

Properties for Lease

1 1223 S. Caraway, Jonesboro, AR 72401



Space Available 750 SF
Rental Rate \$30 /SF/Yr
Spaces 1
Gross Leasable Area 750 SF
Property Sub-type Strip Center
Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	750 SF	\$30 /SF/Yr	750 SF	750 SF	NNN	Now	This is a drive thru bank located in front of a major strip plaza in Jonesboro Arkansas. This has great exposure for your bank.	Yes

Property Description

This is currently the Heritage Bank building for lease. Has 750 Sq Ft and Lots of Parking.

2 3800 E. Johnson Avenue, Jonesboro, AR 72401



Space Available 3,000 - 5,250 SF
 Rental Rate \$18 - 20 /SF/Yr
 Spaces 6
 Building Size 24,600 SF
 Property Sub-type Medical Office
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
A1	5,250 SF	\$20 /SF/Yr	5,250 SF	5,250 SF		6/1/2012	Large Space adjacent to Highway 49 N	
A2	4,500 SF	\$18 /SF/Yr	4,500 SF	4,500 SF		6/1/2012	Middle Space in Center	
A3	5,250 SF	\$18 /SF/Yr	5,250 SF	5,250 SF		6/1/2012	End cap of Center	
B	3,000 SF	\$18 /SF/Yr	3,000 SF	3,000 SF		6/1/2012	Free Standing building located at the rear of the development.	
C	3,000 SF	\$20 /SF/Yr	3,000 SF	3,000 SF		6/1/2012	Free standing building facing Highway 49 N.	
D	3,600 SF	\$18 /SF/Yr	3,600 SF	3,600 SF		6/1/2012	Free Standing building located in the rear of the development.	

Property Description

Strong Location | This brand new medical office development is located along East Johnson Avenue, which has become better known as Highway 49 North. **Strong Neighboring Tenants** | Located in one of the fastest growing areas in Jonesboro, this commercial lot is located near the new \$400 million dollar NEA Baptist Healthcare Campus and is surrounded by several banks, such as IBERIABANK, Focus Bank, and First National Bank, and medical offices like Hilltop Eyecare and Focus Inc. Counseling Services. It is also in close proximity to such national retailers and restaurants as Auto Zone, Burger King, Sonic, and Dairy Queen. **Great Access** | This commercial lot has frontage to both Highway 49 North and Hudson Drive creating multiple points of access. It also has excellent exposure to drive by traffic, with counts averaging 25,000 cars per day and growing! **Amazing Opportunity** | With so many different businesses gravitating to the area, the demand for quality lease space is high. This development is geared toward medical/professional offices and provides an excellent opportunity for those seeking a venue near the new NEA Baptist Healthcare Campus.

3 2719 South Caraway Road, Jonesboro, AR 72401



Space Available 3,000 SF
 Rental Rate \$9 /SF/Yr
 Spaces 1
 Gross Leasable Area 3,000 SF
 Property Sub-type Strip Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	3,000 SF	\$9 /SF/Yr		3,000 SF	Other	Now		

Property Description

This prime commercial space is located near the signalized intersection of Caraway Road and Race Street. Caraway Road is home to a number of local and national businesses, restaurants, retailers, hotels, and offices. This 3,000 square foot space is located in close proximity to such major retailers as Sam's Club, Lowe's, Kohls, and Wal-Mart.

4 3301 E Highland, Jonesboro, AR 72401



Space Available 2,240 SF
 Rental Rate \$10.18 /SF/Yr
 Spaces 1
 Building Size 2,440 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	2,240 SF	\$10.18 /SF/Yr	2,240 SF	2,240 SF		Now	Beautiful Interior, Nice Office Space, and Great Floorplan	

Property Description

Very nice commercial building with four offices, large breakroom, pre-wired conference room, and private/public restroom. The two larger offices in the front have large windows with veiw of front waiting room and entrance. Fresh paint....New flooring....great location

5 1121 S. Caraway, Jonesboro, AR 72401



Space Available 7,125 SF
 Rental Rate \$12 /SF/Yr
 Spaces 1
 Gross Leasable Area 7,125 SF
 Property Sub-type Strip Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	7,125 SF	\$12 /SF/Yr	1,500 SF	7,125 SF	NNN	Now	Open Floor Plan	

Property Description

This is a large open floor plan space with over 7,000 sq ft and has ample amount of parking. In the Caraway Plaza next to Old Navy, Barnhill's, and Petco.

6 1420 South Caraway, Jonesboro, AR 72401



Space Available 2,000 - 11,000 SF
 Rental Rate \$12 /SF/Yr
 Spaces 3
 Gross Leasable Area 17,000 SF
 Property Sub-type Strip Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
A	11,000 SF	\$12 /SF/Yr	2,000 SF	15,000 SF		Now	Huge Front Show Room with Large Storage Space in the Rear...Also has an overhead door.	
B	4,000 SF	\$12 /SF/Yr	2,000 SF	15,000 SF		Now	Connected to the 11,000 SqFt space and also includes large storage in the back	
F	2,000 SF	\$12 /SF/Yr	2,000 SF	15,000 SF		Now	A smaller of the three spaces and is 25x80	

Property Description

This is a retail outlet with several spaces available for lease. Unit A is currently Metz, they have 11,000 SF with a huge front show room and massive storage in the rear that has an overhead door. Unit B contains 4,000 SF and Unit F has 2,000 SF. This outlet is located close to the corner of Nettleton and Caraway.

7 2929 S. Caraway Road Suite 6, Jonesboro, AR 72401



Space Available 1,200 SF
 Rental Rate \$12 /SF/Yr
 Spaces 1
 Building Size 52,000 SF
 Property Sub-type Institutional/Governmental
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
6	1,200 SF	\$12 /SF/Yr	1,200 SF	11,000 SF	Modified Net	Now		

Property Description

Great retail location in the center of the retail district in Jonesboro. You can lease 1200 sq ft in Suite 6, but you get an additional 1000 sq ft of storage / office space on the second level. Up 11,000 sq ft available in this great location. Recently refurbished exterior with lots of parking available.



Space Available 2,200 SF
 Rental Rate \$6.55 /SF/Yr
 Spaces 1
 Gross Leasable Area 4,400 SF
 Property Sub-type Strip Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite 8	2,200 SF	\$6.55 /SF/Yr	2,200 SF	11,000 SF	Modified Net	Now	Glass Front. Tall Ceilings. New paint. Second Floor. Plenty of storage.	

Property Description

This strip center is located at the center of retail space in Jonesboro, AR. With over 25,000 cars per day passing by this location. Lease 1200 sq ft and get an additional 1000 sq ft of office / storage on the second floor. Total space available is 11,000 sq ft at this one location.



Space Available 2,125 SF
 Rental Rate \$10.73 /SF/Yr
 Spaces 1
 Building Size 2,125 SF
 Property Sub-type Restaurant
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Downstairs	2,125 SF	\$10.73 /SF/Yr	2,125 SF	2,125 SF	Modified Gross	Now	This property is a former Subway location with walk in freezer and refrigerator. All equipment and seating stay with the property. Owner will assist with beer and wine license if needed.	

Property Description

Furnish restaurant in the downtown area that would be great for a deli or bakery. This space has 2,125 sq ft at street level and also has a loft above that is currently leased. The large dining area that has seating for 50 is furnished with tables, chairs, booths, soda fountain machine, Bunn tea system unit, and a soda merchandiser. The service/prep area includes a refrigerated sandwich/salad prep table, meat slicer, toaster oven, fridgerated units below. The kitchen is equipped with ice maker, 4 large metal shelves, 2 stainless steel prep tables, proofer/oven, pan rack, bib racks, very nice 3 compartment sink, and 2 door walk in refrigerator.

10 111 E Huntington, Jonesboro, AR 72401



Space Available 3,870 SF
 Rental Rate \$10 /SF/Yr
 Spaces 1
 Building Size 3,870 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
102	3,870 SF	\$10 /SF/Yr	3,870 SF	3,870 SF	Full Service	Now	A beautiful up-scale office on the corner of Huntington and Church.	

Property Description

This is a great office space for sale or lease inside the building on the corner of Church and Huntington. Has a horizontal property regime Suit A.Suit A/102 has 3,870 SFThis office is a must see!!!Lots of public parking adjacent to building....

11 3704 South Caraway Road, Jonesboro, AR 72404



Space Available 1,200 - 1,870 SF
 Rental Rate \$8.98 - 12 /SF/Yr
 Spaces 2
 Gross Leasable Area 3,970 SF
 Property Sub-type Strip Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite 8	1,200 SF	\$12 /SF/Yr		1,200 SF		Now		
Suite 6	1,870 SF	\$8.98 /SF/Yr		1,870 SF		Now		

Property Description

Madison Suites is an established retail strip center on heavily traveled South Caraway Road in Jonesboro, AR. Daily traffic counts for the area currently average over 14,000 cars per day. This center sits on South Caraway Road directly in front of the Meadows Apartment Complex. It is very accessible from South Caraway Road and benefits from the three major apartment complexes within a two mile radius that houses well over 1,000 residents collectively. 4 suites ranging from 900 SF to 2,00 SF are available to lease at Madison Suites with all 4 being move in ready. Other tenants in the center include Jeny's Cakery, Terminex, and Windsor.

12 1825 GRANT, Jonesboro, AR 72401



Space Available 1,250 SF
 Rental Rate \$8.64 /SF/Yr
 Spaces 1
 Gross Leasable Area 1,250 SF
 Property Sub-type Strip Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,250 SF	\$8.64 /SF/Yr	1,250 SF	2,050 SF		Now	THIS IS A 1250 SF SPACE WITH A POSSIBLE EXTRA 800 SF IF NEEDED	

Property Description

3,250 SF building on Grant in Jonesboro, AR. It has three units with one available for lease for \$900 per month.

13 3161 Parker Rd, Jonesboro, AR 72404



Space Available 3,310,560 SF
 Rental Rate \$710.53 /SF/Yr
 Lots 1
 Property Sub-type Commercial/Other (land)
 Status Active

Property Notes

Lots

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	3,310,560 SF	\$710.53 /SF/Yr		3,310,560 SF		Now	The primary building is 15,000 sq ft with 3,000 sq ft office space . Multiple buildings onsite.	

Property Description

Along with vast acreage, this package includes multiple buildings which would be well-suited to a variety of businesses. Buildings are equipped with multiple overhead doors, and the parking lot is ready for action with lights, fencing and chat. The primary building of 15,000 +/- sq ft boasts a large office space of 3000 sq ft which could well serve as the hub of any thriving business venture.



Space Available 14,136 SF
 Rental Rate \$2.55 /SF/Yr
 Spaces 1
 Building Size 16,776 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	14,136 SF	\$2.55 /SF/Yr	14,136 SF	14,136 SF		Now	6,936 SF office/retail showroom including a 7,200 SF warehouse	

Property Description

This 6,936 SF retail office building has a large open showroom with 2 small offices in the back. Large conference room and private restrooms and small kitchen area. Also from the side door exit is the entrance to the massive 7,200 SF storage warehouse with extra tall over head doors. Several other mini-storage units available if needed.



Space Available 19,175 SF
 Rental Rate \$8.25 /SF/Yr
 Spaces 1
 Gross Leasable Area 19,175 SF
 Property Sub-type Strip Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	19,175 SF	\$8.25 /SF/Yr		19,175 SF	NNN	Now		

Property Description

NAI Halsey Commercial Real Estate Services, Worldwide. This is an excellent space with many things to offer including a high traffic count of approximately 25,800 cars per day, co-tenants which include Kroger, Burger King and Cleo's Fine Furniture, as well as a host of other neighboring successful retail and restaurant establishments.



Space Available 1,500 - 5,000 SF
 Rental Rate \$15 /SF/Yr
 Spaces 8
 Gross Leasable Area 21,250 SF
 Property Sub-type Strip Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite L	1,750 SF	\$15 /SF/Yr		1,750 SF		Now	1,750 SF	
Suite M	1,750 SF	\$15 /SF/Yr		1,750 SF		Now		
Suite N	1,750 SF	\$15 /SF/Yr		1,750 SF		Now		
Suite O & P	5,000 SF	\$15 /SF/Yr		5,000 SF		Now		
Suite 1	1,500 SF	\$15 /SF/Yr		1,500 SF		Now		
Suite 2	1,500 SF	\$15 /SF/Yr		1,500 SF		Now		
Suite 3	1,500 SF	\$15 /SF/Yr		1,500 SF		Now		
Suite 4 & 5	5,000 SF	\$15 /SF/Yr		5,000 SF		Now		

Property Description

The Shoppes At Hilltop, a high quality retail center, offer businesses the opportunity to lease along the rapidly expanding Highway 49 North corridor. Daily traffic counts for the area currently average over 31,000 cars per day! Although this market is booming with development, space to lease is rare and very few options even exist. This particular center sits at the intersection of Highway 49 North and Highway 351 and is highly visible and accessible to both. It is perfectly situated between Arkansas State University, which averages over 17,000 students, and the new \$400 million NEA Healthcare System campus. The Shoppes At Hilltop are also located less than 2.5 miles from the Sage Meadows Golf Community, home of over 500 residents, making it the closest retail center servicing the collective population. 9 suites ranging from 1,500 SF to 5,000 SF are available for lease in the Shoppes At Hilltop, 5 of which are move in ready while the remaining 4 spaces are still under construction. Other tenants in the center include Vegas Tan Company, Swank, and Bassett Design Center, as well as the two newest additions, Tropical Smoothie Cafe and P'Ayres Cupcakery.



Space Available 4,500 SF
 Rental Rate \$9.33 /SF/Yr
 Spaces 1
 Building Size 4,500 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	4,500 SF	\$9.33 /SF/Yr	4,500 SF	4,500 SF		Now	Nice office building along major thoroughfare. Includes several large offices, storage areas, custom built-in desks and cabinets, kitchen/break room, and more!	

Property Description

This 4,500 square foot stand alone office building is located on one of Jonesboro's main North/South arteries, Caraway Road, just yards away from the signalized intersection of Caraway Road and Highland Drive. The property is encompassed by local and national retail establishments. The 200,000+ SF Highland Shopping Center, home of Kmart, Trees N Trends, and Dollar General, sits directly in front of the property and the Bernard Court Shopping Center, which includes Hobby Lobby, Ashley Home Furnishings, Shoe Carnival, and a Super Wal-Mart, sits less than 450 yards behind the property. The building itself has several desirable features which make it ideal for professional office use. It has an unique open floor plan and includes an entrance for employees, numerous offices with custom built-in cabinets and desks, several rooms equipped for storage, space for a meeting/conference room, both public and private bathrooms, and a kitchen/break room furnished with appliances.



Space Available 6,265 SF
 Rental Rate \$3.74 /SF/Yr
 Spaces 1
 Building Size 6,265 SF
 Property Sub-type Flex Space
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	6,265 SF	\$3.74 /SF/Yr		6,265 SF	Other	Now		

Property Description

6265+/- sq foot building located across from Hytrol in Jonesboro's Industrial Park. 1720+/- sq ft of that is heated and cooled office space. There are 7 loading docks that are ground level, and 1 truck height loading dock.



Space Available 1,800 SF
 Rental Rate \$14 /SF/Yr
 Spaces 1
 Building Size 5,400 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,800 SF	\$14 /SF/Yr		1,800 SF	Other	Now	1,800sq ft vanilla box. Landlord will participate in tenant improvements.	

Property Description

This is your opportunity to be located in a newly built upscale premiere office building. Situated in an upscale area within Jonesboro. Currently, a 1,800sq ft vanilla box is available for your business. Landlord will participate in the tenant improvements.



Space Available 2,137 SF
 Rental Rate \$12 /SF/Yr
 Spaces 1
 Building Size 2,137 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
2ND FLR	2,137 SF	\$12 /SF/Yr	2,137 SF	2,137 SF		Now	LOCATED ON THE SECOND FLOOR JUST TO THE RIGHT. ELEVATOR AVAILABLE.	

Property Description

THIS IS AN UP-SCALE OFFICE BUILDING DOWNTOWN JONESBORO. IT INCLUDES 7 OFFICES, CONFERENCE ROOM, EMPLOYEE LOUNGE, AND A RECEPTION AREA.....2,137 SqFt ON THE SECOND FLOOR WITH LOTS OF PARKING CLOSE BY.

21 320 S MAIN, Jonesboro, AR 72401



Space Available 4,680 SF
 Rental Rate \$11.54 /SF/Yr
 Spaces 1
 Building Size 4,680 SF
 Property Sub-type Restaurant
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	4,680 SF	\$11.54 /SF/Yr		4,680 SF	NNN	Now		

Property Description

Arnold Group Real Estate 870 932 2600 is proud to offer this two story, fully furnished restaurant with 2nd floor patio area in the heart of downtown. The restaurant is beautifully finished out and has abundant parking...which is a huge bonus downtown.

22 200 W. Huntington Avenue, Jonesboro, AR 72401



Space Available 5,000 SF
 Rental Rate \$8 /SF/Yr
 Spaces 1
 Building Size 5,000 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	5,000 SF	\$8 /SF/Yr	5,000 SF	5,000 SF		Now	Space can be easily converted to meet specific need	

Property Description

This 5,000 square foot office building is located at the signalized intersection of Huntington Avenue and Union Street in the heart of Jonesboro's downtown retail district. The site has a great view of the new Omar's Restaurant and is within walking distance of several offices, specialty stores, and dining establishments. The space is currently built out for office use but could easily be converted to meet any specific need. The property has a direct entrance from Huntington and parking on site, which is rare for the downtown area. The building is also available for purchase for \$379,000.



Space Available 15,000 SF
 Rental Rate \$17.75 /SF/Yr
 Spaces 1
 Building Size 15,000 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	15,000 SF	\$17.75 /SF/Yr	3,000 SF	15,000 SF	Full Service	Now	Amazing space in the most beautiful building in Downtown Jonesboro.	

Property Description

Strong Anchor Tenant | IBERIABANK is the second largest bank holding company headquartered in Louisiana with approximately 258 combined offices spanning across 12 states. Strong Location | The IBERIABANK building is by far the most beautiful building in Downtown Jonesboro and is situated in the most desired location in all of Jonesboro's business district. Strong Neighboring Tenants | Main Street is the epicenter of Jonesboro's downtown restaurant and retail district. This building is located less than 610 feet from St. Bernard's Regional Medical Center. Excellent Visibility and Exposure | This location benefits IBERIABANK by being both highly visible and easily accessible. Situated at the signalized corner of Washington Avenue and Main Street, the building has excellent signage and exposure to drive-by traffic. Great Access | This property occupies an entire city block creating frontage on Main Street, Church Street, and Washington Avenue. IBERIABANK benefits from traffic counts which exceed 10,000 cars per day. Lease Structure | Owner will maintain the property and pay for all utilities while allowing up to \$25 PSF for tenant improvements.



Space Available 15,000 SF
 Rental Rate \$12 /SF/Yr
 Spaces 1
 Building Size 15,000 SF
 Property Sub-type Medical Office
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	15,000 SF	\$12 /SF/Yr	1,200 SF	15,000 SF	Modified Gross	Now		

Property Description

Medical Mile excellent access and parking onsite makes this property very attractive to many potential tenants including : Medical and Dental offices, Restaurants/cafe's, DME/medical supply retailers among others...



Space Available 1,200 - 2,040 SF
 Rental Rate \$12 /SF/Yr
 Spaces 4
 Building Size 6,560 SF
 Property Sub-type Medical Office
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
911-A	1,200 SF	\$12 /SF/Yr		1,200 SF		Now	Medical Office	
911-B	1,280 SF	\$12 /SF/Yr		1,280 SF		Now	Medical Office	
911-C	2,040 SF	\$12 /SF/Yr		2,040 SF		Now	Medical Office	
911-D	2,040 SF	\$12 /SF/Yr		2,040 SF		Now	Medical Office	

Property Description

ARNOLD GROUP REAL ESTATE KENT ARNOLD 870-932-2600 THIS 6560 SF BUILDING IS JUST BLOCKS FROM ST. BERNARD'S REGIONAL MEDICAL CENTER AND ON THE MEDICAL MILE. THE BUILDING IS PART OF THE PROFESSIONAL ACRES MEDICAL COMPLEX LOCATED ON THE CORNER OF OSLER DRIVE AND MATTHEWS AND FEATURES AN ABUNDANCE OF PARKING. THE BUILDING ALSO HAS 4 SUITES FOR LEASE AT \$12 PSF. 911-A is 1,200 SF 911-B is 1,280 SF 911-C is 2,040 SF 911-D is 2,040 SF



Space Available 3,500 SF
 Rental Rate \$10 /SF/Yr
 Spaces 1
 Building Size 8,262 SF
 Property Sub-type Medical Office
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	3,500 SF	\$10 /SF/Yr	3,500 SF	8,262 SF	Modified Gross	Now	Beautiful Medical Office Space.	

Property Description

This is a Great commercial building across from several Churches and close to St. Bernards Medical Center and several other Medical Facilities. 8,262 Total square feet.....has a Firewall that splits through the center of building.....Several offices in each suite.....Most offices contain Facets and Cabinets...Some include desks....Lots of space....great interior design.



Space Available 8,960 SF
 Rental Rate \$12 /SF/Yr
 Spaces 1
 Building Size 8,960 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	8,960 SF	\$12 /SF/Yr	8,960 SF	8,960 SF		Now	Extremely nice office space in an amazing location!	

Property Description

This 8,960 square foot commercial office building is located in Downtown Jonesboro and adjoins City Water & Light, Heritage Bank, and St. Bernard's Regional Medical Center, Jonesboro's largest employer. The building underwent a complete overhaul in 2000 and a new standing seam metal roof was installed the same year. CAT5 - E cables run throughout the building and the building includes 2 separate network rooms. The property also adjoins a public parking lot. The space is ideal for medical or professional office use. The entire building is also being offered for purchase at \$600,000, which is WELL below replacement cost.



Space Available 33,272 SF
 Rental Rate \$1 /SF/Yr
 Lots 3
 Property Sub-type Commercial/Other (land)
 Status Active

Property Notes

Lots

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
8	33,272 SF	\$1 /SF/Yr	99.82 SF	33,272 SF		Now	Lot 8 - 33,272 SF	
9	33,272 SF	\$1 /SF/Yr	33,272 SF	99,816 SF		Now	Lot 9 - 33,272 SF	
10	33,272 SF	\$1 /SF/Yr	33,272 SF	99,816 SF		Now	Lot 10 - 33,272 SF	

Property Description

This commercial land is located on Highway 49 North, between Collision Auto Repair and Ace Hardware. The property also sits directly across from the entrance of the new NEA Baptist Integrated Healthcare Campus. The property is being offered as a land lease for \$1 per square foot/year which is equivalent to \$99,816 per year (33,272 SF x 3 Lots = \$99,816) or the owner is willing to do a build-to-suit at an 8-10% CAP Rate based on a NNN Lease (pending tenant strength). In a build-to-suit, the land will be valued at \$10 per square foot.



Space Available 1,383 - 2,603 SF
 Rental Rate \$20 - 22 /SF/Yr
 Spaces 3
 Gross Leasable Area 6,260 SF
 Property Sub-type Strip Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
101	2,603 SF	\$22 /SF/Yr	2,603 SF	2,603 SF	NNN	Now	Brand new lease space across from entrance to Mall At Turtle Creek	
102	1,383 SF	\$20 /SF/Yr	1,383 SF	1,383 SF	NNN	Now	1,383 SF of brand new lease space across from entrance to Mall At Turtle Creek	
Suite 103	2,328 SF	\$22 /SF/Yr	2,328 SF	2,328 SF	NNN	Now	2,328 SF of brand new lease space across from entrance to Mall At Turtle Creek	

Property Description

This prime commercial site is located at the signalized intersection of Stadium and King Street, directly across from Chick-fil-a, Chili's, and the Mall At Turtle Creek entrance. This property sits at Northeast Arkansas' retail epicenter with traffic counts exceeding 20,000 cars per day. The 6,314 SF building consists of three separate suites that are available for lease.



Space Available 17,000 SF
 Rental Rate \$2.79 /SF/Yr
 Spaces 1
 Building Size 17,000 SF
 Property Sub-type Warehouse
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	17,000 SF	\$2.79 /SF/Yr		17,000 SF		Now		

Property Description

Arnold Group Real Estate Kent Arnold 870-932-2600 THIS IS A 17000 SQ FT WAREHOUSE WITHIN 200 YARDS OF THE NEW BAPTIST. PERFECT FOR A SUBCONTRACTOR WHO NEEDS STORAGE AND PARKING. 1500 SQFT APARTMENT IN FRONT OF THE BUILDING IS CURRENTLY LEASED. LOCATED ACROSS FROM THE NEW NEA HOSPITAL SITE.



Space Available 4,288 SF
 Rental Rate \$15 /SF/Yr
 Spaces 1
 Gross Leasable Area 4,288 SF
 Property Sub-type Super Regional Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	4,288 SF	\$15 /SF/Yr	2,144 SF	4,288 SF	NNN	Now	4,288 SF space in the Bernard Court Shopping Center	

Property Description

This prime commercial lease space is located on Highland Drive, Jonesboro' s main East/West thoroughfare in the heaviest retail area in Northeast Arkansas. This 4,288 SF space is a part of the Bernard Court Shopping Center and is an out-pad to several large national tenants including the Wal-Mart Super Center, Hobby Lobby, Ashley Furniture, and Shoe Carnival.(If location and high visibility are a must, this space is ideal. Daily traffic counts exceed 21,000 cars per day!



Space Available 5,398 SF
 Rental Rate \$15 /SF/Yr
 Spaces 1
 Gross Leasable Area 5,398 SF
 Property Sub-type Power Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	5,398 SF	\$15 /SF/Yr	2,700 SF	5,398 SF		Now	Prime commercial lease space in high traffic area	

Property Description

This prime commercial lease space is at the signalized intersection of Caraway Road and Highland Drive, two of Jonesboro' s main retail arteries. This 5,398 SF space is part of the Crossroads Shopping Center which is located between the two biggest retail attractions in Northeast Arkansas, the new Mall at Turtle Creek and Wal-Mart Super Center. Pier One Imports and Office Max occupy the rest of the center. If location and high visibility are a must, this space is ideal. Daily traffic counts at the intersection exceed 50,000 cars per day.



Space Available 6,100 SF
 Rental Rate \$16 /SF/Yr
 Spaces 1
 Gross Leasable Area 26,000 SF
 Property Sub-type Strip Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
H,J,&K	6,100 SF	\$16 /SF/Yr	2,500 SF	6,100 SF	Other	Now	This is a retail/office space with 2,500 SqFt facing Stadium and 3,750 SqFt facing Forrest Home Road.	

Property Description

ARNOLD GROUP REAL ESTATE KENT ARNOLD 870-930-7750 THIS SPACE HAS 2500 SQFT FACING STADIUM AND IS CONNECTED TO 3750 SQ FT FACING FOREST HOME. GREAT LOCATION IN THE TURTLE CREEK CROSSING SHOPPING CENTER WHICH HAS 26,000 SQ FT AND OTHER TENANTS INCLUDING SUPER HIBACHI GRILL, THAI RESTAURANT, NAIL SALON, VERIZON. THE BUILDING HAS FANTASTIC VISIBILITY 6100 SQFT OF SPACE FOR LEASE WITH THE FIRST TWELVE MONTHS RENT FREE WITH A THREE TO FIVE YEAR LEASE REQUIRED. THE AVAILABLE LEASE SPACE IS UNFINISHED AND LESSEE WILL BE RESPONSIBLE FOR ALL TENANT IMPROVEMENTS. ALSO CAM CHARGES ARE \$1.75 PER SQFT.



Space Available 2,440 SF
 Rental Rate \$7.87 /SF/Yr
 Spaces 1
 Building Size 2,440 SF
 Property Sub-type Retail (Other)
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
SUITE 2	2,440 SF	\$7.87 /SF/Yr	2,440 SF	2,440 SF		Now		

Property Description

THIS IS A FORMER DRY CLEANING BUSINESS THAT HAS A FRONT DESK AREA AND A HUGE STORE ROOM IN THE BACK. THIS SPACE HAS SO MUCH POTENTIAL AND WOULD BE GREAT FOR AN OFFICE OR RETAIL BUSINESS. IT HAS ABOUT 10 PARKING SPACES IN THE FRONT AND TO THE SIDE HAS ABOUT 25 PARKING SPACES.



Space Available 1,500 SF
 Rental Rate \$12 /SF/Yr
 Spaces 1
 Building Size 3,000 SF
 Property Sub-type Creative/Loft
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,500 SF	\$12 /SF/Yr	1,500 SF	5,000 SF	Modified Gross	Now	This is a great space for a tech firm to have a very creative office loft upstairs	

Property Description

THIS IS A HUGE OPEN SPACE UPSTAIRS OF 401 SOUTH MAIN ST.IT HAS THREE OR FOUR OFFICES , A BATHROOM, KITCHEN, AND A MASSIVE 1,000 SQFT LIVING ROOM/OFFICE SPACE.THIS WOULD BE PERFECT FOR A INTERNET RELATED BUSINESS OR IN HOME OFFICE.



Space Available 2,800 - 4,025 SF
 Rental Rate Negotiable
 Spaces 2
 Building Size 9,125 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
2	4,025 SF			4,025 SF		Now		
3	2,800 SF			2,800 SF		Now		

Property Description

Professional office space located on the third floor of MBC Plaza. Features include 10+ private offices, large conference room, workspace room with storage and break room. Upscale setting and great co-tenants such as Congressman Rick Crawford, Regions Bank, MBC Holdings, and NAI Halsey.

37 2905 Caprice Parkway, Jonesboro, AR 72404



Space Available 5,000 SF
 Rental Rate \$6.50 /SF/Yr
 Spaces 1
 Building Size 11,500 SF
 Property Sub-type Office Showroom
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	5,000 SF	\$6.50 /SF/Yr		5,000 SF		Now		

Property Description

This 5,000 SF commercial building/warehouse space is located just off of Stadium Boulevard, Jonesboro's main North/South artery, behind the Central Toyota Dealership. The site is just south of the Highway 63 bypass and only minutes from the Mall at Turtle Creek and the new Red Lobster Development Site. The building has several ground level overhead doors and tons of parking. Trane currently occupies 6,000 SF of the 11,500 SF building. The owner is willing to do a build out for any tenant interested in the available 5,000 SF. The entire building can also be purchase for \$650,000.

38 3014 C & D TURMAN, Jonesboro, AR 72401



Space Available 2,100 SF
 Rental Rate \$12 /SF/Yr
 Spaces 1
 Building Size 2,100 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	2,100 SF	\$12 /SF/Yr	1,050 SF	2,100 SF		Now	Great Office Space	

Property Description

THESE ARE 2 SPACES @ 2100 SF EACH IN A SINGLE STORY BUILDING IN A PRIME LOCATION JUST OFF STADIUM BLVD. NEAR THE 63 BYPASS IN JONESBORO. PERFECT FOR ANY TYPE SMALL BUSINESS. THIS BUILDING SITS AT THE END OF A CUL DE SAC.

39 3628 E. NETTLETON, Jonesboro, AR 72401



Space Available 13,000 SF
 Rental Rate \$2.95 /SF/Yr
 Spaces 1
 Building Size 13,000 SF
 Property Sub-type Special Purpose (Other)
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	13,000 SF	\$2.95 /SF/Yr		13,000 SF		Now		

Property Description

FORMER BOWLING CENTER ON NETTLETON IN JONESBORO



Space Available 4,500 - 10,000 SF
 Rental Rate \$6 - 16 /SF/Yr
 Spaces 3
 Building Size 55,000 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Basement	9,913 SF	\$6 /SF/Yr		9,913 SF		Now		
2nd Floor	4,500 SF	\$14 /SF/Yr		4,500 SF		Now		
4th Floor	10,000 SF	\$16 /SF/Yr		10,000 SF		Now	3 Executive Suites available, FULL SERVICE	

Property Description

Excellent location for attorneys, insurance offices, title companies, lenders, doctors offices, specialists, call centers, bank branches & more! Lease rate may change depending on tenant improvements. Historically significant building.



Space Available 5,000 SF
 Rental Rate \$7.20 /SF/Yr
 Spaces 1
 Building Size 5,000 SF
 Property Sub-type Restaurant
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	5,000 SF	\$7.20 /SF/Yr	2,000 SF	5,000 SF		Now		

Property Description

THIS 5000 SQ FT IS LOCATED INSIDE THE PARK PLACE INN NEXT TO EL ALCAPULCO.... THE LAST TENANT IN THE BUILDING WAS THE "OLD JUBILATION" ... THIS LOCATION IS PERFECT FOR ANY RESTURANT AND THE TENANT CAN HANDLE THEIR OWN BUILD OUT WITH A LOWER RENT RATE OR THE LANDLORD WILL BUILD TO SUIT