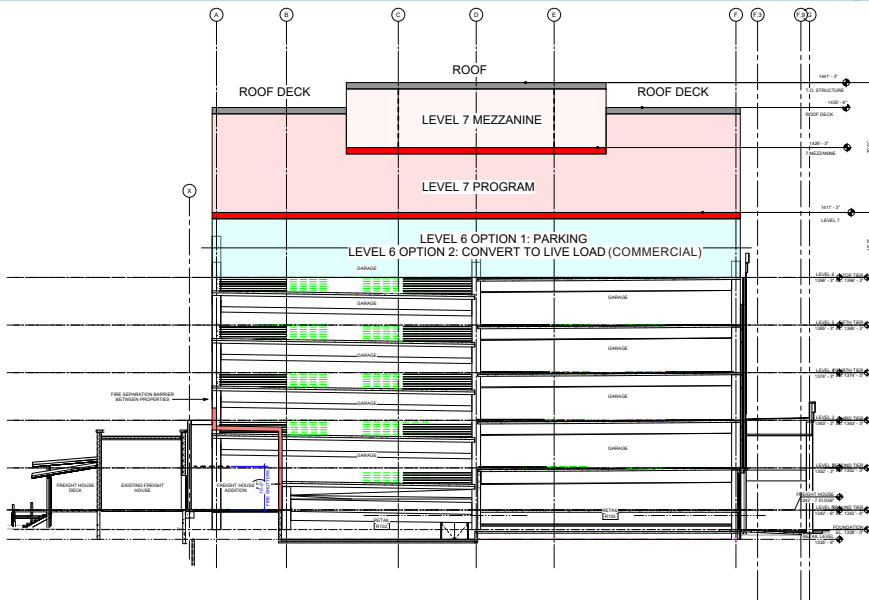
STERLING HAMILTON
shamilton@sagepartners.com

479 845 3000
sagepartners.com

*information deemed reliable but not guaranteed

INTERIOR PHOTOS 548 W DICKSON ST | FAYETTEVILLE, AR



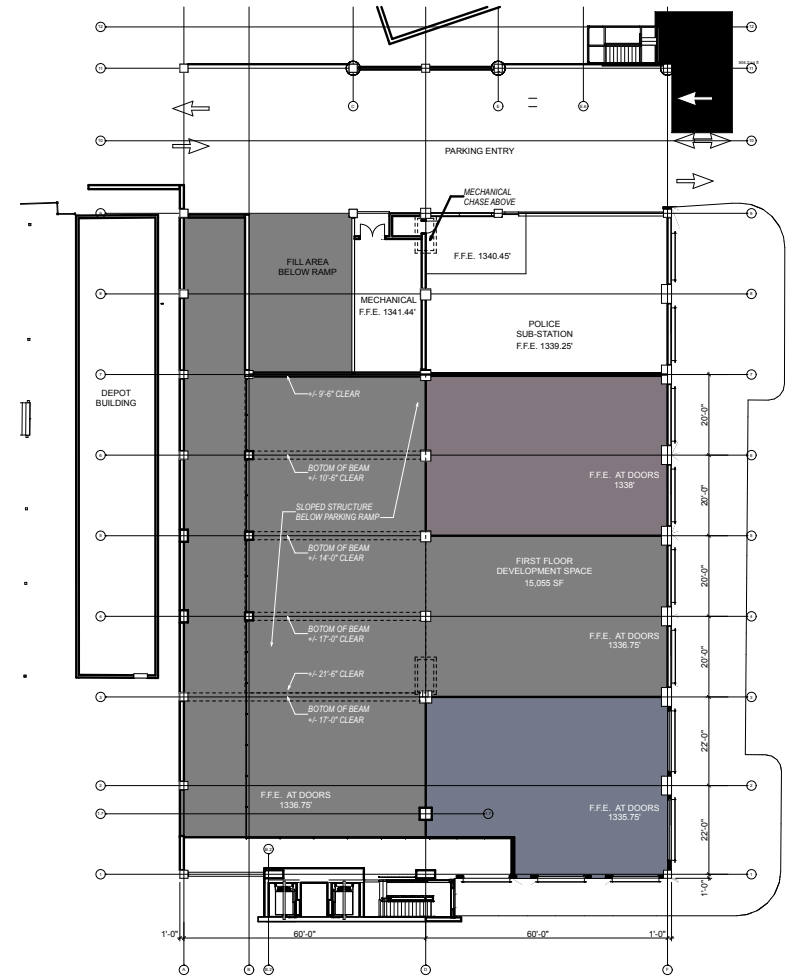
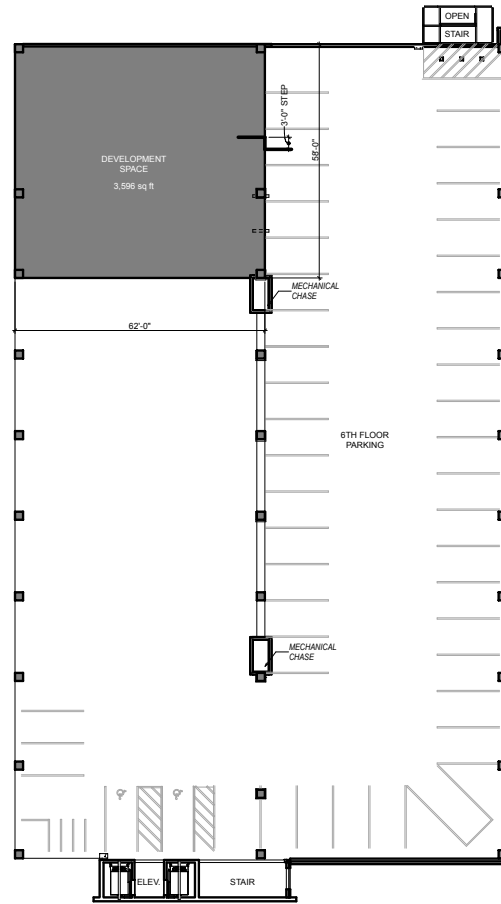
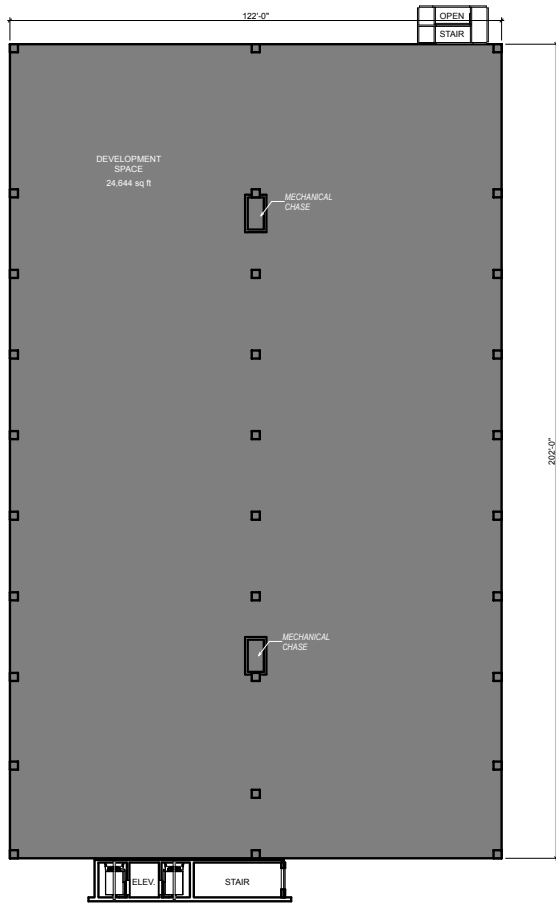


1. Level 7, 7 Mezzanine & Roof Decks Section Diagram
scale: 1/8" - 1'-0"



2. Parking Deck Level 7 & 7 mezz - Conceptual Massing Diagram
scale: nts





3 7th FLOOR DEVELOPMENT AREA
SCALE: 1" = 30'

2 6th FLOOR DEVELOPMENT AREA
SCALE: 1" = 30'

1 1st FLOOR DEVELOPMENT AREA
SCALE: 1" = 30'

