



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

OFFICE SPACE FOR LEASE

1000 Fianna Way, Fort Smith, AR



CONTACT US TODAY
501.376.6555 | [mosestucker.com](https://www.mosestucker.com)



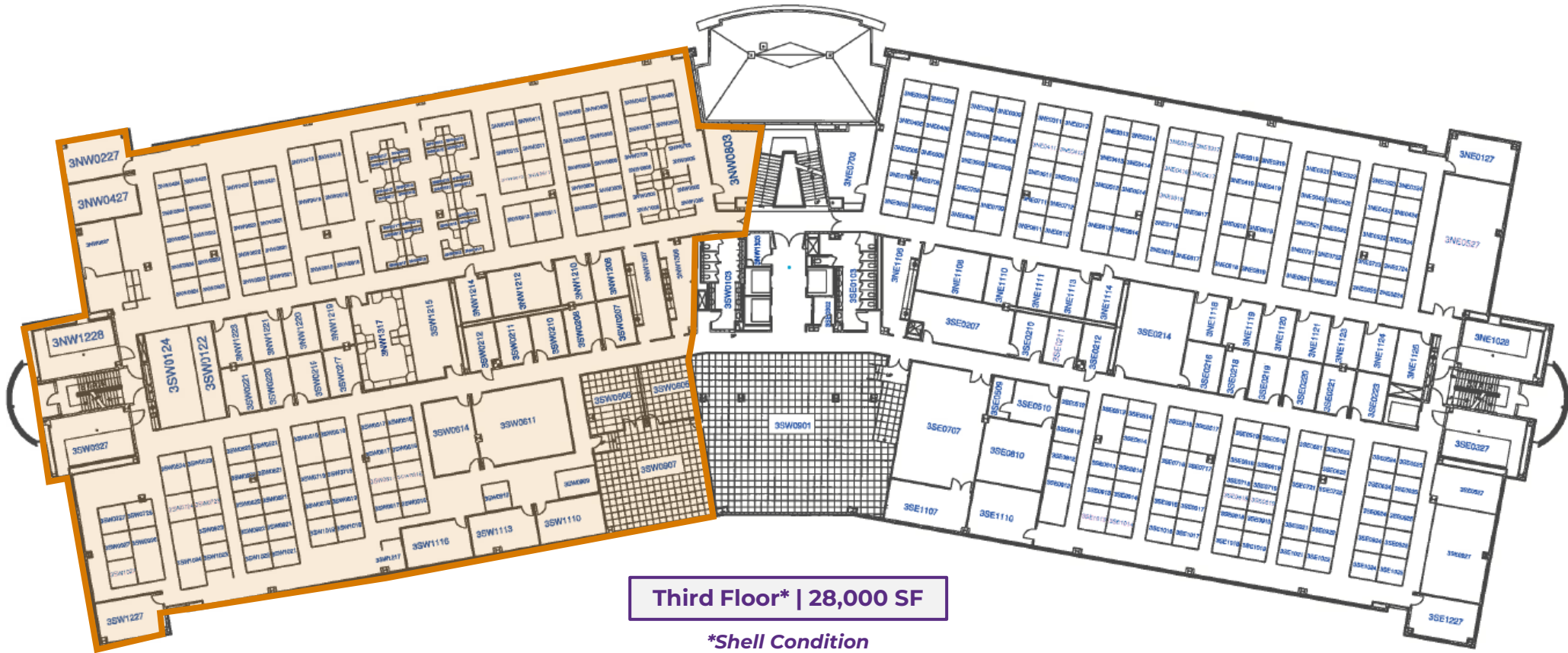
OVERVIEW

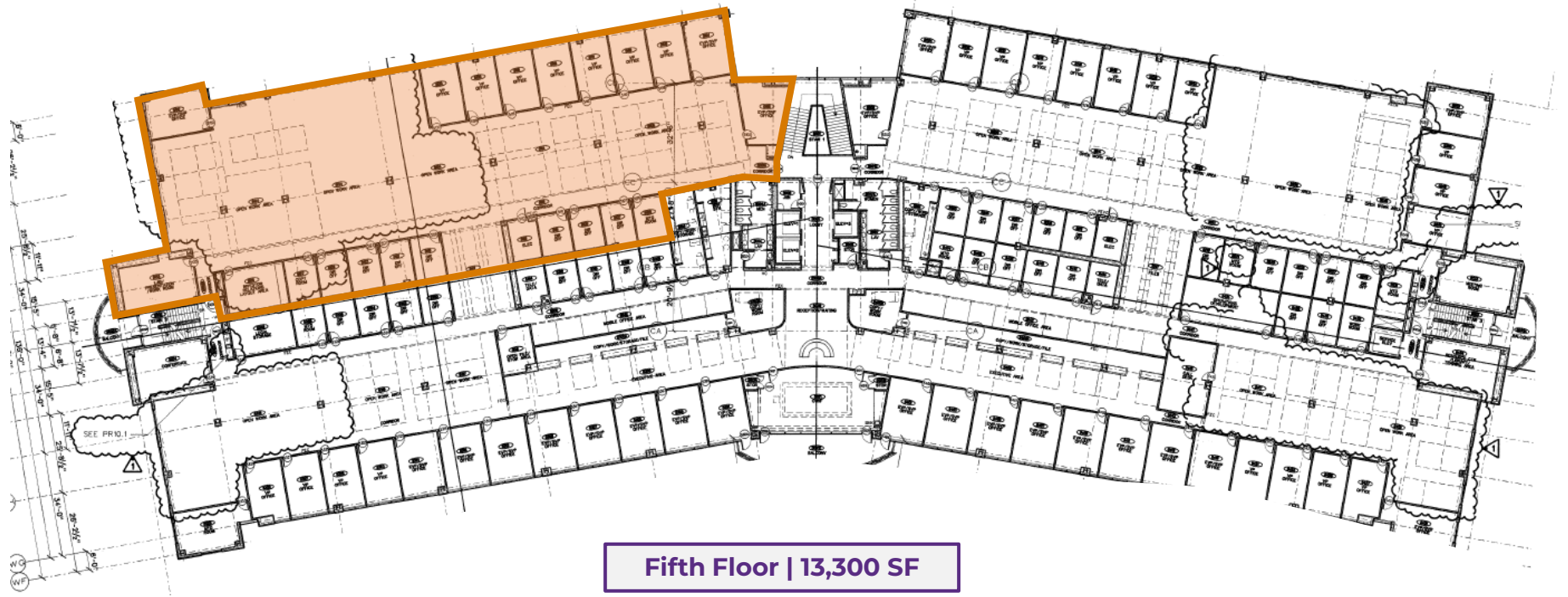
Address	1000 Fianna Way
City/State	Fort Smith, AR 72919
Property Type	Class A Office Building
Lease Rate/Type	\$16.00/SF / Full Service
Building Size	±317,972 SF
Available Space	<ul style="list-style-type: none">○ ± 28,000 SF – 3rd Floor (Shell)○ ± 13,300 SF – 5th Floor
TI Allowance	Negotiable
Parking	1,071 Surface Parking Spaces
Year Built	1997

PROPERTY HIGHLIGHTS

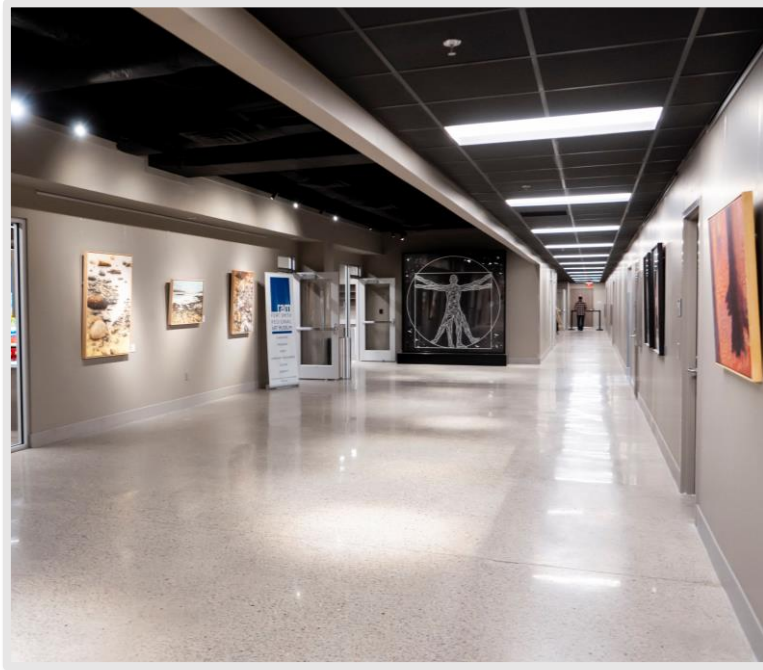
- Features Class-A amenities: fitness center, locker rooms, cafeteria, data centers, controlled access, plentiful parking, emergency generators, and much more
- Strategically located near I-540 (49,000 VPD) , which allows for easy access to all of Northwest Arkansas
- Panoramic views of the Ozark Mountains
- Near multiple Fortune 500 company headquarters
- Limited supply of like-kind properties within the immediate area
- Space can be subdivided on a case-by-case basis
- Major tenants include ACHE Research Institute, Summit Utilities, Brickyard Healthcare, and Haas Hall Academy







Fifth Floor | 13,300 SF







FORT SMITH, AR



Spanning more than 68 square miles of River Valley farmland, Fort Smith is the largest city in Western Arkansas and ranks as the state's third-largest populated city. Nearly 90,000 people proudly call Fort Smith home, and nearly 300,000 residents of the surrounding metropolitan region look to Fort Smith for shopping, entertainment, employment, education, healthcare, and more.

In Fort Smith, the quality of life is high, and the cost of doing business is low. In 2019, Forbes ranked Fort Smith 8th in the nation's "Best Places in America – Cost of Doing Business." Over 11,000 companies choose to do business in Fort Smith,

Fort Smith supports exceptional education and learning opportunities for all residents. The city is home to several colleges and universities, as well as one of the largest K-12 school districts in Arkansas. In Fort Smith, no resident is more than 2 ½ miles from a library where extensive technology offerings are available. Fort Smith is also home to many museums, performing art venues, and visual art experiences. In 2007, Fort Smith was selected as the site of the new United States Marshals Museum, which was brought to life through the private donations of community members.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

Households

Average Age

Average Household Income

Businesses

17,479

35,034

115,945

7,120

14,452

47,168

40.9

40.9

39.9

\$87,695

\$102,824

\$80,679

365

976

3,777

**Demographic details based on property location*

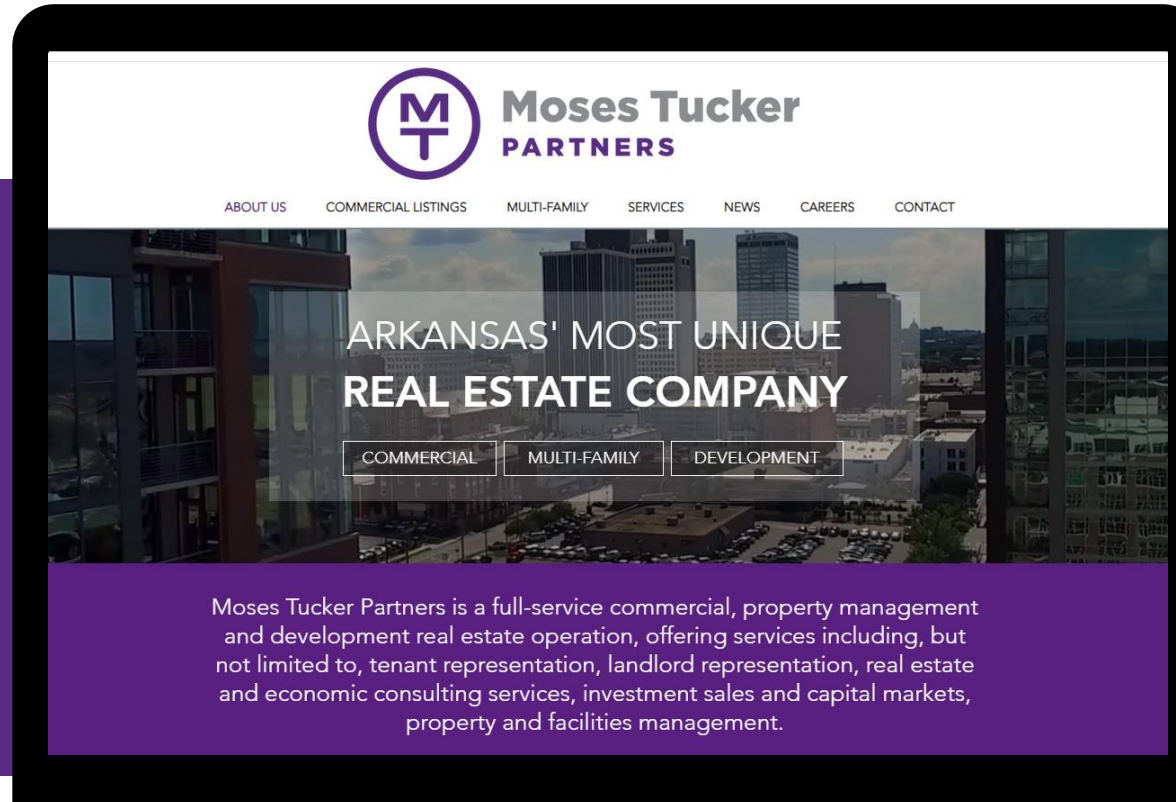
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 **200 River Market Ave, Suite 300,
Little Rock, AR 72201**



Eric Nelson
Principal & Vice President of Brokerage
501.951.1802
enelson@mosestucker.com

Matt Beachboard
Brokerage Director
501.993.1576
mbeachboard@mosestucker.com

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