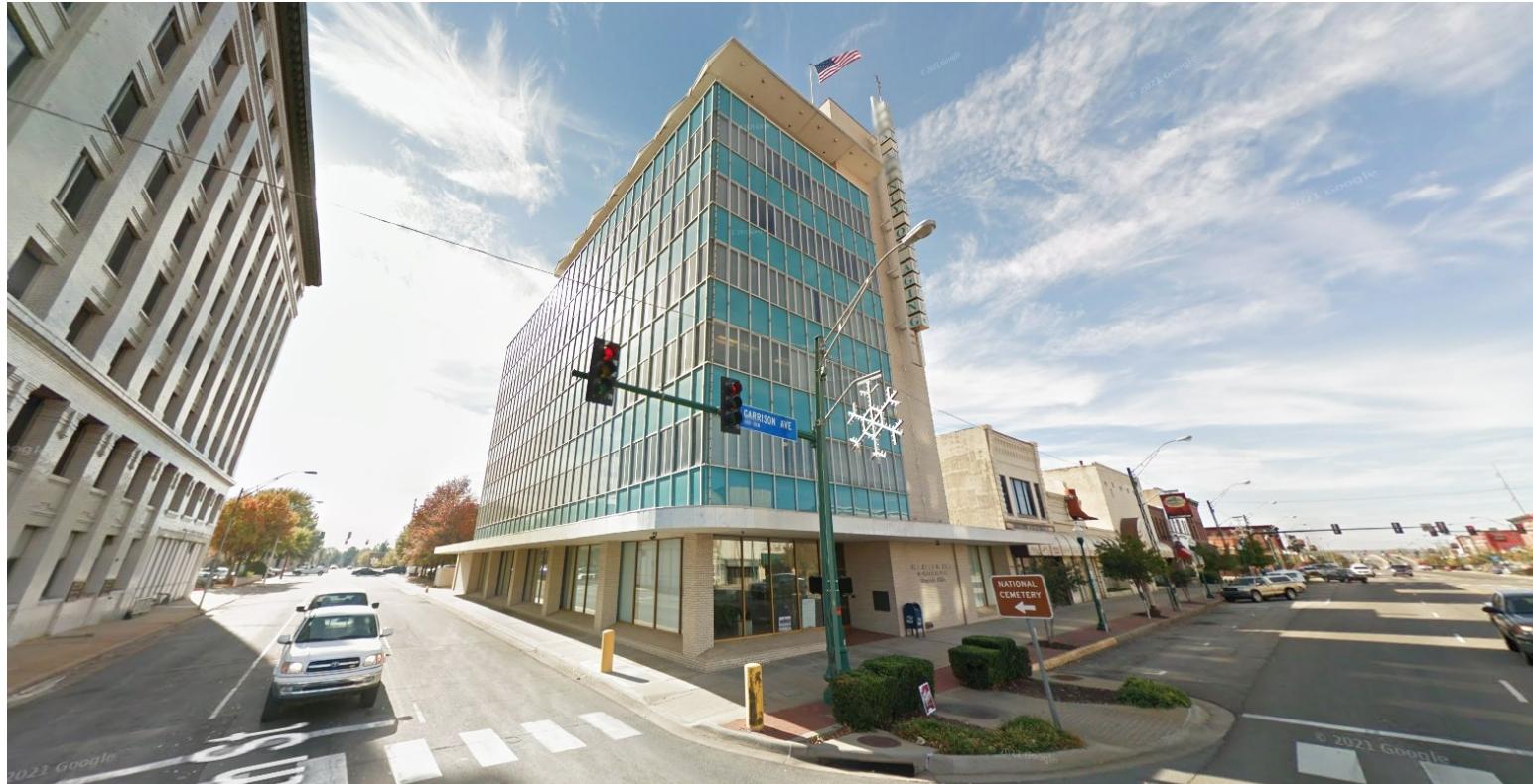


FOR LEASE

524 Garrison Ave
Fort Smith, AR 72901



Office spaces located at the corner of 6th and Garrison Avenue, in the former First Federal Savings and Loan building high rise. These offices boast 360 degree views of downtown Fort Smith and the Arkansas River. Multiple floors available, each contains approximately 5,360 square feet and may be combined in as much as 11,000 square feet or demised to as little as 2,600 square feet. Each floor features multiple private offices, open office areas, reception, and two restrooms. Spaces are accessible by two updated elevators and has ample parking available directly behind the building. Tenant amenities include a well appointed event/conference area on the top floor with catering kitchen. Landlord will consider remodel depending on rent, term, and tenant credit.

The First Federal Savings and Loan building was completed in the early 1960's as an example of mid-century modern architecture. This building housed the bank for many decades and professional offices throughout its history and is conveniently situated in the middle of downtown Fort Smith, along the Arkansas-Oklahoma border.



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"Commercial Real Estate Sales, Leasing, Property Management, and Development"

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