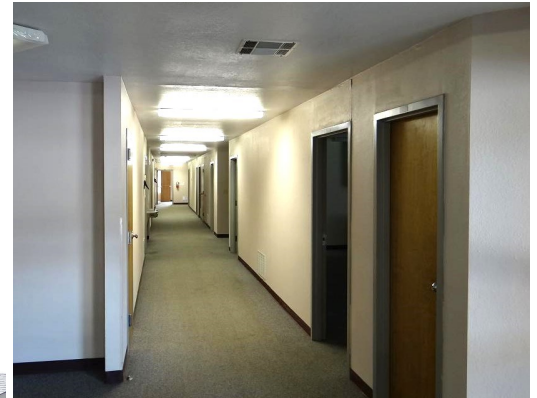


FOR LEASE

5400 Euper Lane
Fort Smith, AR 72903

\$4,250/MO



Office space with approximately 6,000 square feet formerly used as a daycare/therapy office location for many years. Building contains 13 private offices well suited for either office or classroom use. Many include plumbing and storage areas in each. Property contains two ADA compliant bathrooms, reception/open area, a fully fenced play area, and plenty of parking. Owner is seeking a 3-5 year lease at \$4,250 per month, plus tenant's share of building insurance and utilities. Located in the educational wing of Bethel Lutheran Church with its own ADA compliant entrance and is fully sectioned off from the church. Centrally located less than a block from the Rogers Avenue at the Waldron Avenue lighted intersection across from Central Mall. Property is near the University of Arkansas Fort Smith and many other medical, banking, and professional offices. It is also .6 mile from Interstate 540 & Rogers Avenue exit, providing easy access from all other areas of the Fort Smith MSA.



For more information please contact:
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"Commercial Real Estate Sales, Leasing, Property Management, and Development"

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