

FOR LEASE

2,000 SF OFFICE & PRIVATE INDIVIDUAL OFFICE SPACE



HaagBrown
COMMERCIAL

✉ ZAC@HAAGBROWN.COM

ZAC QUALLS | EXECUTIVE BROKER

☎ 870.336.8000

🌐 HAAGBROWN.COM

OPPORTUNITY OVERVIEW

This executive office building known as the “Strategi Building” is located along Southwest Drive & was the former home to Jones & Company, the largest CPA firm in Northeast Arkansas, for several years. The building, under new ownership, was revitalized to create a more modern, attractive look on both the interior & exterior of the building & has exposure to over 22,000 cars per day.

Current availability consists of a +/- 2,000 SF office space on the 1st floor that consists of five (5) private office spaces, conference room, front reception area, breakroom, & two (2) restrooms. The space has been occupied by Simmons Bank Wealth for the last few years & is in great, move-in ready condition! Simmons Bank will be transitioning out of the space end of January 2025.

In addition to the +/- 2,000 SF office space, there are currently two (2) “individual executive office suites” on the 1st floor with full-service leases which includes utilities & internet. Each individual private office leases for \$800 per month. For an additional \$50 per month, Tenant would be allowed signage on the brand new digital sign along Southwest Drive. These offices share a common breakroom & restroom on the 1st floor. Lease terms are negotiable.

Southwest Drive is a heavily populated retail corridor that serves as a segue from the city’s residential area to the downtown Jonesboro business district. The market has experienced substantial growth in new development projects within the past couple of years including First Community Bank, CVS, Dairy Queen, Starbucks, McDonald’s, & Kum N Go.

+/- 2,000 SF EXECUTIVE OFFICE

LEASE PRICE: \$16 PER SF

TYPE: FULL SERVICE LEASE

SINGLE PRIVATE EXECUTIVE OFFICE

LEASE PRICE: \$800 PER MONTH

TYPE: FULL SERVICE LEASE

HIGHLIGHTS

- +/- 2,000 SF Ready-to-Go Office Space on the 1st Floor - Five (5) Private Offices
- 1st Floor Private, Individual Executive Office Suites that Include Utilities & Internet
 - Exposure to 22,000 CPD
- Sits on Corner of Southwest Dr. & Glenwood Dr. for Easy Access
- Surrounded by a Surge of New Development Projects



BUILDING FOYER



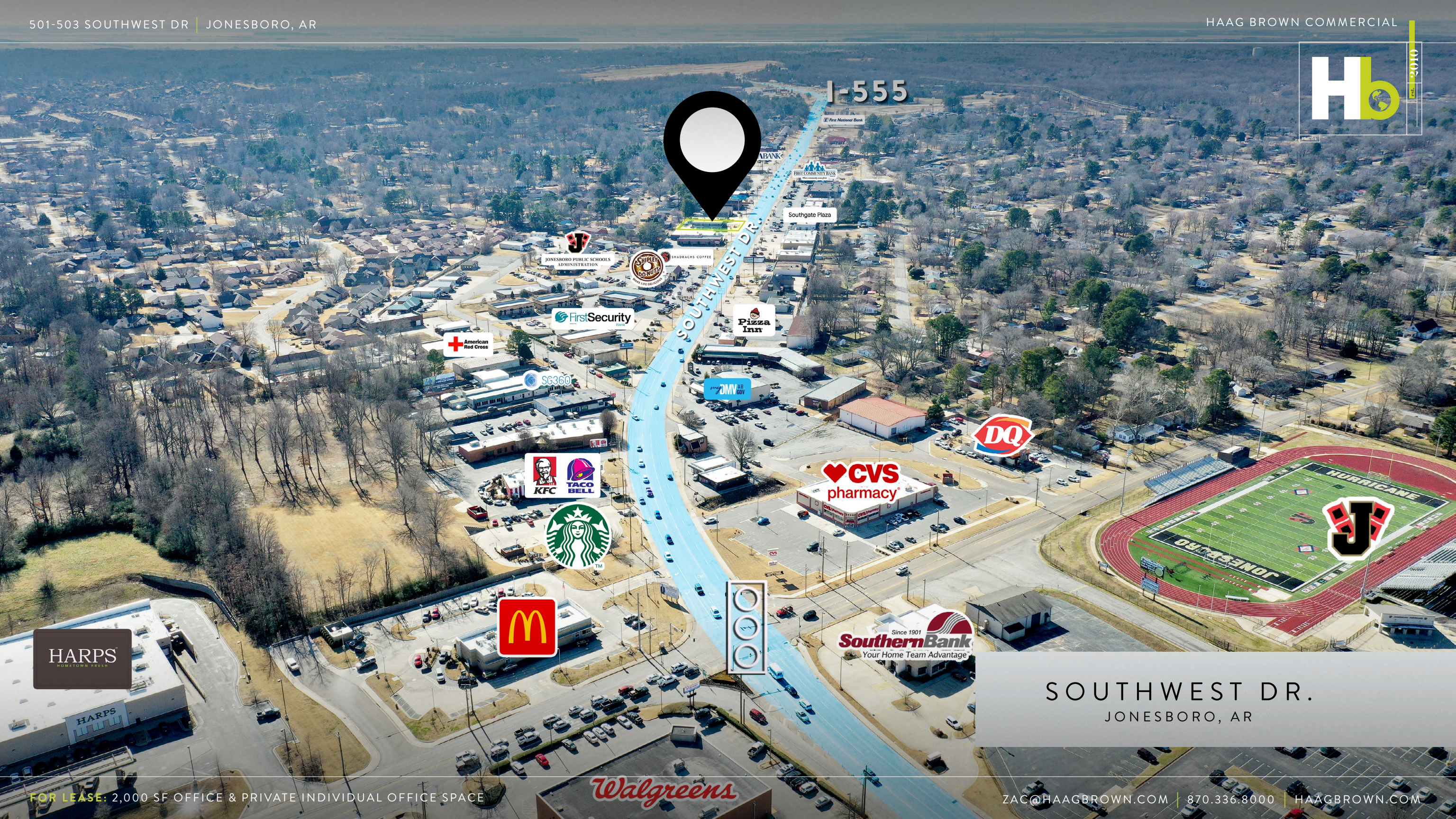
2,000 SF OFFICE SPACE LAYOUT





INTERIOR





I-555



SOUTHWEST DR.

Southgate Plaza



SHADRACH'S COFFEE



SOUTHWEST DR.
JONESBORO, AR

FOR LEASE: 2,000 SF OFFICE & PRIVATE INDIVIDUAL OFFICE SPACE

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



EST. 2010



SOUTHWEST DR.
JONESBORO, AR

FOR LEASE: 2,000 SF OFFICE & PRIVATE INDIVIDUAL OFFICE SPACE

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



SOUTHWEST DR



SOUTHERN HILLS DEVELOPMENT

HWY 49 S/SOUTHWEST DRIVE

Hwy 49 S/Southwest Drive is a heavily populated retail corridor that serves as a segue from the city's residential area to the downtown Jonesboro business district. Multiple residential neighborhoods surround the property while several shopping centers, national restaurants and retailers, such as the Wal-Mart Super Center, Ridge Park Shopping, and the Elk Park shopping center - home of Outback Steakhouse, Lost Pizza Co., The Truck Patch Natural Market and First National Bank, reside to the north and west.

JONESBORO MARKET MAP

NORTHERN
TRADE AREA

GREENSBORO DEVELOPMENT

STATE

JONESBORO
MUNICIPAL AIRPORT

PRIMARY
RETAIL CORRIDOR

INDUSTRIAL
SECTOR

SOUTHWEST
TRADE AREA

MATTHEWS MEDICAL MILE

AUTO ROW

SOUTHERN HILLS DEVELOPMENT

JONESBORO E-COMMERCE PARK

◀ LITTLE ROCK, AR

H-1

H-49

555

555

H-49

NEA BAPTIST
MEMORIAL HOSPITAL

ST LOUIS, MO

EASTERN
BYPASS

EASTERN
BYPASS

MEMPHIS, TN



CONTACT

ZAC QUALLS (BROKER)

📞 870.336.8000

✉️ ZAC@HAAGBROWN.COM

***This document has been prepared by Haag Brown Commercial for advertising and general information only. Haag Brown Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Haag Brown Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.



“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. Our mission is to put our client’s needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Commercial is the region’s authority on listing & selling commercial real estate in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for Retail Project Development, Tenant Representation, & Investment Advising. We have experience and the expertise needed to develop and/or advise on large retail development projects. We have the ability to facilitate the expansion of national tenants who want to grow their presence in Arkansas, Oklahoma, Missouri, Mississippi, Tennessee, Alabama & Texas. Information to make the most informed decision on location is of upmost value to our clients. We have the ability to perform tenant site selection and/or build-to-suit through a revolutionary, technologically advanced build-to-suit program, which has pleased our clients immensely. All we need to know is the markets you want to be in, and we can get you there. We have the character, experience & education needed to be the best commercial brokerage firm in our region for advising on commercial real estate investments.

2221 HILL PARK CV.
JONESBORO, AR



OFFICE 870.336.8000
EFAX 888.561.4917
HAAGBROWN.COM



ZACQUALLS

Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.



Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

"Be careful how you think; your life is shaped by your thoughts." Proverbs 4:23

zac@haagbrown.com

870.336.8000  

REPRESENTED CLIENTS

CINTAS :

Jonesboro, AR

THE SENSORY SHOP :

Jonesboro, AR

PEOPLE SOURCE STAFFING PROFESSIONALS :

Jonesboro, AR

CONTINENTAL COMPUTERS :

Jonesboro, AR

STONEBRIDGE CONSTRUCTION, LLC :

Jonesboro, AR

ONSITE OHS, INC :

Jonesboro, AR

FAMILIES, INC :

Jonesboro, AR

FOCUS, INC :

Jonesboro, AR

KIDSPOT :

Jonesboro, AR

ARKANSAS MUSCLE :

Jonesboro, AR

ARKANSAS HOME HEALTH & HOSPICE :

Jonesboro, AR

REMAX :

Jonesboro, AR

JONESBORO TOTAL HEALTH :

Jonesboro, AR

LONG ELECTRIC :

Jonesboro, AR

SIGNIFICANT TRANSACTIONS

S. CARAWAY CENTER : Jonesboro, AR

ONSITE, OHS - JONESBORO VA CLINIC : Jonesboro, AR

6,300 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

5,000 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

PROPERTY MANAGER OF 60,000 SF RETAIL CENTER : Jonesboro, AR

PROPERTY MANAGER OF 50,000 SF OFFICE BUILDING : Jonesboro, AR

PROPERTY MANAGER OF 10,000 SF OFFICE BUILDING : Jonesboro, AR

ACHIEVEMENTS

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007