

FORLEASE

PRIVATE INDIVIDUAL OFFICE SPACE



PRESENTED BY:
HAAG BROWN COMMERCIAL



OPPORTUNITY OVERVIEW

This executive office building known as the “Strategi Building” is located along Southwest Drive and 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 and exterior of the building and has exposure to over 22,000 cars per day.

Current availability consists of several private, individual office spaces that have recently been upgraded with new paint, flooring, and LED light fixtures. Each office will have its own private keypad door entry. Offices are being offered as full-service leases that includes utilities and internet.

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 and Kum N Go.

SINGLE PRIVATE EXECUTIVE OFFICE

LEASE PRICE: \$800 PER MONTH

TYPE: FULL SERVICE LEASE

HIGHLIGHTS

- Private, Individual Executive Office Suites that include Utilities and Internet
- Newly Updated with Paint, Flooring, and LED Lighting
 - Exposure to 22,000 CPD
 - Sits on Corner of Southwest Dr. & Glenwood Dr. for Easy Access
 - Surrounded by a Surge of New Development Projects



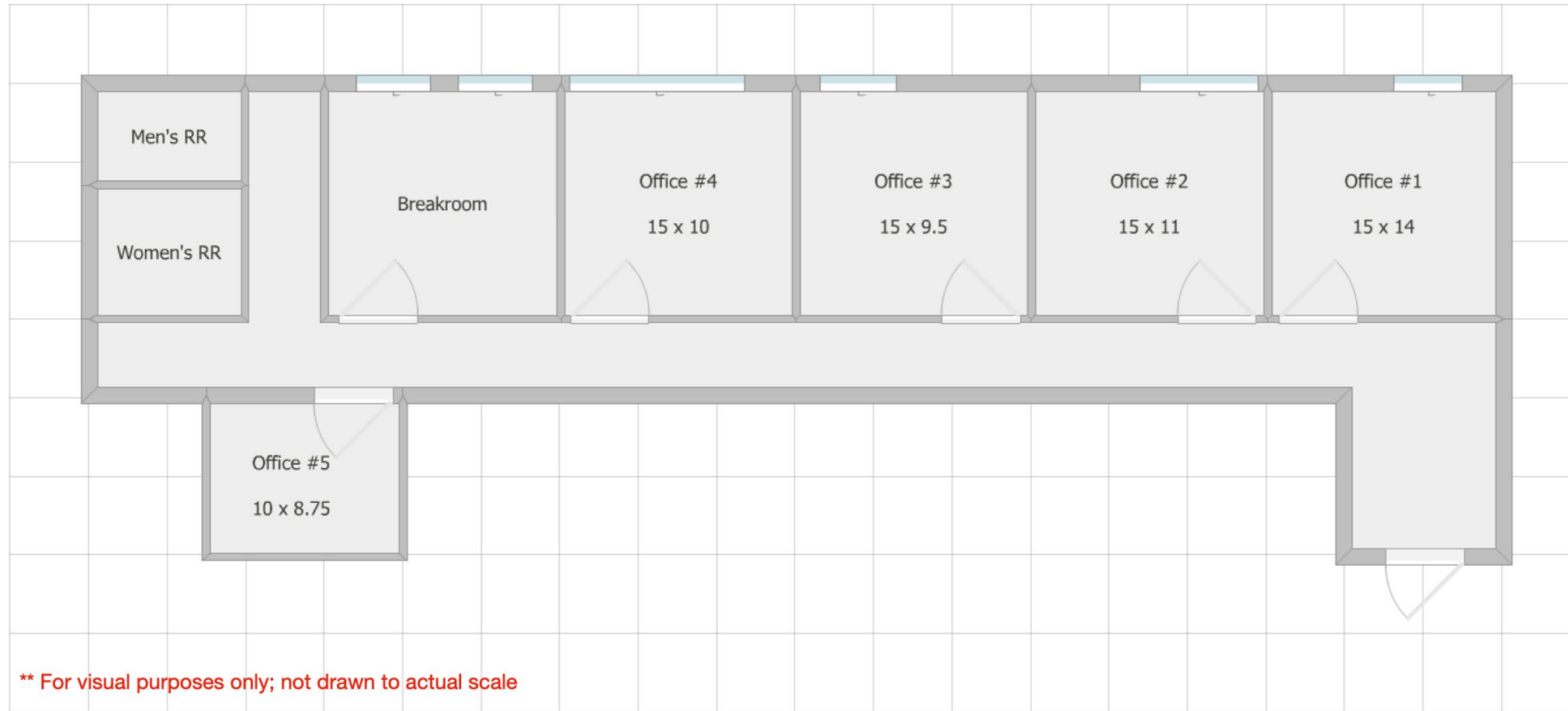
BUILDING FOYER



EST. 2010



2ND FLOOR OFFICE SPACE LAYOUT





strategi



INTERIOR



I-555

SOUTHWEST DR.

HARPS
HOMETOWN FRESH

FOR LEASE: PRIVATE INDIVIDUAL OFFICE SPACE



SOUTHWEST DR.
JONESBORO, AR



EST. 2010



SHADRACHS CO.
Southgate Plaza
FULL SUN
PAGAN'S JEWELRY
FIRST COMMUNITY BANK
IBERIABANK
Kum & Go
Simmons Bank
CENTENNIAL BANK

Arby's
SONIC
POPEYES
THE HOME DEPOT
Walmart
Neighborhood Market

SOUTHWEST DR.

I-555

First National Bank

OUTBACK STEAKHOUSE



Lost Pizza Co.

zenstudio



SOUTHWEST DR.

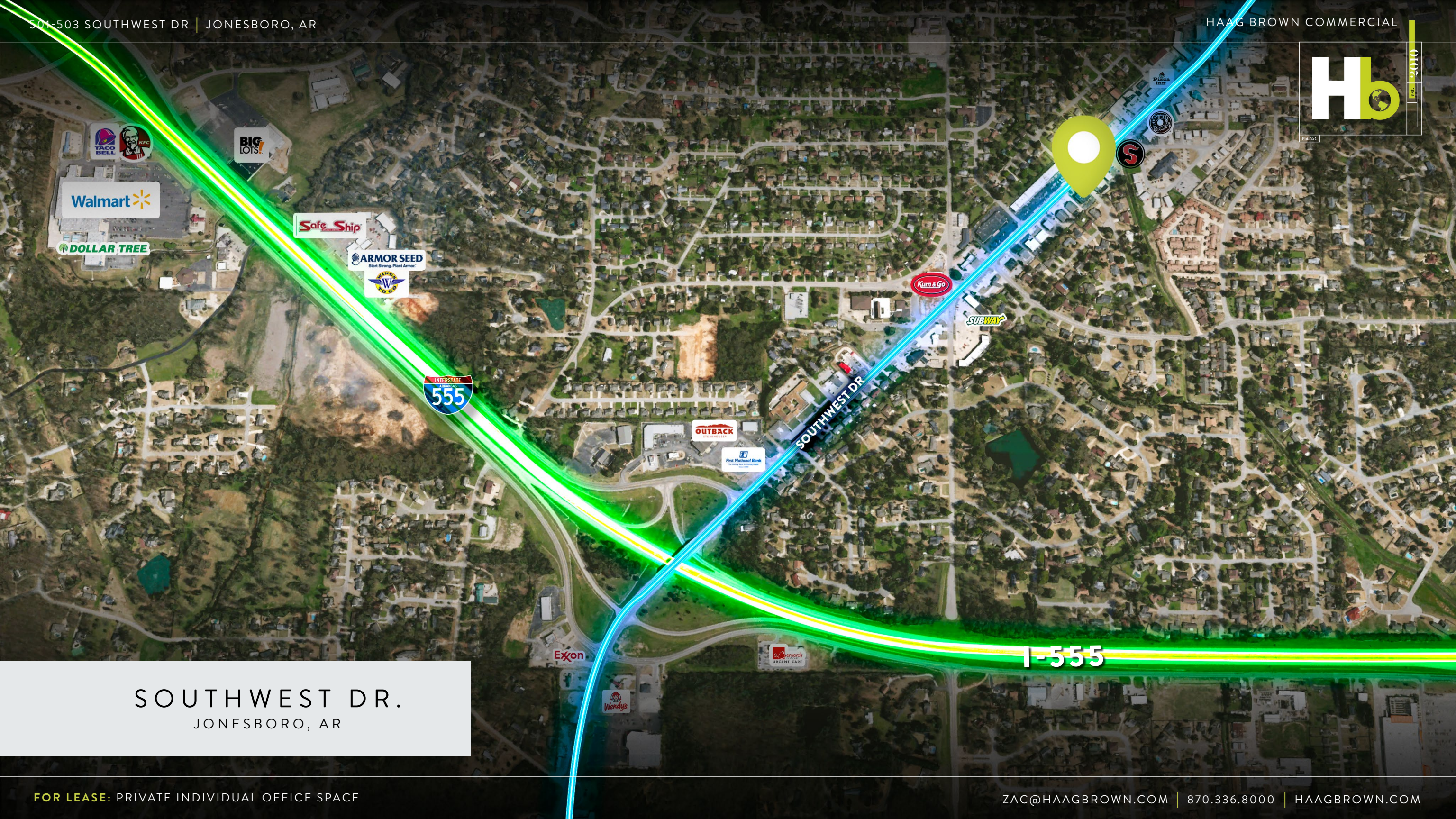
JONESBORO, AR

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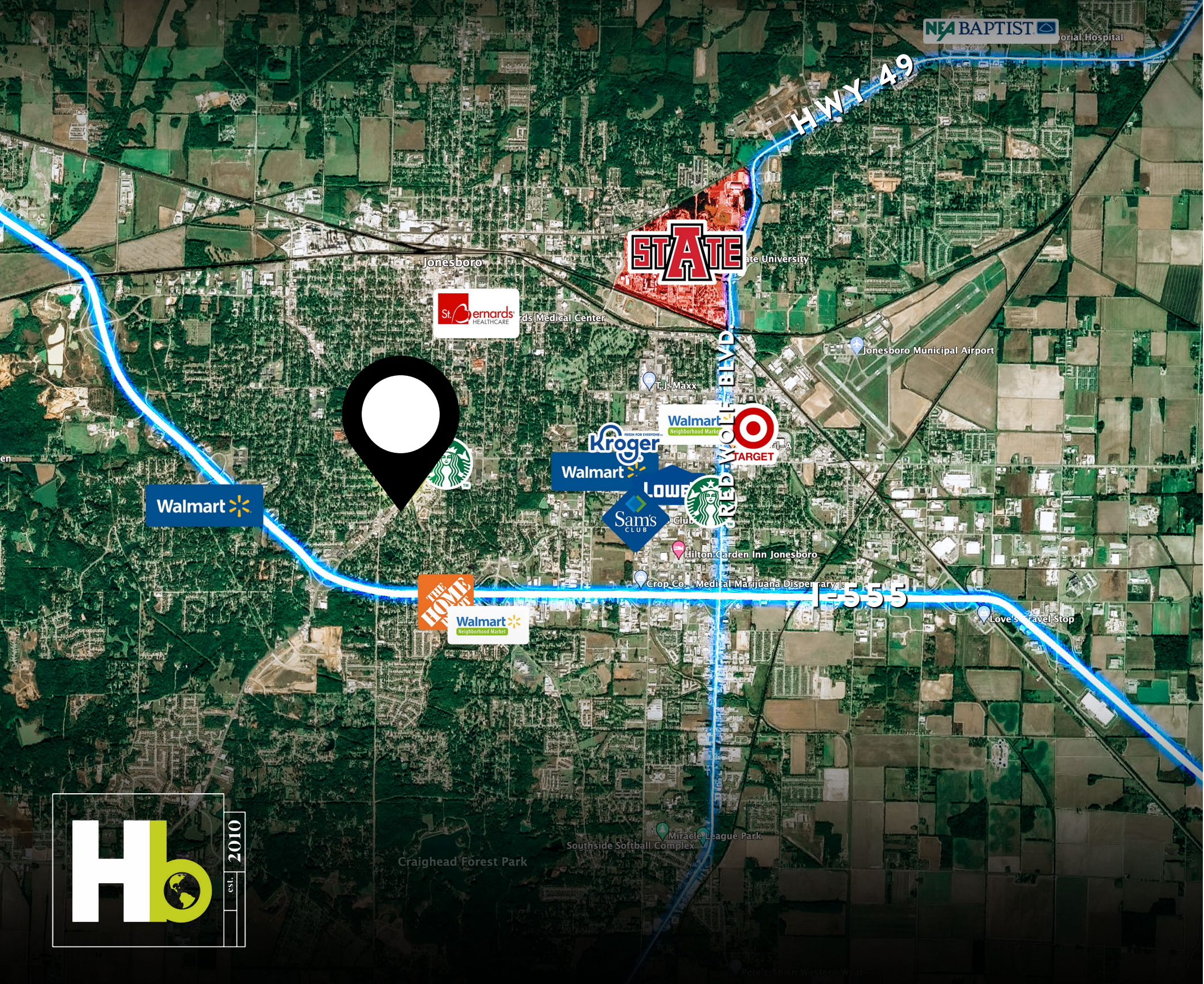
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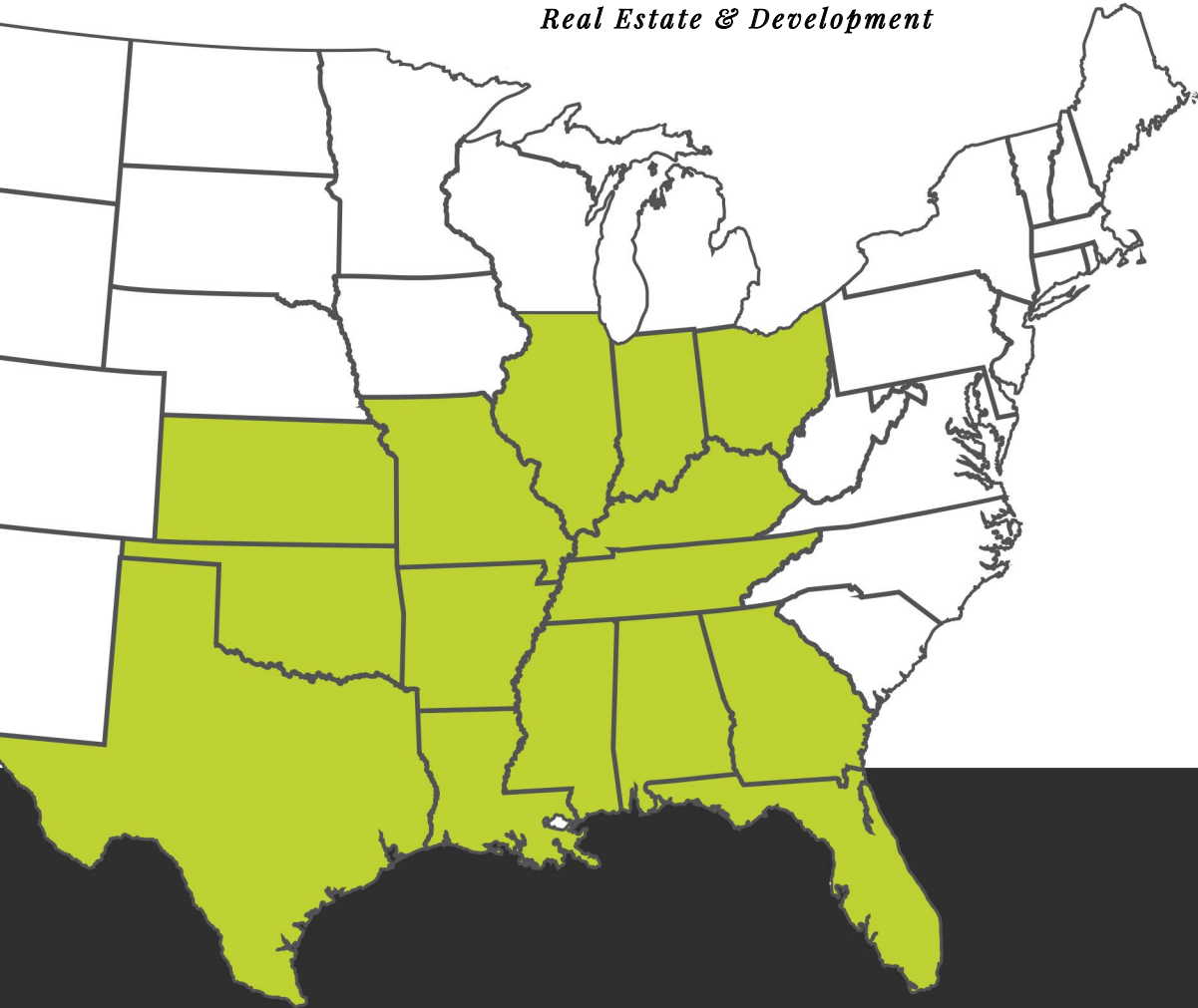
CONTACT



Haag Brown

C O M M E R C I A L

Real Estate & Development



“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. You should also be aware that Haag Brown 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 utmost 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.

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LOUISIANA :: MISSISSIPPI :: MISSOURI :: OHIO :: OKLAHOMA :: TENNESSEE :: TEXAS



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

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