



for
LEASE
ENTIRE THIRD FLOOR AVAILABLE

W WASHINGTON AVE

EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

Situated at 301 West Washington Avenue, the third floor provides 10,192 sf of premium office space, complete with 50 private parking spaces and an additional 10 public spaces for clients and guests, all for \$24/sf in a full service lease. Located in the heart of Downtown Jonesboro, this property offers significant benefits for businesses seeking a prime location within a thriving urban environment. With daily exposure to 8,100 cars and high foot traffic, it enjoys outstanding visibility and is within walking distance to an array of downtown amenities, including the federal, district, and county courthouses, a police station, popular restaurants, coffee shops, and retail stores.

The space is designed with versatility in mind, featuring a welcoming foyer, private offices, conference rooms, open workspaces, private bathrooms, and ample storage options, catering to diverse office needs. Its strategic location and adaptable layout make it ideal for companies looking to establish or expand their presence in a vibrant downtown setting. Perfect for businesses that value a blend of professional and collaborative environments, this office space offers an unparalleled opportunity to flourish within Jonesboro's bustling downtown district.



PROPERTY OVERVIEW

PRICE: \$24/sf full service RENTABLE SPACE: 10,192 sqft
PRIVATE PARKING: 50 spaces PUBLIC PARKING: 10 spaces

SPACE HIGHLIGHTS

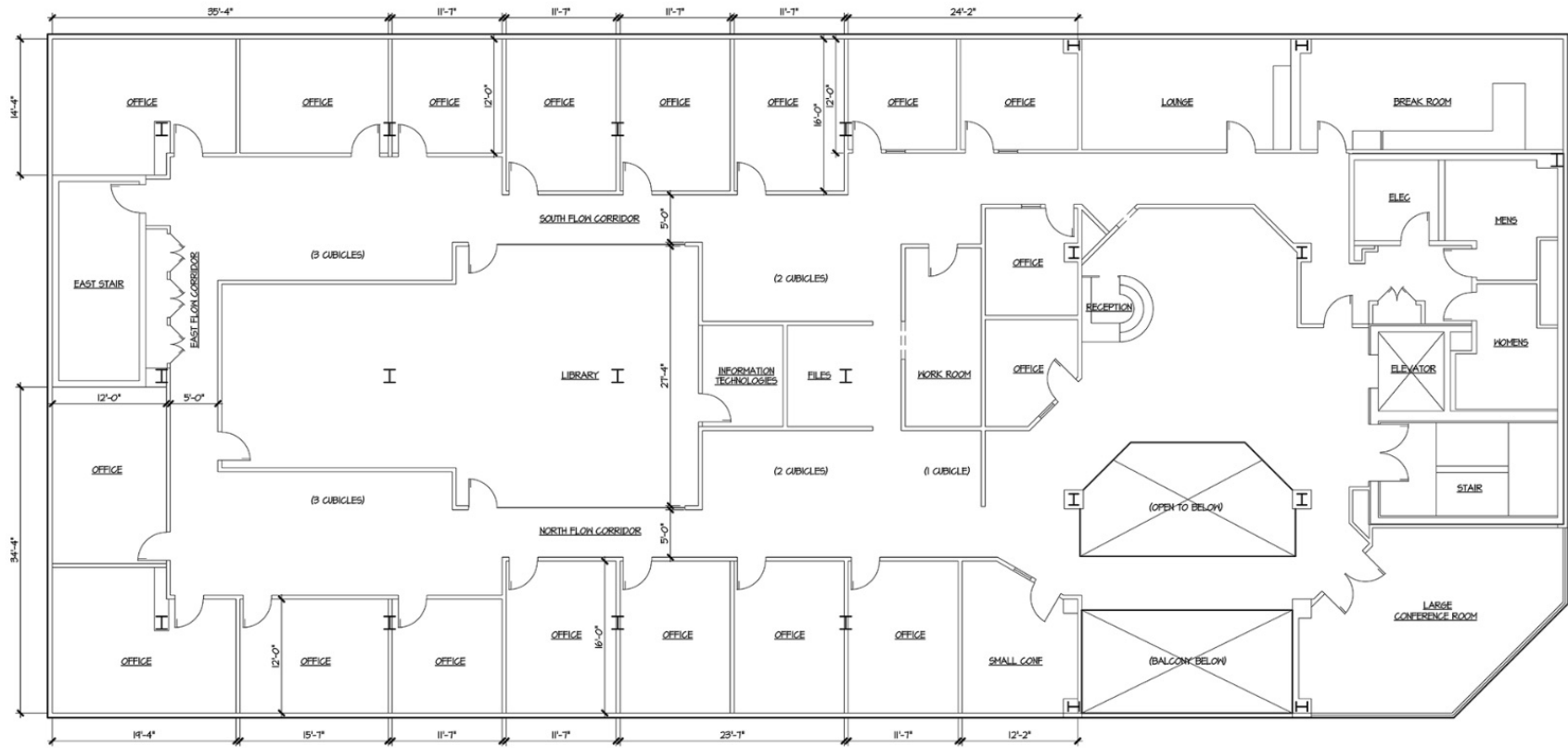
- ✔ High Foot & Vehicle Traffic ✔ Ample Parking on the Property
- ✔ 8,100 CPD ✔ In the Heart of Downtown Jonesboro
- ✔ Walkable distance to the many amenities of Downtown Jonesboro
- ✔ Foyer, C-Suites, Private Offices, Conference Spaces, Open Work Spaces, Bathrooms, Kitchen, and Ample Storage.

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MADISON STREET



WEST WASHINGTON

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REGIONS OF JONESBORO

THE DOWNTOWN BUSINESS DISTRICT

Downtown Jonesboro is a vibrant district located at the heart of the city, drawing in residents and visitors with its unique charm. Its multitude of local events & festivals combined with its walker-friendly layout fosters a strong sense of community & connection.

This dynamic area blends history with culture, thriving as a central hub of activity. Home to renowned medical facilities, professional services, art galleries, local dining spots, & diverse retail, Downtown Jonesboro is more than a district - it's a vibrant social & communal space. Its streets, lined with a variety of businesses, create a rich and layered landscape that extends beyond its physical boundaries.

Capturing the spirit of Jonesboro's cultural, social, & economic ambitions, Downtown is an essential part of the city's identity.

RESTAURANTS & RETAIL



KEY PLAYERS

St. Bernards Healthcare
The Heart of Great Medicine

Completed a \$137,500,000, 245,000 sqft expansion in 2020.
Has over 4,000 employees.

JONESBORO ARKANSAS

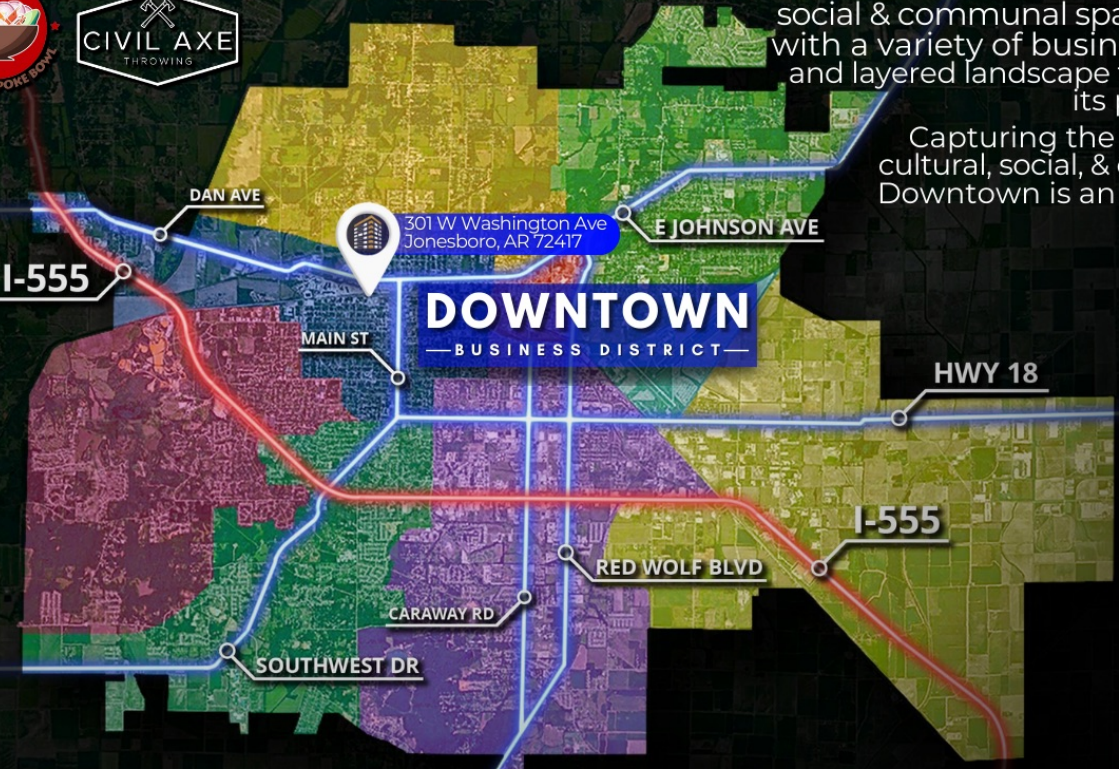
City hall and city governments reside in Downtown.

Craighead County DISTRICT COURT

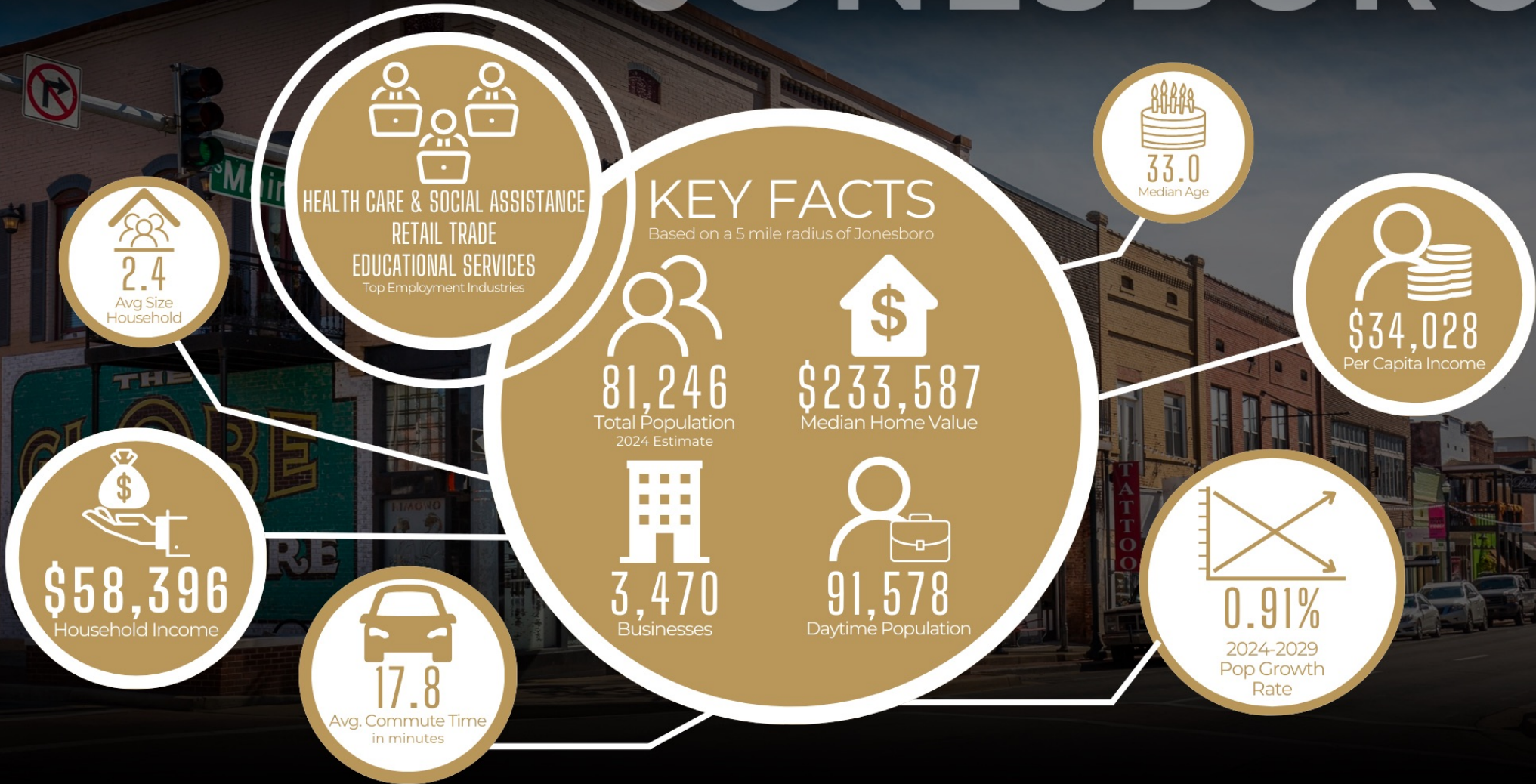
Courthouse is undergoing a \$14mil expansion.

JONESBORO POLICE

Patrol and Special Operations Divisions are located in Downtown Jonesboro.



JONESBORO



This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023) and Data USA (2024).