



HaagBrown
COMMERCIAL
MEDICAL DIVISION



Encompass Health

ALLEVIANT
INTEGRATED MENTAL HEALTH™ - 801

QC KINETIX - 901

QUEST - 901

FOOT CANCER

KANSAS - 911



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 recently completed renovations in Q4 2025.**

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



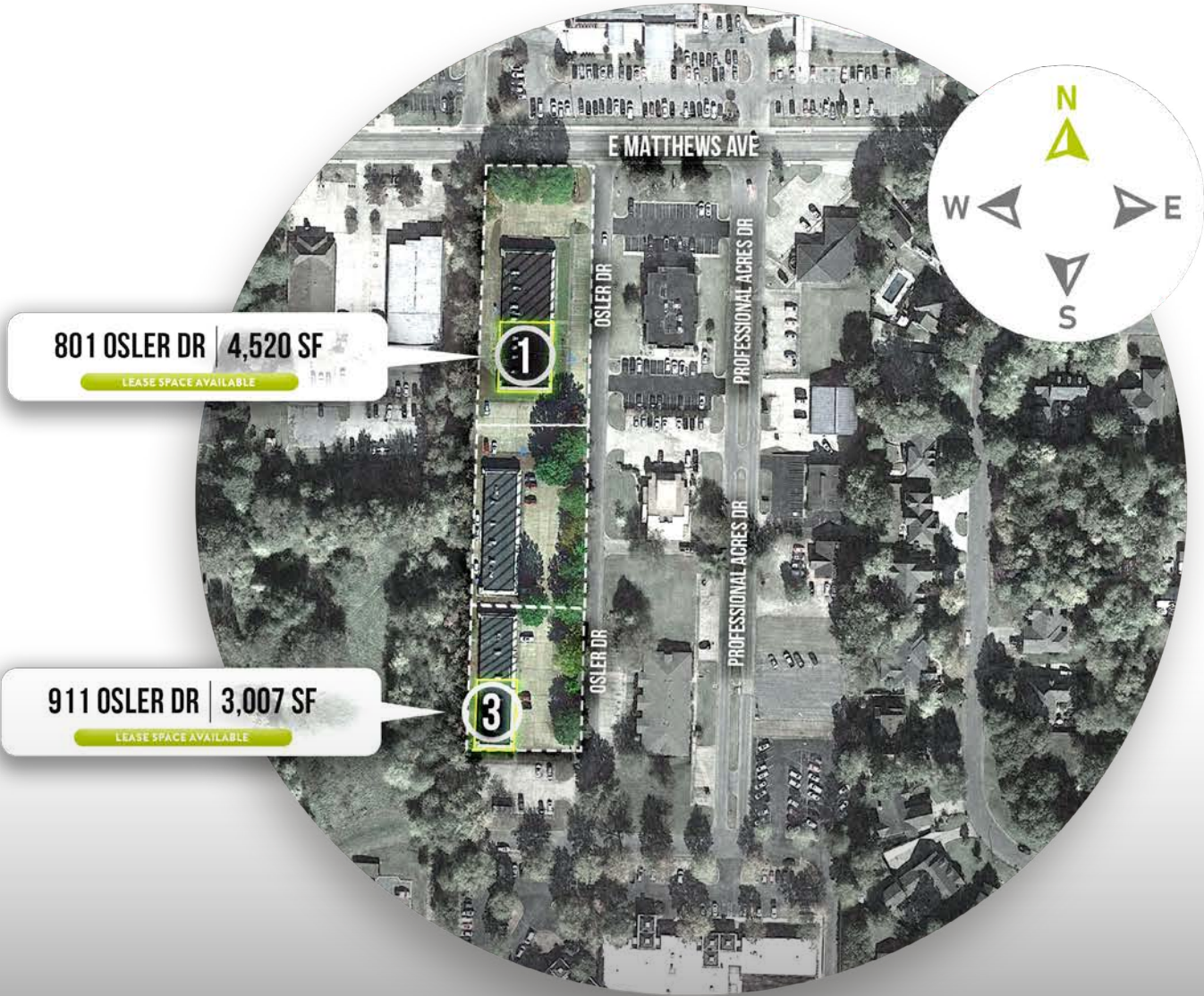
Zac Qualls | Executive Broker
zac@haagbrown.com
870.336.8000



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

801 OSLER DR | 4,520 SF

LEASE SPACE AVAILABLE

DR. CALDWELL'S
PRACTICE

Quest
Diagnostics

QC KinētiX
NON-SURGICAL REGENERATION

ALLEVIANT
HEALTH CENTERS

**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



OSLER
OAKS

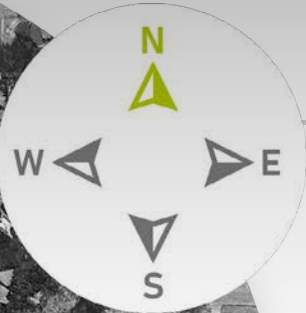
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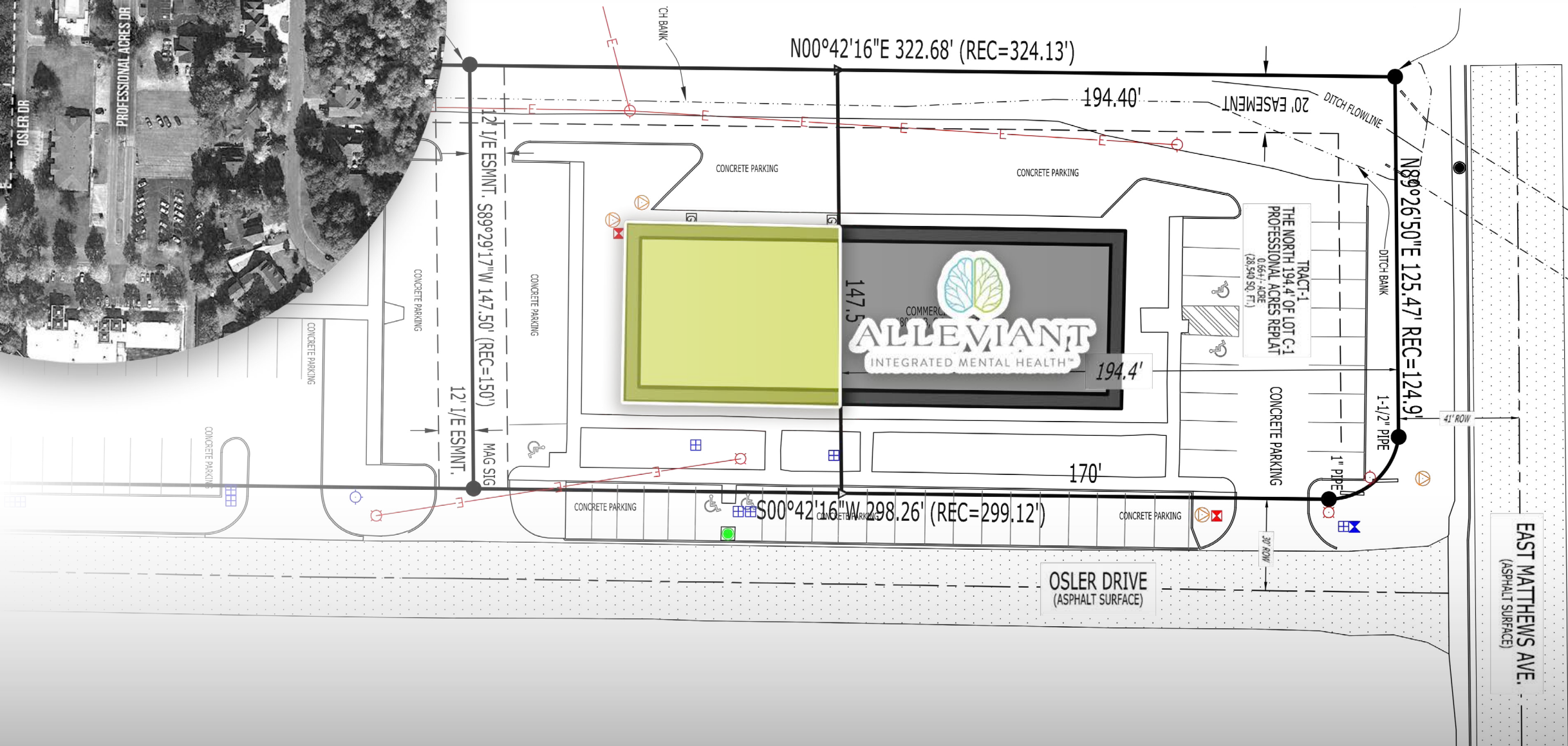
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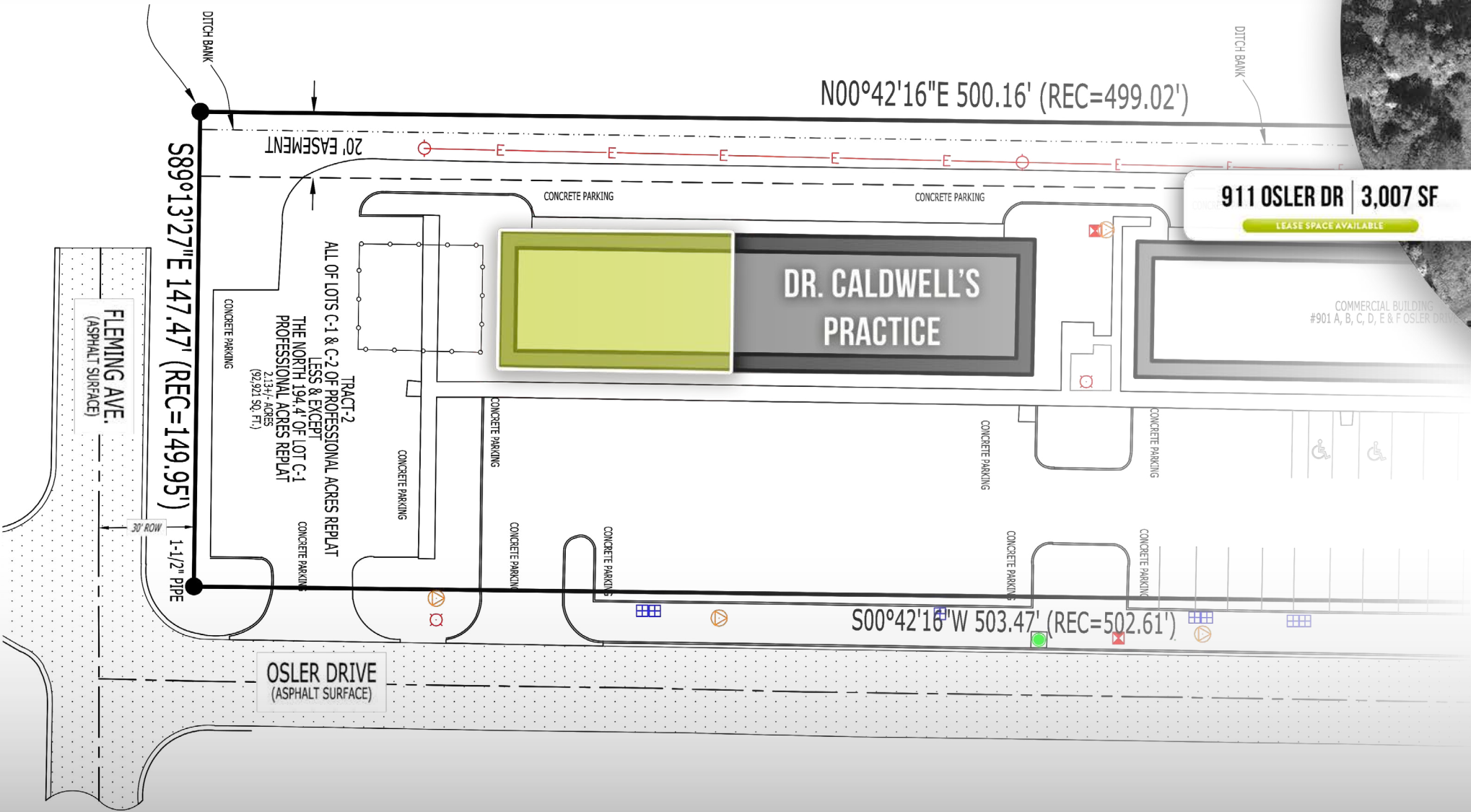
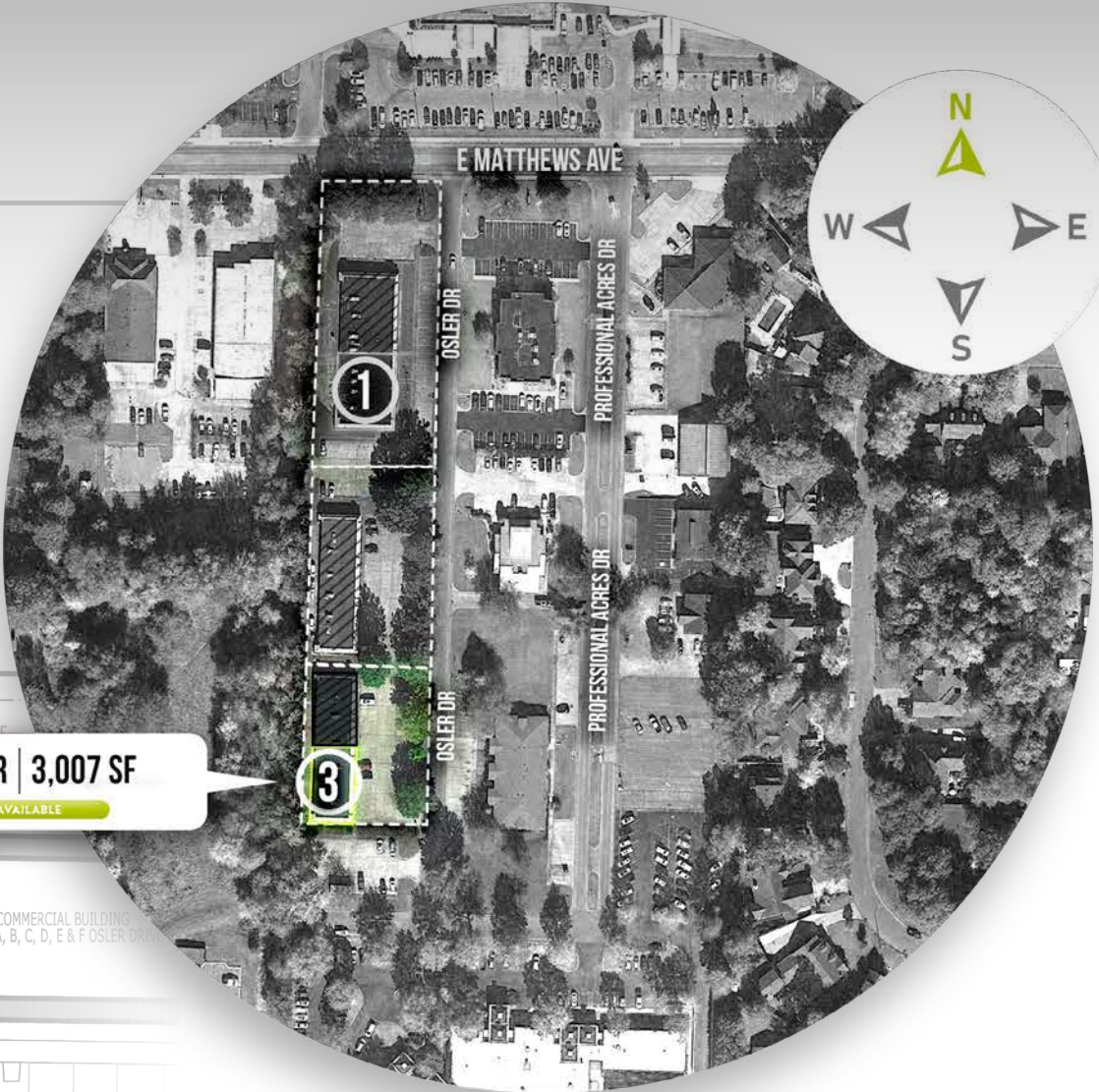
801 OSLER DR

- 4,520 SF on the corner of E Matthews Ave. & Osler Dr.
- Adjacent to Alleviant Integrated Mental Health
- 50 parking spaces



911 OSLER DR

- 3,007 SF just off Osler Dr.
- Adjacent to Dr. Caldwell's Practice
- 33 parking spaces





BEFORE



AFTER



OSLER
OAKS

NEW REDEVELOPMENT

This development along Osler Drive has underwent a complete overhaul and has been 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.



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E MATTHEWS AVE

OSLER DR

PROFESSIONAL ACRES DR



Imaging Center



FLO & PHIL JONES HOSPICE HOUSE



Reference Lab



Health & Wellness



ARKANSAS EYE SITE



JP&O

Neurology Associates of
Northeast Arkansas

Oral Surgery & Dental Implant



Arkansas Progressive Medicine



Surgical Associates



Gastroenterology Associates



OAKSLERS

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JP&O

ARKANSAS
EYE SITE

JPD

Oral Surgery & Dental Implant

Neurology Associates of
Northeast Arkansas

St. Bernard's
HEALTHCARE
The Heart of Great Medicine

Gastroenterology Associates

St. Bernard's
HEALTHCARE
The Heart of Great Medicine
Surgical Associates

MEDSOL
MEDICAL SOLUTIONS

St. Bernard's
HEALTHCARE
The Heart of Great Medicine
Imaging Center
OSLER
OAKS

St. Bernard's
HEALTHCARE
The Heart of Great Medicine

OKC
Outpatient
Surgery Center
of Jonesboro

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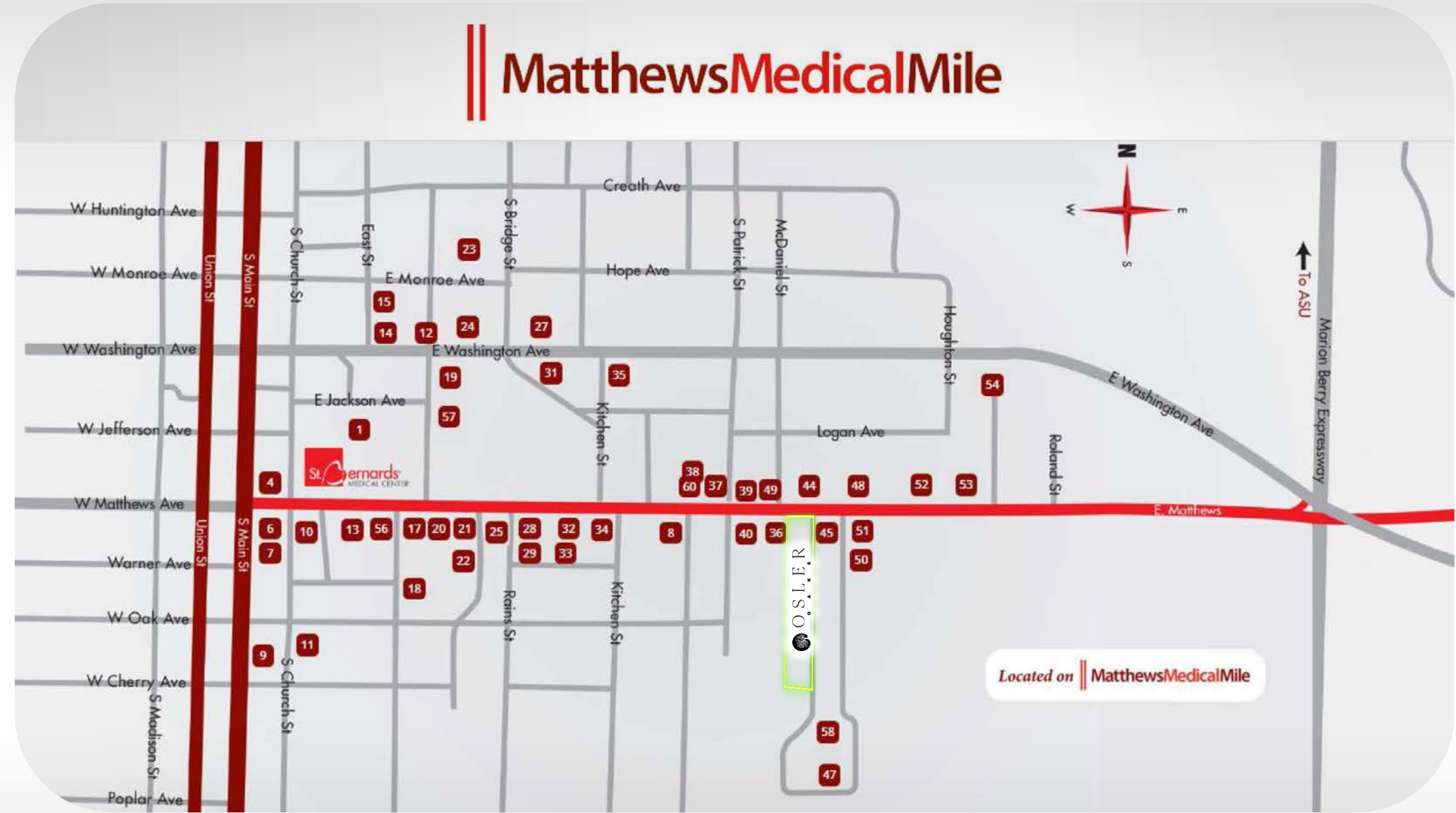
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An aerial photograph of a commercial development site in Jonesboro, Arkansas. The site is bounded by Osler Drive to the west, Professional Acres Drive to the south, and E Matthews Avenue to the east. The area is densely wooded with green trees. Various medical and retail businesses are labeled with their logos and names. On the left side, near Professional Acres Drive, are 'Oral Surgery & Dental Implant', 'Neurology Associates of Northeast Arkansas', and 'Arkansas Eye Site'. Along E Matthews Avenue, from north to south, are 'Surgical Associates', 'Gastroenterology Associates', 'St. Bernards Healthcare' (multiple locations), 'Baker HealthCare', 'OBGYN Associates', 'Senior Health Clinic', 'Urology Clinic', 'Outpatient Therapy', 'Total Life Healthcare', 'Jonesboro Surgery Center', 'Podiatry Group, The Foot Doctors', 'Business Office', 'Garner Family Pharmacy', 'Harmony Hearing Center', 'Jumping Jelly Beans', 'Super V Drugs', 'Arkansas Progressive Medicine', 'MEDSOL Medical Solutions', 'OSK Outpatient Surgery Center', 'Imaging Center', and 'St. Bernards Healthcare'. On the right side, near Professional Acres Drive, is 'Arkansas Children's Hospital - Jonesboro Clinic'. The top right corner features the 'HaagBrown Commercial Medical Division' logo. The bottom of the image contains contact information for ZAC QUALLS (Executive Broker) and JOSHUA BROWN (Developer), along with the company name 'HAAG BROWN COMMERCIAL' and a website URL.



- Location 1

 - St. Bernard's Cancer Center
 - St. Bernard's Emergency Department
 - St. Bernard's Heartcare Center
 - St. Bernard's Sleep Disorders
- Location 4

 - Superior Senior Care
- Location 6

 - SHARP PHD (St. Bernard's Healthcare Associated Regional Providers), Inc.
- Location 7

 - St. Bernard's Sleep Disorders
- Location 8

 - Gomer Family Pharmacy
- Location 9

 - Jonesboro Orthopedics & Sports Medicine
- Location 10

 - Associated Radiologists, LTD, Suite 101
 - The Children's Clinic, Suite 400
 - Jonesboro Dermatology Clinic, Suite 100
 - La Bonheur Children's Clinic, Suite 104
 - McCluskey 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 11

 - St. Bernard's Heart & Vascular Clinic
- Location 12

 - Arcare - Midtown Clinic
- Location 13

 - St. Bernard's Senior Health Clinic, Suite 202
 - St. Bernard's Urology Clinic, Suite 205
 - UAMS Center on Aging Northwest, Suite 201
- Location 14

 - St. Bernard's Foundation
- Location 15

 - Family Allergy & Asthma
- Location 17

 - Gibson's Pharmacy
- Location 18

 - Baker Healthcare
- Location 19

 - St. Bernard's Auditorium
- Location 20

 - Dodson's Anatomic Pathology Services
- Location 21

 - Stone's Pharmacy

- Location 22

 - St. Bernard's First Care
- Location 23

 - St. Bernard's Clifton Clinic
 - St. Bernard's Infectious Disease
 - St. Bernard's Internal Medicine Residency Clinic
 - St. Bernard's Neurology
- Location 24

 - St. Bernard's Dialysis
- Location 25

 - Northeast Arkansas Pain Medicine & The Pain Center, Suite 101
 - St. Bernard's Anesthesia, Suite 303
 - St. Bernard's Total Life Healthcare, Suite 101
- Location 27

 - St. Bernard's Mads Express
 - St. Bernard's Senior Life Center
- Location 28

 - Eye Surgery Center of Arkansas
 - Routhern Eye Associates
- Location 29

 - Otolaryngology and Facial Surgery Center (OFSC)
- Location 31

 - Craighead County Health Department
- Location 32

 - Jonesboro Surgery Center
 - Vision Care Center
- Location 33

 - St. Bernard's Counseling Center
- Location 34

 - Podiatry Group, The Foot Doctors, L.L.C.
- Location 35

 - Jonesboro Church Health Center
- Location 36

 - St. Bernard's Ophthalmology Clinic
- Location 37

 - Jumping Jelly Beans Pediatric Therapy
- Location 38

 - MidSouth Retina Associates
- Location 39

 - Super V Drugs
- Location 40

 - St. Bernard's Surgical Associates
- Location 41

 - Outpatient Surgery Center of Jonesboro

- Location 46

 - Health Matters Medical Clinic, Suite 103
 - Neurology Associates of Northeast Arkansas, PA, Suite 200
- Location 47

 - Encore Health Rehabilitation Hospital of Jonesboro
- Location 48

 - St. Bernard's Imaging Center
 - St. Bernard's Pre-Admission Testing
- Location 49

 - Medical Solutions of Arkansas, LLC
- Location 50

 - JPEO Prosthetic Orthotic Laboratory (Administrative Office)
- Location 51

 - Arkansas Eye Site
- Location 52

 - Fla and Phil Jones Hospice House at St. Bernard's
- Location 53

 - St. Bernard's Clinical Trial Research, Suite 201
 - St. Bernard's Health & Wellness
 - St. Bernard's Rehab Services
 - St. Bernard's Sports Medicine
- Location 54

 - St. Bernard's Cardiac & Pulmonary Rehab
 - St. Bernard's Health & Wellness
 - St. Bernard's Rehab Services
 - St. Bernard's Sports Medicine
- Location 55

 - UAMS Family Medical Center Jonesboro
- Location 57

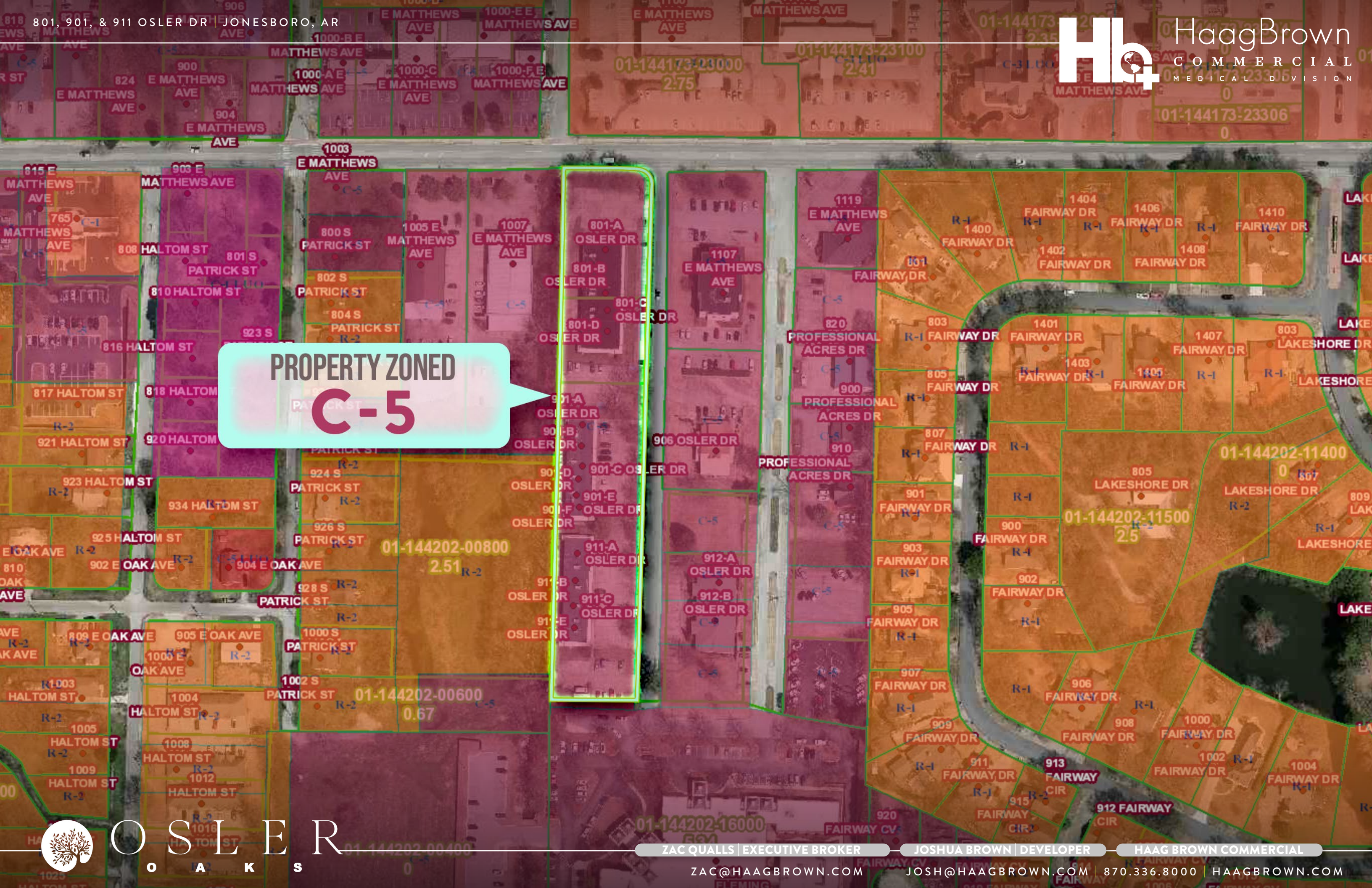
 - Arkansas Children's - Jonesboro Clinic
- Location 58

 - Northeast Arkansas Treatment Services
- Location 60

 - Harmony Hearing Center

Click Here to Find Out More





PROPERTY ZONED
C-5



OSLER
OAKS

ZAC QUALLS | EXECUTIVE BROKER

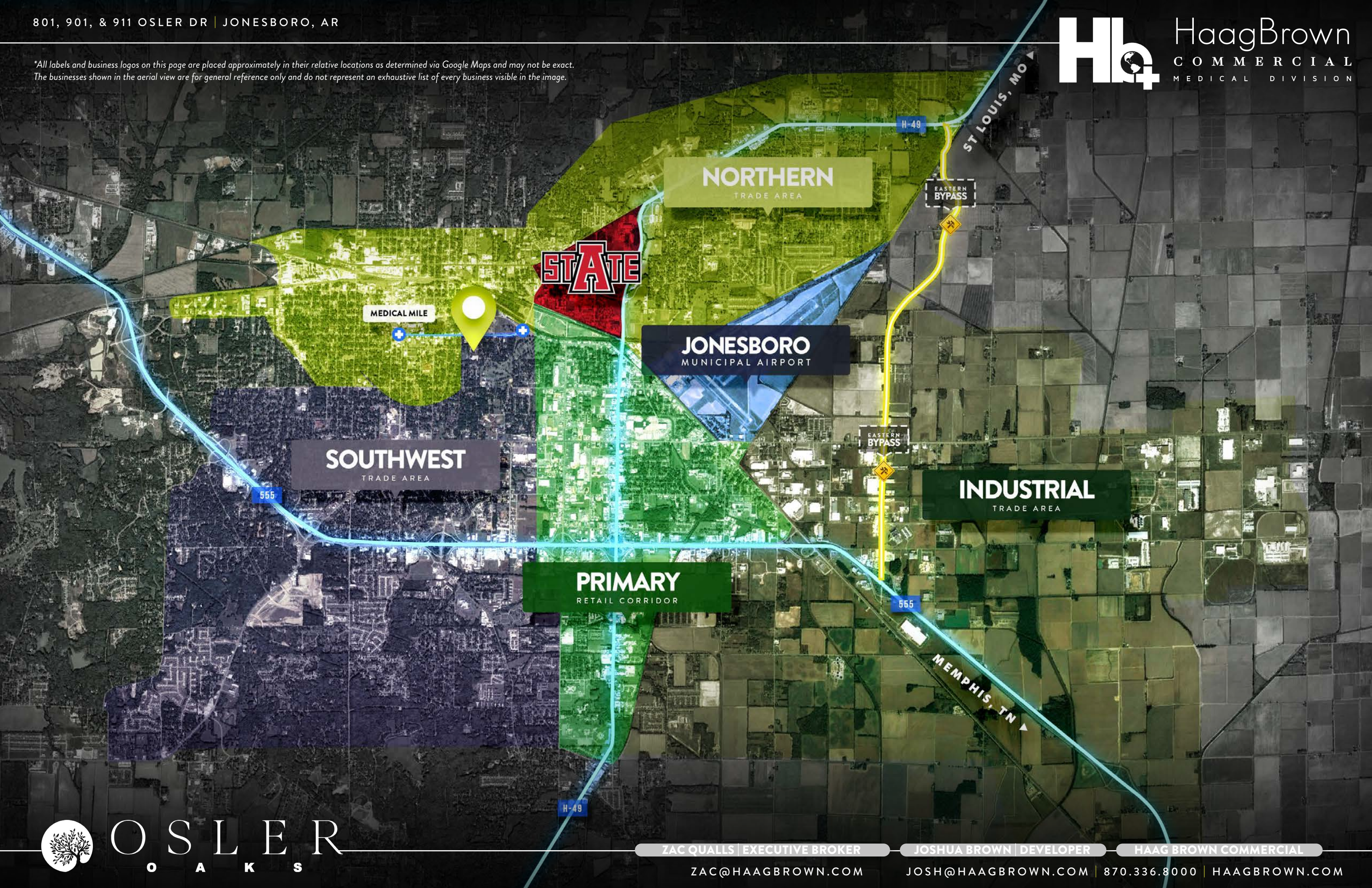
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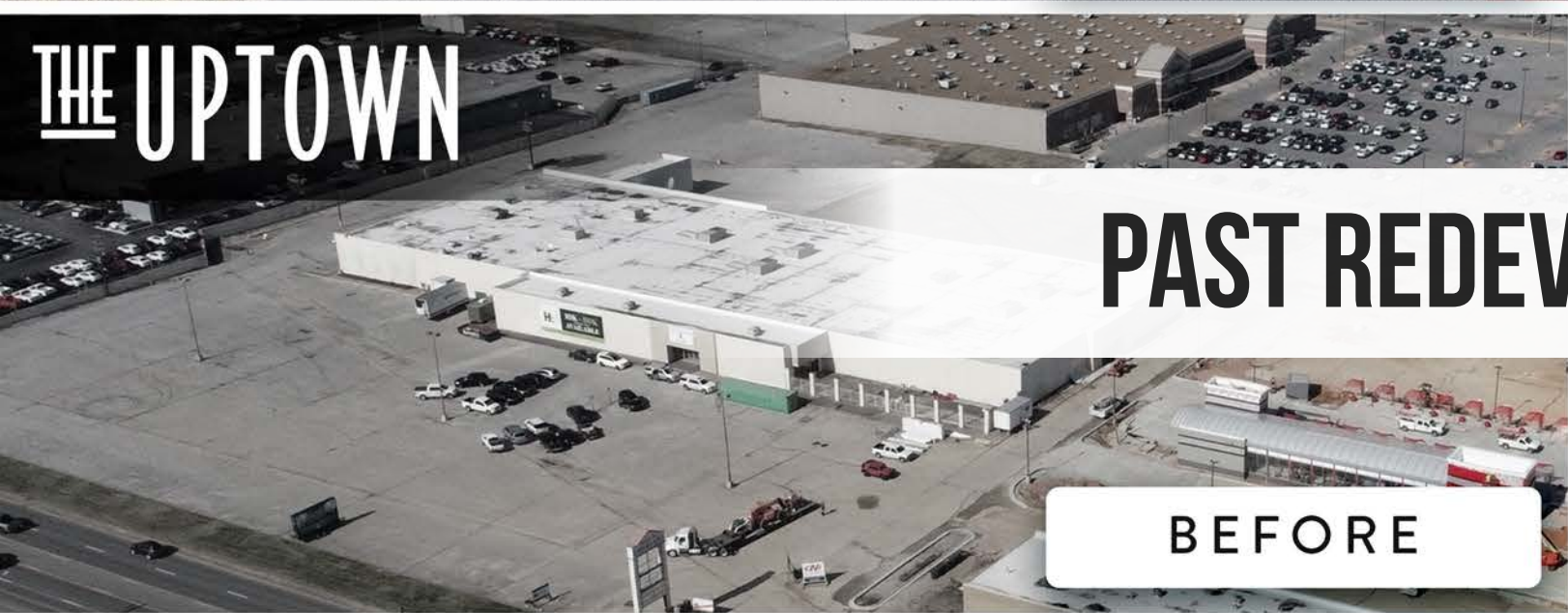
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COMMERCIAL MEDICAL DIVISION

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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 upmost 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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NEABAPTIST
PAIN MANAGEMENT
CENTER



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

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, Warehouseing & 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.

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