

# FOR LEASE

5,713± SF



Ghan & Cooper  
COMMERCIAL PROPERTIES



## 911 Garrison Avenue

Fort Smith, Arkansas

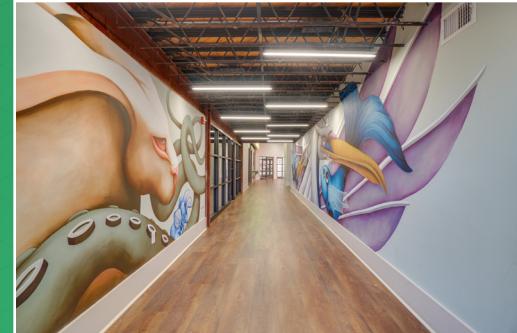
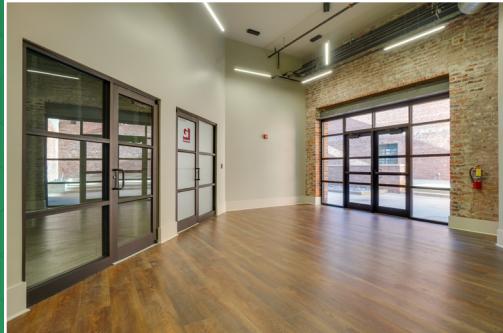
### — THE UPTOWN COURTYARD —

#### Property Details

*This shell space offers the perfect opportunity to design a commercial space tailored to your vision, with the option to subdivide.*

*Part of the Uptown Courtyard, a mixed-use development featuring:*

- *Private parking*
- *Controlled access*
- *Beautifully-designed courtyard*



#### Contact

Rodney Ghan

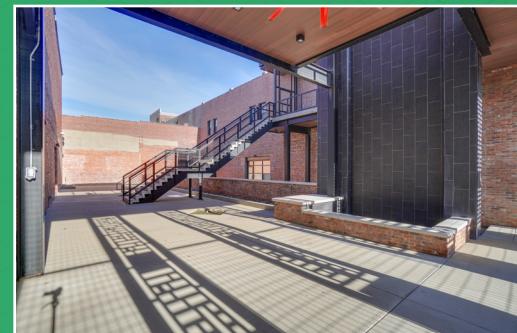
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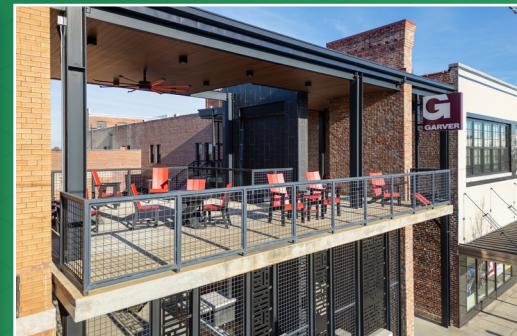
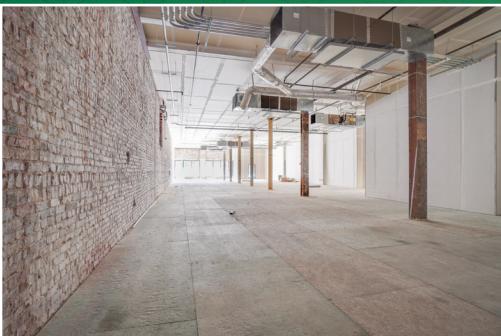
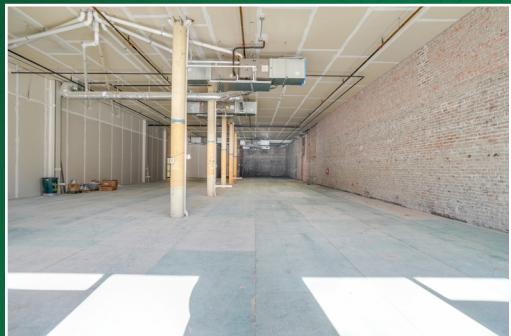
Josh Karsten

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☎ 479.478.6161



# — ADDITIONAL PHOTOS —



**TI allowance available** with agreeable lease terms

# — DOWNTOWN LOCATION —



*Located conveniently in the heart of Downtown Fort Smith. You'll experience high visibility on a stretch of Garrison Avenue that sees an average of 19,000 vehicles per day.*