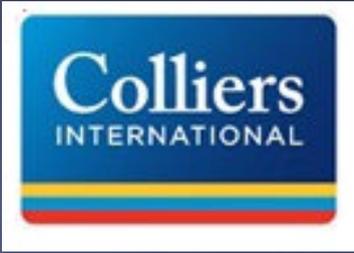


# FOR LEASE

2400 E. HIGHLAND DR., JONESBORO, AR



ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

# OPPORTUNITY OVERVIEW

The 2400 Building is one of the region's largest & most notable office buildings. Located in the heart of Jonesboro's primary retail trade area, the building is within walking distance of the Highland Square Shopping Center & The Uptown & offers tenants a beautiful view of the city.

Strategically placed between our dominant Walmart & Target, the office development is surrounded by several popular restaurants & retailers including Kroger Marketplace, Texas Roadhouse, Office Max, Smoothie King, Golden Corral, Ross, Michaels, Gearhead Outfitters, Hollywood Feed, Buckle, & Maurices. It is also in close proximity to Sam's, Hobby Lobby, Burlington Coat Factory, & Lowe's & has exposure to 45,000 cars per day.

The 2400 Building has two (2) suites, 2,300 SF (3rd Floor) & 2,427 SF (5th Floor), available for lease. The spaces include several large conference rooms, multiple executive offices, & access to well-lit parking in the front & rear of the building. The spaces are amongst the nicest professional office spaces in the Jonesboro trade area.

The establishment's current tenants are Region's Bank, who occupies the entire 1st floor & a portion of the 2nd floor; the FBI, IRBY, & Raymond James, who reside on the 3rd floor; IRBY who takes a majority of the 4th floor; & the KJNB TV FOX39 television station occupies a portion of the 5th floor.

## highlights

- Jonesboro's Largest & Most Notable Office Building
- Offers Amazing Views of the Jonesboro Skyline
- Located in the Heart of the City's Primary Retail Market
- Features Several Large Conference Rooms & Executive Offices
- Well-Lit Parking Available in Front & Rear of Building
- Exposure to 45,000 CPD
- Two (2) Office Spaces Currently Available for Lease

### FOR LEASE

## 3rd Floor

**PRICE/SF** : \$21

**SIZE** : 2,300 SF Usable / 2,645 SF Rentable

## 5th Floor

**PRICE/SF** : \$23

**SIZE** : 2,427 SF Usable / 2,792 SF Rentable

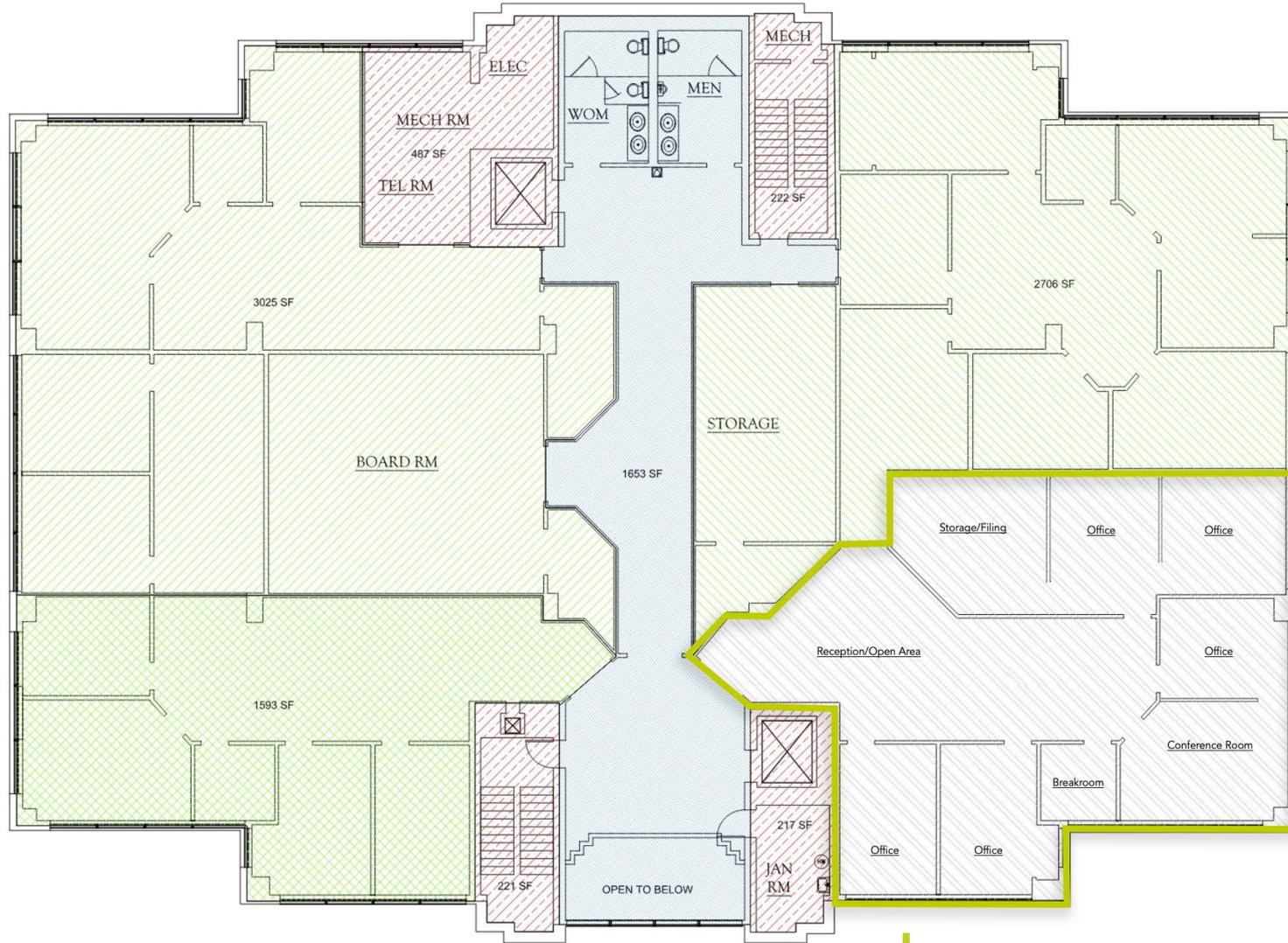
*\*Base Rent calculated on Rentable SF*

**SPACE**  
available



**5<sup>TH</sup> FLOOR**  
2,427 SF | \$23 PSF

**3<sup>RD</sup> FLOOR**  
2,300 SF | \$21 PSF



### 3rd Floor

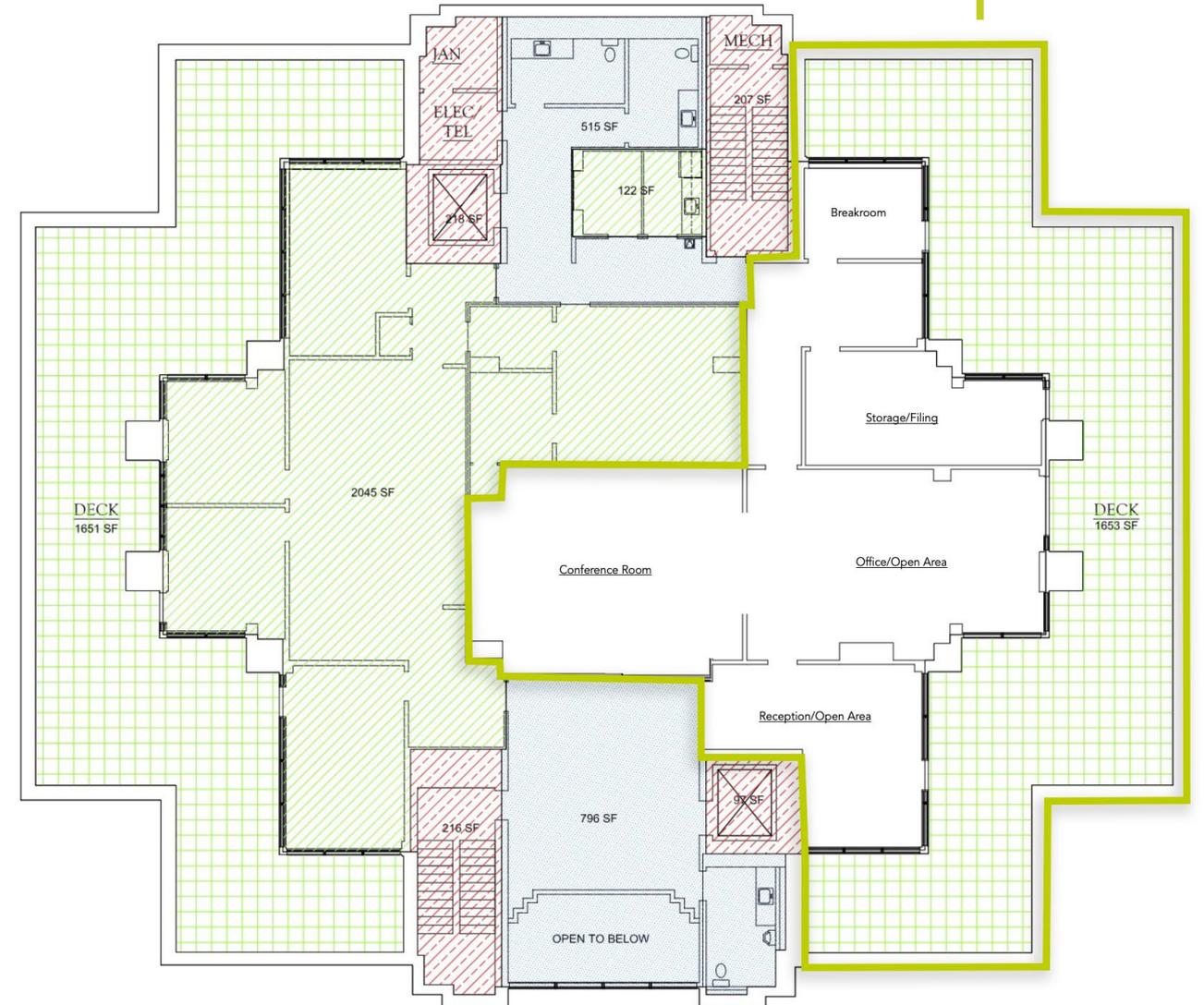
**USABLE : 2,300 SF**

**RENTABLE : 2,645 SF**

### 5th Floor

**USABLE : 2,427 SF**

**RENTABLE : 2,792 SF**





*Ta Molly's*  
MEXICAN KITCHEN

BITTLE ST

FAIR PARK BLVD

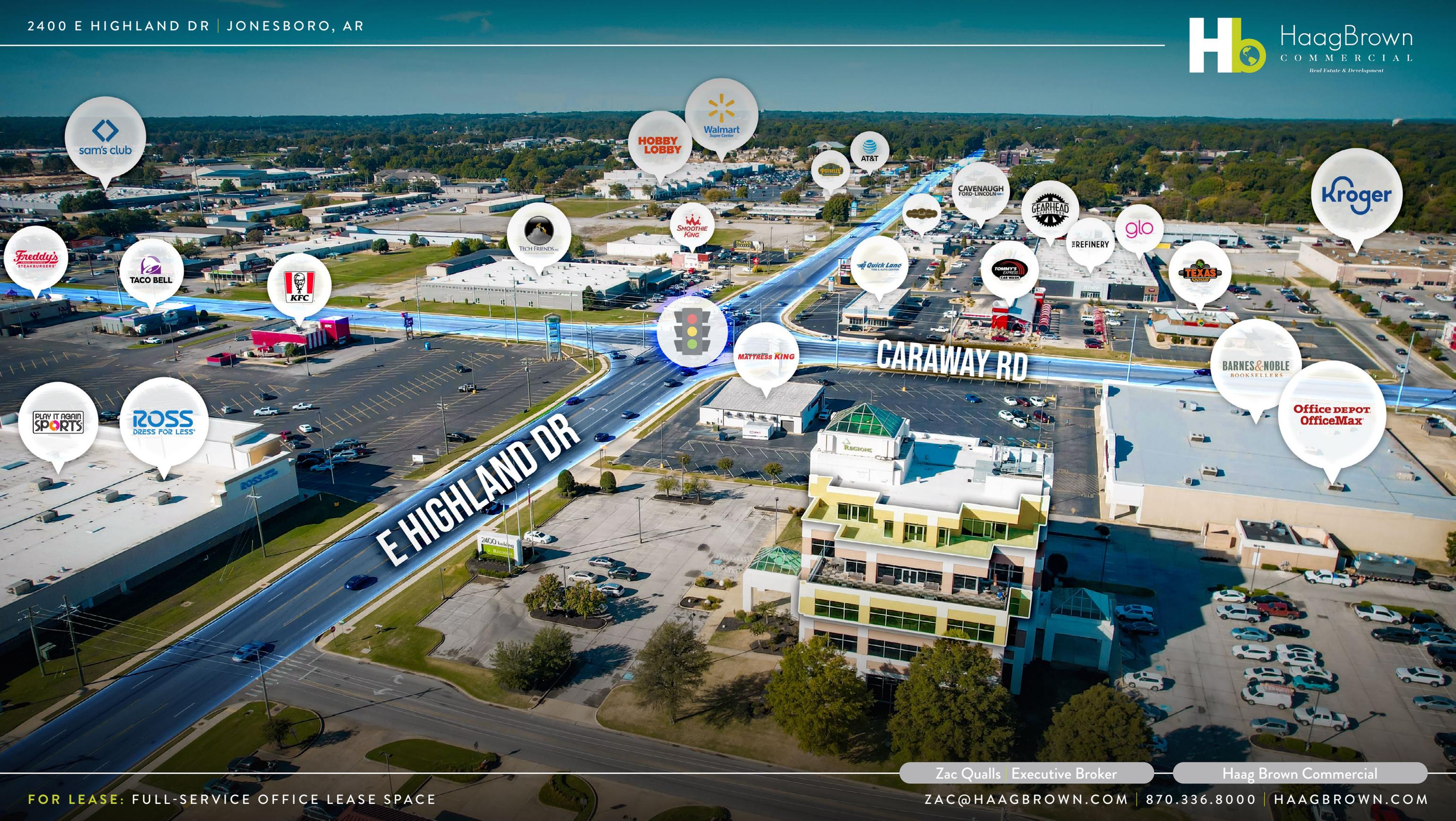
E HIGHLAND DR

FOR LEASE: FULL-SERVICE OFFICE LEASE SPACE

Zac Qualls | Executive Broker

Haag Brown Commercial

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



sam's club

HOBBY LOBBY

Walmart  
Super Center

AT&T

POISELLY

CAVENAUGH  
FORD-LINCOLN

GEARHEAD

glo

Kroger

Freddy's  
STEAKBURGERS

TACO BELL

KFC

TECH FRIENDS  
TECHNICAL SOLUTIONS

SMOOTHIE KING

Quick Lane  
TIRE & AUTO CENTER

TOMMY'S  
CAR WASH

THE REFINERY

TEXAS  
COOKING



MATTRESS KING

CARAWAY RD

BARNES & NOBLE  
BOOKSELLERS

Office DEPOT  
OfficeMax

PLAY IT AGAIN  
SPORTS

ROSS  
DRESS FOR LESS

E HIGHLAND DR

2400 building  
Regions

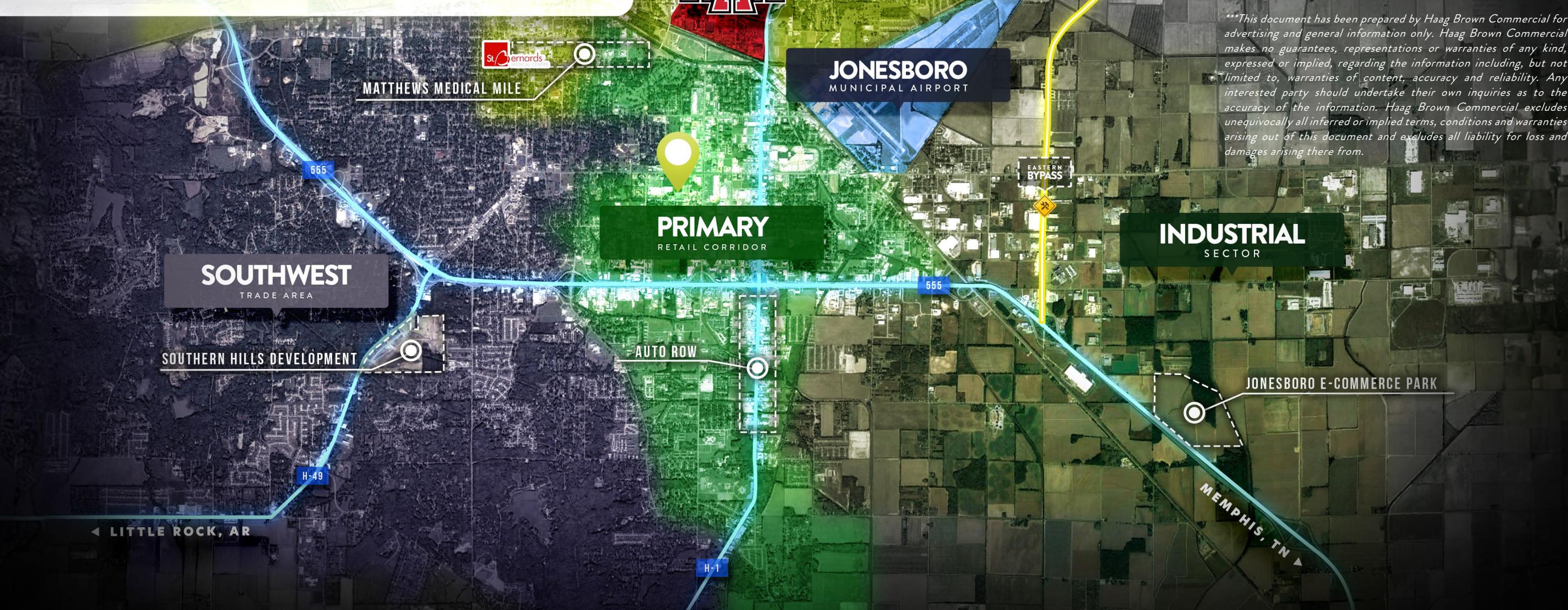


# JONESBORO MARKET MAP

Located along Interstate 555, Jonesboro is the retail epicenter of Northeast Arkansas. Despite negative trends of other marketplaces nationwide, Jonesboro is one of only 26 cities in the 363 metropolitan statistical areas in the U.S. that has not only recovered jobs lost from the economy's recent downfall but has added to them!

Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth over the next 20 years. With a 363,689 primary trade area population, Jonesboro clearly serves more than its 80,900 residents.

Jonesboro is the home to many large-scale developments, including Jonesboro's E-Commerce Park, The Southern Hills Development, and NEA Baptist's newest \$400 million dollar healthcare facility. This state-of-the-art healthcare 550,000 + SF institution is the largest in Jonesboro with clinical space for more than 120 physicians. This is the single largest investment made by Baptist in any community and the largest health care investment in AR.



**NORTHERN**  
TRADE AREA



GREENSBORO DEVELOPMENT



**JONESBORO**  
MUNICIPAL AIRPORT



MATTHEWS MEDICAL MILE

**PRIMARY**  
RETAIL CORRIDOR

**INDUSTRIAL**  
SECTOR

**SOUTHWEST**  
TRADE AREA

SOUTHERN HILLS DEVELOPMENT

AUTO ROW

JONESBORO E-COMMERCE PARK

← LITTLE ROCK, AR

MEMPHIS, TN →

H-49

555

555

H-49

H-1



## CONTACT

**ZAC QUALLS**  
COMMERCIAL BROKER  
870.336.8000  
zac@haagbrown.com

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“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. We strive to place 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 a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

NEA OFFICE  
2221 HILL PARK CV.  
JONESBORO, AR

NWA OFFICE  
700 SE 5<sup>TH</sup> ST. | STE 150  
BENTONVILLE, AR



870.336.8000 | HAAGBROWN.COM



# ZACQUALLS

Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.

Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

"Be careful how you think; your life is shaped by your thoughts." Proverbs 4:23

[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

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007