



HaagBrown  
COMMERCIAL  
MEDICAL DIVISION



801, 901, & 911 OSLER DR | JONESBORO, AR



OSLER  
OAKS

ZAC QUALLS | EXECUTIVE BROKER

JOSHUA BROWN | DEVELOPER

 ZAC@HAAGBROWN.COM

 JOSH@HAAGBROWN.COM

 HAAGBROWN.COM

 870.336.8000

LEASE SPACE AVAILABLE

## PROPERTY INFO

Haag Brown is proud to offer available lease space in this 2.01 AC Medical Office Property. This property is comprised of 3 separate buildings: 801, 901, & 911 Osler Drive which make up a total of 23,218 SF. The property is located just off of Matthews Ave, with exposure to 10,000 Cars Per Day, and is centrally located within the city of Jonesboro. The location is equidistant between Arkansas State University and downtown Jonesboro, being less than a mile from each.

This property is perfect for a medical owner-occupant looking for a re-developed and existing building for their practice. This much contiguous space rarely comes available along Matthews. **This high-profile medical office space is currently undergoing re-development, with an estimated completion date in Q4 2024.**

Nearby healthcare providers include: St. Bernard's Health and Wellness Center, Encompass Health, Ottoblock, Oral Surgery & Dental Implant, Flo & Phil Jones Hospice House, St Bernard's Imaging Center and the Outpatient Surgery Center of Jonesboro.

**\$25/SF | NNN**



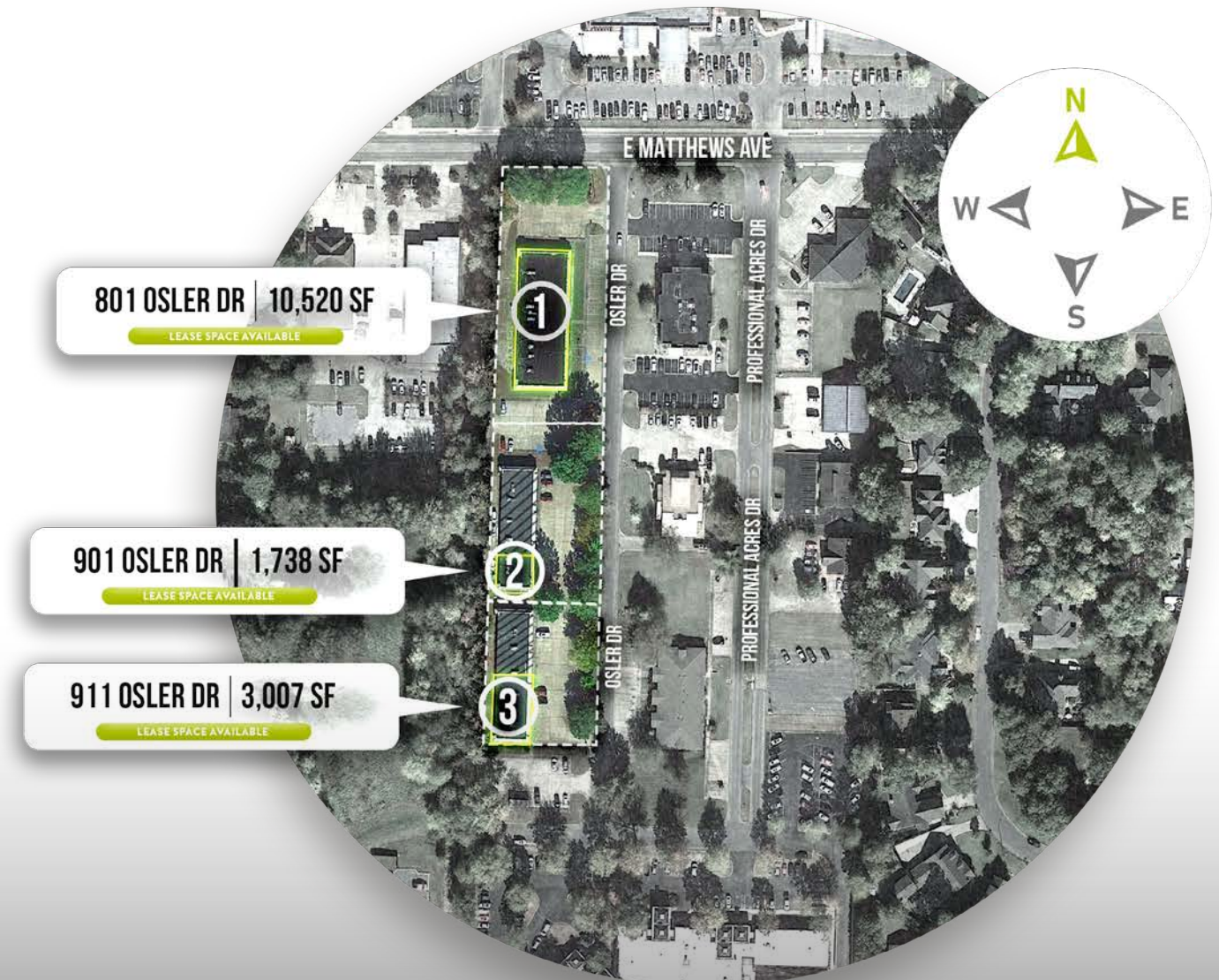
**Zac Qualls | Executive Broker**  
zac@haagbrown.com  
870.336.8000



**Joshua Brown | Developer**  
josh@haagbrown.com  
870.336.8000

## HIGHLIGHTS

- Only new medical lease space available in our market
- Perfectly positioned on the medical mile between A-State & St. Bernards
- Lease rate will be much less than you could build and owner / occupy
- Encompass Health is doing a \$16MM renovation next door
- Walkability to both downtown & Arkansas State



**911 OSLER DR | 3,007 SF**

LEASE SPACE AVAILABLE

**901 OSLER DR | 1,738 SF**

LEASE SPACE AVAILABLE

**801 OSLER DR | 10,520 SF**

LEASE SPACE AVAILABLE

**DR. CALDWELL'S  
PRACTICE**

**Quest  
Diagnostics** **QC KinētiX**  
NON-SURGICAL REGENERATION

*\*The current layout of the spaces offer flexible options to meet the needs of the tenant*

**TARGET USERS:** General Practitioners/Family Physicians | Specialist Clinics | Dental Practices | Physical Therapy & Rehabilitation Centers | Diagnostic Imaging Centers | Ambulatory Surgery Centers | Urgent Care Centers | Mental Health & Counseling Services | Chiropractic Clinics | Women's Health & Obstetrics/ Gynecology Practices | Law Firms | Financial Services | Technology Companies | Marketing & Advertising Agencies | Consulting Firms | Insurance Agencies | Architectural & Engineering Firms | Education & Training Centers



BEFORE



AFTER



OSLER  
OAKS

NEW REDEVELOPMENT UNDERWAY

*This development along Osler Dr is currently undergoing a complete overhaul and is being rebranded as Osler Oaks: a revitalized epicenter for modern medicine. Our redevelopment initiative aims to completely transform the medical/office center, ushering in a new era of modernization and revitalization. This comprehensive project encompasses three primary elements:*

**Modernization and Refreshed Look:**

- Overhauling the center’s architecture with a contemporary design, incorporating sleek and cutting-edge elements to redefine its visual identity.
- Upgrading facilities and integrating state-of-the-art technology to ensure an advanced and efficient workspace.

**Enhanced Environment and Landscaping:**

- Implementing a rejuvenated landscape design to create a welcoming and aesthetically pleasing atmosphere for visitors, patients, and tenants.
- Emphasizing green spaces and ergonomic layouts to improve overall well-being and comfort.

**Community Impact and Benefits:**

- Fostering a positive impact within the local community by revitalizing the area and contributing to its appeal.
- Envisioning a vibrant, modern hub that promotes economic growth, job opportunities, and increased property values.

*The redevelopment of Osler Oaks is not just about architectural enhancements; it’s a holistic approach to reimagine the center as a cutting-edge space that prioritizes functionality, aesthetics, and the well-being of its users.*

# RENOVATION RENDERING



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Arkansas Progressive Medicine



**E MATTHEWS AVE**



Neurology Associates of Northeast Arkansas



**PROFESSIONAL ACRES DR**



Oral Surgery & Dental Implant

**OSLER DR**



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Oral Surgery & Dental Implant



Neurology Associates of  
Northeast Arkansas



PROFESSIONAL ACRES DR

OSLER DR

E MATTHEWS AVE



Gastroenterology Associates



Surgical Associates



MEDICAL SOLUTIONS



OSLER



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Oral Surgery & Dental Implant

Neurology Associates of  
Northeast Arkansas

PROFESSIONAL ACRES DR

ARKANSAS  
EYE SITE

OSLER DR

E MATTHEWS AVE

Gastroenterology Associates

Surgical Associates

St. Bernard's  
HEALTHCARE  
The Heart of Great Medicine  
GARNER  
FAMILY  
PHARMACY

Business Office

Podiatry Group, The Foot Doctors

Jonesboro Surgery Center

Outpatient Therapy  
Total Life Healthcare

Baker's  
HealthCare

OB/GYN Associates  
Senior Health Clinic  
Urology Clinic

St. Bernard's  
HEALTHCARE  
The Heart of Great Medicine

Arkansas Children's Hospital -  
Jonesboro Clinic



St. Bernard's  
HEALTHCARE  
The Heart of Great Medicine  
Orthopedic Associates  
Clopton Clinic

St. Bernard's  
HEALTHCARE  
The Heart of Great Medicine  
Senior Life Center

HARMONY  
Hearing Center

Jumping  
JellyBears  
Pediatric Therapy

Super V Drugs

Arkansas Progressive Medicine

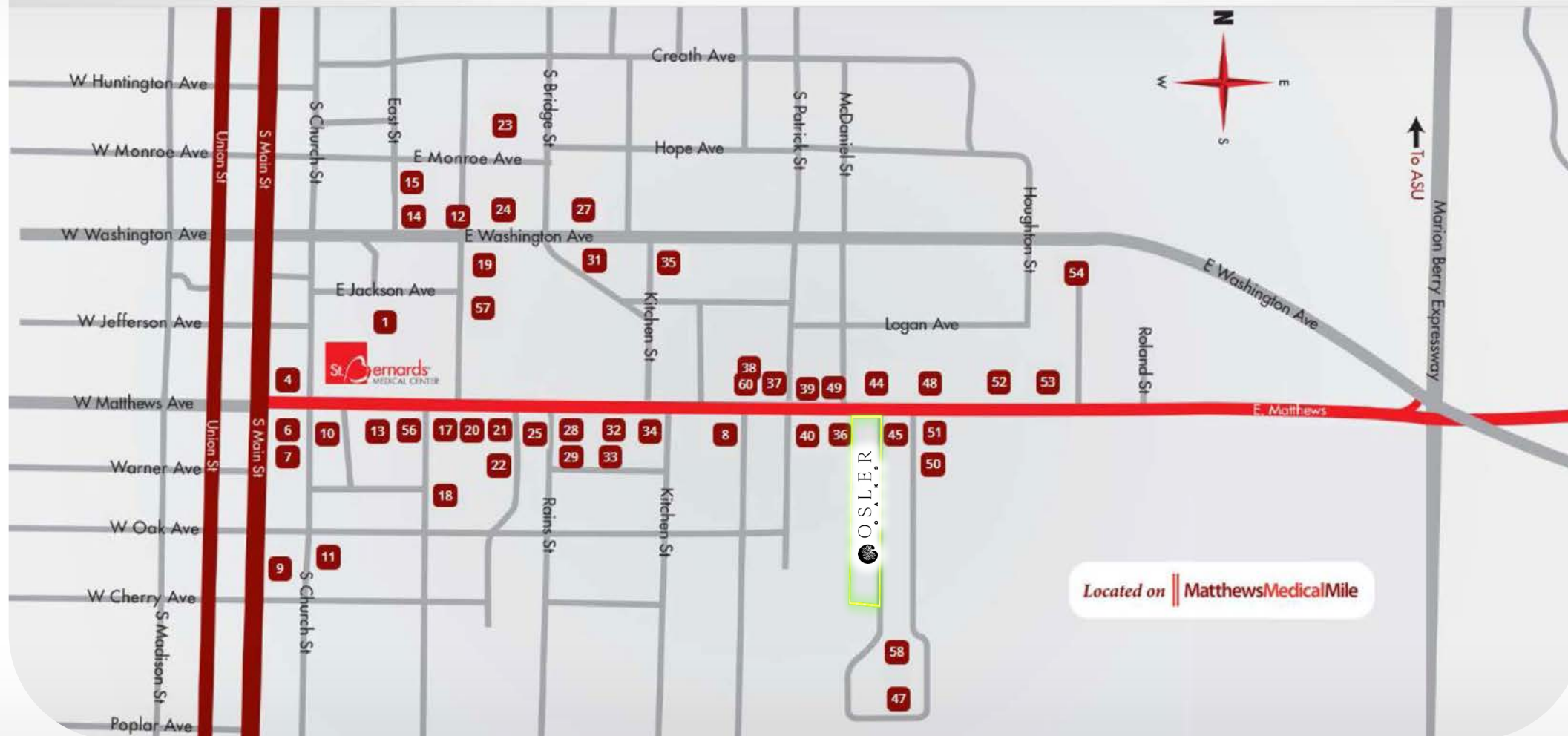
MEDSOL  
MEDICAL SOLUTIONS

OSC  
Outpatient  
Surgery  
Center

St. Bernard's  
HEALTHCARE  
The Heart of Great Medicine

Imaging Center

# MatthewsMedicalMile



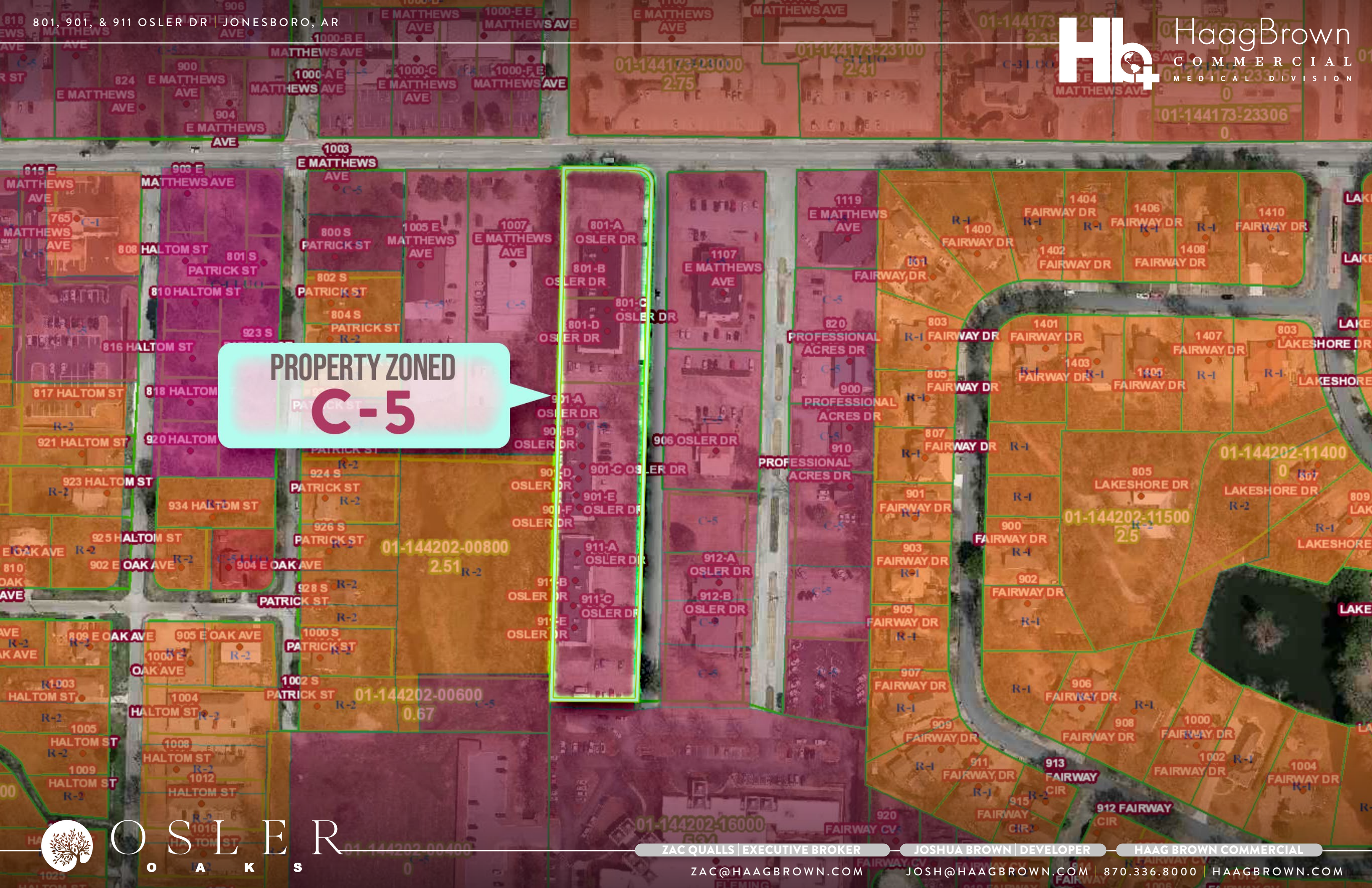
- Location 1**
  - St. Bernard's Cancer Center
  - St. Bernard's Emergency Department
  - St. Bernard's Heartcare Center
  - St. Bernard's Sleep Disorders
- Location 2**
  - St. Bernard's Sleep Disorders
- Location 3**
  - SHARP PHD (St. Bernard's Healthcare Associated Regional Providers), Inc.
- Location 4**
  - Superior Senior Care
- Location 5**
  - Gomer Family Pharmacy
- Location 6**
  - Jonesboro Orthopedics & Sports Medicine
- Location 7**
  - Associated Radiologists, LTD, Suite 101
  - The Children's Clinic, Suite 400
  - Jonesboro Dermatology Clinic, Suite 100
  - Le Bonheur Children's Clinic, Suite 100
  - St. Bernard's Dermatology Clinic, Suite 202
  - St. Bernard's Dermatology Procedure Center, Suite 103
  - St. Bernard's Neurosurgery, Suite 201
  - St. Bernard's OB-GYN Associates, Suite 302
- Location 8**
  - St. Bernard's Heart & Vascular Clinic
- Location 9**
  - Arcare - Midtown Clinic
- Location 10**
  - Family Allergy & Asthma
- Location 11**
  - St. Bernard's Senior Health Clinic, Suite 202
  - St. Bernard's Urology Clinic, Suite 200
  - UAMS Center on Aging Network, Suite 201
- Location 12**
  - St. Bernard's Foundation
- Location 13**
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  - St. Bernard's Urology Clinic, Suite 200
  - UAMS Center on Aging Network, Suite 201
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  - St. Bernard's Foundation
- Location 15**
  - Family Allergy & Asthma
- Location 16**
  - Dixon's Pharmacy
- Location 17**
  - Baker Healthcare
- Location 18**
  - St. Bernard's Auditorium
- Location 19**
  - Doctors' Anatomic Pathology Services
- Location 20**
  - Stone's Pharmacy

- Location 21**
  - St. Bernard's First Care
- Location 22**
  - St. Bernard's Clifton Clinic
  - St. Bernard's Infectious Disease
  - St. Bernard's Internal Medicine Residency Clinic
  - St. Bernard's Neurology
- Location 23**
  - St. Bernard's Days
- Location 24**
  - St. Bernard's First Care
- Location 25**
  - St. Bernard's Clifton Clinic
  - St. Bernard's Infectious Disease
  - St. Bernard's Internal Medicine Residency Clinic
  - St. Bernard's Neurology
- Location 26**
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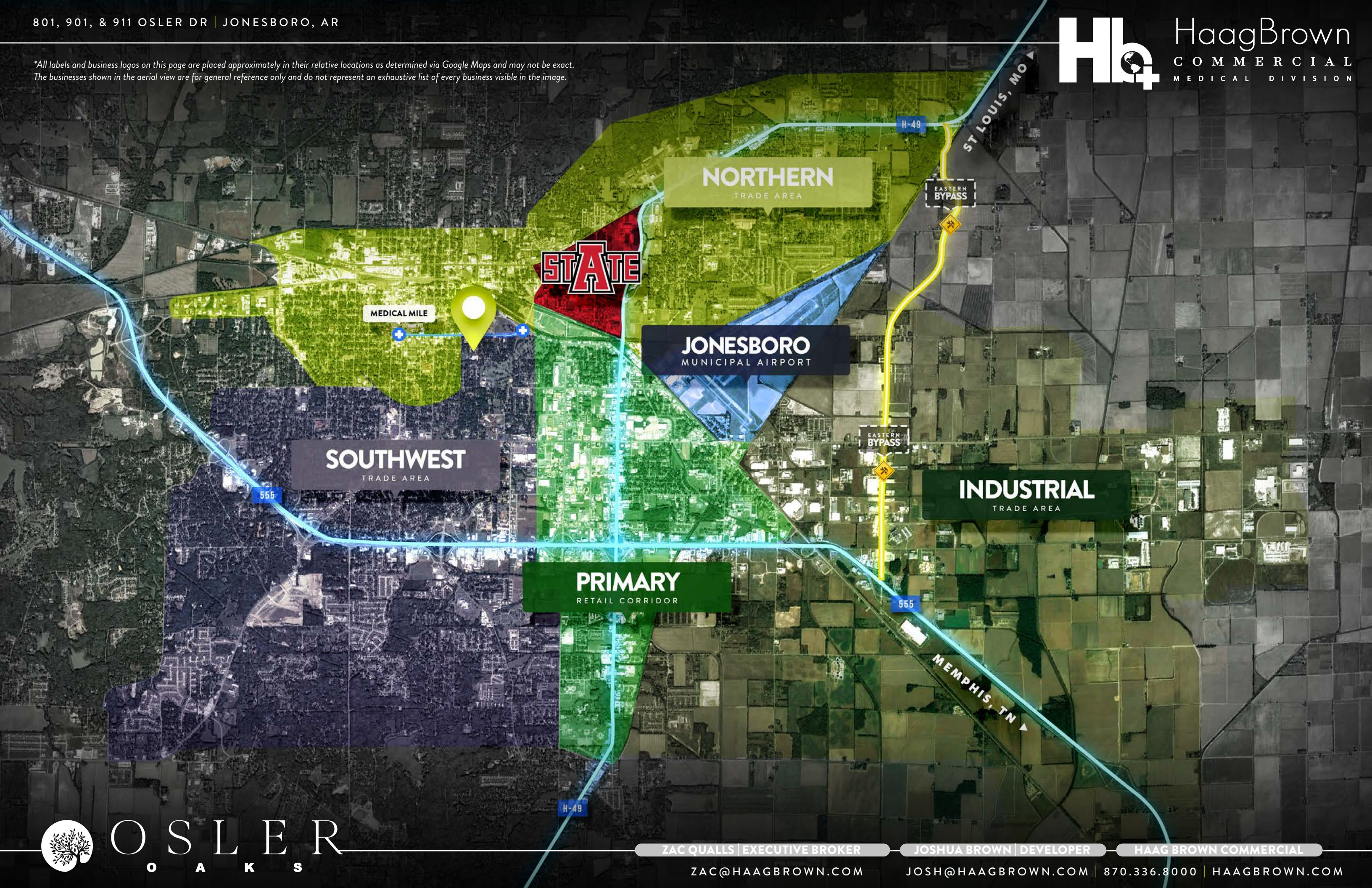
[Click Here to Find Out More](#)



PROPERTY ZONED  
**C-5**



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Woodsprings  
PLAZA



BEFORE



AFTER

THE UPTOWN



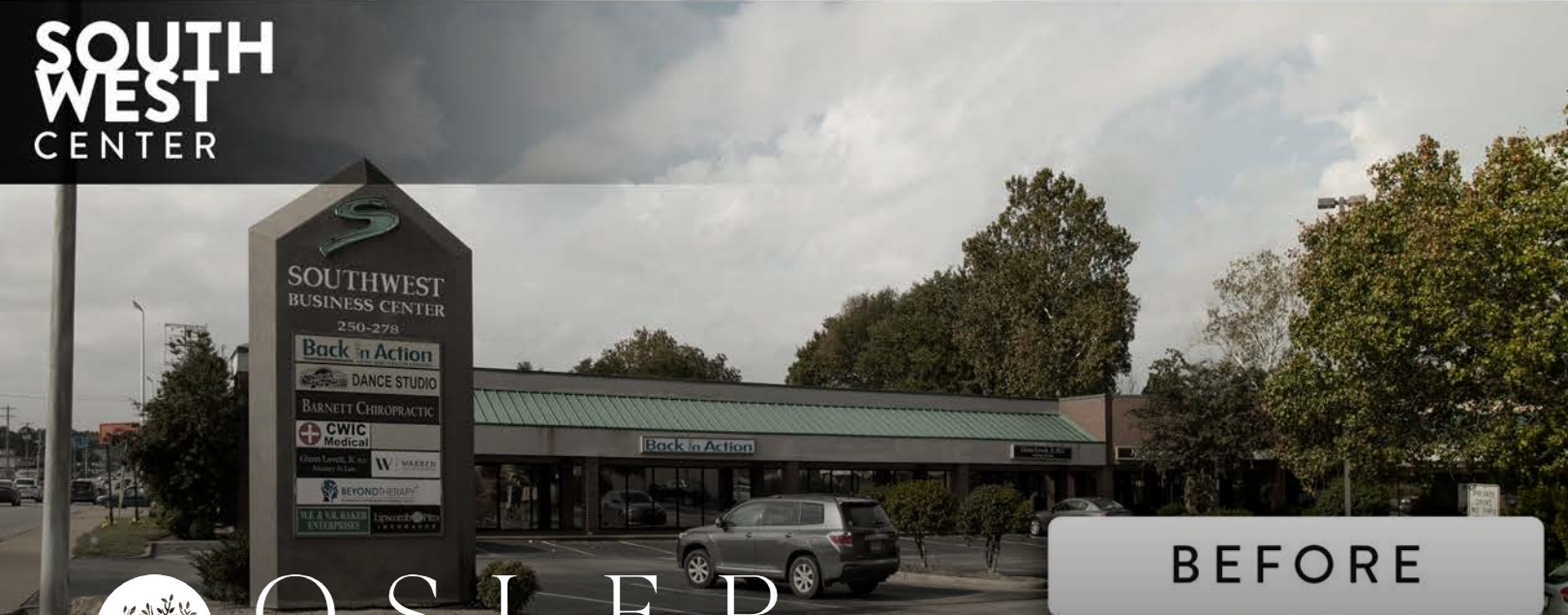
BEFORE



AFTER

Past redevelopments

SOUTH  
WEST  
CENTER



BEFORE



AFTER

OSLER  
OAKS





HaagBrown  
MEDICAL

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“Our mission at Haag Brown Medical is to be the best medical real estate brokerage 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 Medical is the region’s authority on listing & selling medical real estate in Jonesboro and Northeast Arkansas. As a division of Haag Brown Commercial, we have experience and the expertise needed to develop and/or advise on large development projects. We have the ability to perform tenant site selection and/or build-to-suit through a revolutionary, technologically advanced build-to-suit program. All we need to know is the markets you want to be in, and we can get you there. Information to make the most informed decision is of utmost value to our clients. We have the character, experience & education needed to be the best medical brokerage firm in our region for advising on commercial real estate investments.

2221 HILL PARK CV.  
JONESBORO, AR



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EFAX 888.561.4917  
HAAGBROWN.COM



# ZACQUALLS


Executive Broker



Coming from a background of multiple million dollar institutions, Zac Qualls maintains seven plus years of extensive financial expertise and is highly equipped to adapt and communicate with a variety of business leaders. His determination, hard work ethic and skill level is evident since he was a former banker and member of the Financial Industry Regulator Authority (FINRA), which covers a broad range of investments including stock, bonds, options, limited partnerships and investment company products. Having held the series 7 and 66 licenses, the most comprehensive of several security licenses

that permit an agent to communicate with retail investors, Zac demonstrates an extensive knowledge of broad range investment products. His role within the company is to advise clients through the process of disposition and acquisition of investment real estate as well as provide up-keep on multiple high-end commercial properties. Zac, a northeast Arkansas local, received his Bachelor's of Finance degree from Arkansas State University in 2007.

[zac@haagbrown.com](mailto: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

Arkansas State University - Bachelors of Science in Finance - 2007

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

# JOSHUA BROWN

PRINCIPAL, CCIM

## I believe...

In the "I am third" principal - Jesus first, others second, self third.

*"Do nothing out of selfish ambition or conceit, but in humility consider others as more important than yourselves. Everyone should look not to his own interests, but rather to the interests of others." Philippians 2:4*

There is no separation between who we are professionally and who we are with our loved ones. Who you are at home is who you will be at work.

Our team should be faithful, serving spouses and exceptional, engaged parents. I believe in creating loyal, lasting business relationships with clients based on the same principals.

We add real tangible value to the businesses, property owners, and brokers we work for and with.

In over-delivering in our world that is full of over-promising.

Ideas are great, but implementation is key. If you can't execute, nothing happens. I believe in making things happen.

## AWARDS & ACHIEVEMENTS

Named to Arkansas 250 every year since the creation of the group in 2017 | Youngest in Arkansas to receive CCIM designation | Arkansas State University College of Business Executive of the Year | ARA Award of Excellence "Triple Diamond Level" (\$21MM+) Recipient every year since 2010 | Arkansas Business' The New Influentials, 20 in Their 20's | Arkansas Business' Arkansas 40 under 40 | Arkansas Money & Politics Top 100 Professionals



CLICK OR SCAN TO LISTEN

The Paragould Podcast with Jared Pickney  
Featuring Joshua Brown



# 2010

LAUNCHED

## HAAG BROWN COMMERCIAL

Led HBC to be the face of commercial real estate brokerage in Jonesboro for over a decade, with fingerprints on 50+ national retail and restaurant projects in NEA alone.

Former Indian Mall :: 16+ AC Mall/Sears Transformation into The Uptown, Hottest Retail Development in Jonesboro, AR

Fairgrounds Re-Development :: 38 AC Re-Development of the NEA District Fairgrounds Property in the heart of Jonesboro, AR

Phoenix Flyover :: 8+ AC Retail Development along I-540 in Fort Smith, AR

Highland Square Center :: 80,000 SF Re-Development of Longstanding Kmart Space in Jonesboro, AR

# 2016

co-FOUNDER

## HAAG BROWN ASSET MANAGEMENT

Dedicated to advising and representing buyers and sellers of investment real estate across Arkansas.

2400 Building :: 5-Story Office Building & Home of Regions Bank in Jonesboro, AR

Turtle Creek Crossing :: 36,000 SF Retail Center with Strong National Tenants in Jonesboro, AR

Ritter Communications Headquarters :: 33,000 SF Leed Certified Office Building in Jonesboro, AR

Chenal Shopping Center :: 63,000 SF former Kroger Center in Little Rock, AR

Manages Numerous Notable Retail, Office, and Industrial Assets in Arkansas

Over \$150MM of Investment Transactions

50+ 1031 tax exchanges Successfully Completed

Emphasis on Portfolio Diversification, Wealth Management, and Sale Leasebacks

# 2021

co-FOUNDER

## HAAG BROWN INDUSTRIAL

With the vision of being the top industrial brokerage team in Arkansas, HB Industrial acquires existing industrial properties, lists and sells warehouse related properties, and develops modern, e-commerce driven industrial projects.

E-Commerce Park :: Northeast Arkansas' First Ultramodern Logistics, Warehousing & Digital Fulfillment Park On 250+ AC In Jonesboro, AR

Formed Real Estate for E-Commerce, LLC for Industrial Development & Acquisitions

Established 3 MM SF E-Commerce Park on I-555 in Jonesboro, AR

Partnered with Hytrol Conveyors on the First 150,000 SF Project within E-Commerce Park

Acquired 41,000 SF FedEx Freight Facility

\$700MM+ CRE Sales / Lease Volume

100+ National Retail & Restaurants in Arkansas

Arkansas Business' Small Business Of The Year In 2016, Finalists in 2012 & 2013

# 2012

co-FOUNDER

## HAAG BROWN DEVELOPMENT

Specializes in expanding many companies throughout the southern United States - Arkansas, Oklahoma, Texas, Missouri, Tennessee, Kentucky, and Mississippi.



100+ Ground-Up Projects In Numerous States

New Unit Development for Starbucks, Slim Chickens, Panera Bread, Freddy's Frozen Custard & Steakburgers, and Chipotle

Emphasis in Carve-Out Development Completing Multiple Deals with Wal-Mart, Kroger and Target

Expert in Shopping Center Re-Development and Creating Premier Lifestyle Oriented Office Developments

# 2018

co-FOUNDER

## HAAG BROWN MEDICAL HOLDINGS

Regional expert on brokering and developing medical related real estate in Arkansas and the contiguous states.

Reserve at NEA Baptist :: 11+ AC Lifestyle Focused Medical Development Adjacent to NEA Baptist Health System Campus in Jonesboro, AR

Reserve At Hill Park :: First Life-Style Oriented Office Development In Jonesboro, AR

NEA Sale Leaseback :: \$17mm Purchase Of 11 NEA Baptist Clinics Across Northeast Arkansas

Formed HB Medical Holdings, LLC for Medical Development & Acquisitions

Over \$50MM in Medical Real Estate Assets

Multiple Ground-Up Urgent Care & Specialized Medical BTS

Over \$200MM in Medical Real Estate Brokerage

# 2023

co-FOUNDER

## HAAG BROWN AG

Regional expert on advising and representing buyers and sellers of agricultural real estate & land investments across Arkansas.

JOSHUA BROWN DEVELOPER

HAAG BROWN COMMERCIAL

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