

SALE OR LEASE

• ± 9,720 SF TWO-STORY DOWNTOWN OFFICE BUILDING W/ RENTAL INCOME

• ± 1,703 SF GROUND FLOOR OFFICE FOR LEASE



*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.



HaagBrown
COMMERCIAL
Real Estate & Development



PROPERTY OVERVIEW

Located along Main Street in the heart of Downtown Jonesboro, this stunning two-story office building presents an exceptional opportunity for investors and owner-users alike. The property offers timeless character, strong street presence, and an attractive layout currently designed for multi-tenant office occupancy. With all but one suite fully leased, the building provides immediate in-place income while still offering flexibility for a future owner to occupy the remaining available space or reposition the property over time.

From the moment you arrive, the property makes a lasting impression with its excellent curb appeal and prominent downtown presence. Inside, visitors and tenants are welcomed by a beautiful waiting area accented by a grand staircase, creating a professional and upscale environment that sets this property apart from typical office offerings in the market. The interior presentation, combined with the building's established tenancy, makes it well-suited for a variety of professional office users.

The location is one of the property's most compelling features. Situated within walking distance of Downtown Jonesboro's restaurants, shops, banking, and everyday conveniences, the building offers tenants easy access to the amenities that make downtown office space desirable. In addition, the property sits directly across the street from the Federal Building and Craighead County Courthouse, further enhancing its appeal for legal, governmental, financial, and other professional service users who value proximity to key civic institutions.

Whether you are an investor seeking a well-located office asset with strong occupancy, or an owner-user looking to establish a presence in one of Jonesboro's most recognizable downtown corridors, this property offers a rare blend of income, functionality, and long-term value. Opportunities to acquire a nearly fully leased office building in such a strategic downtown location are limited, making this an ideal user/investment opportunity.

HIGHLIGHTS

- STUNNING two-story office building along Main St. in Downtown Jonesboro
- Currently set up with multi-tenant office spaces with all but one (1) being fully leased!
- Excellent curb appeal with a BEAUTIFUL interior waiting area with grand stair case
- Within walking distance to all Downtown Jonesboro amenities
- Directly across the street from the Federal Building & Craighead County Courthouse
- Ideal investment for a user/owner scenario

SALE INFO

BUILDING SIZE
± 9,720 SF

LOT SIZE
± 0.24 AC

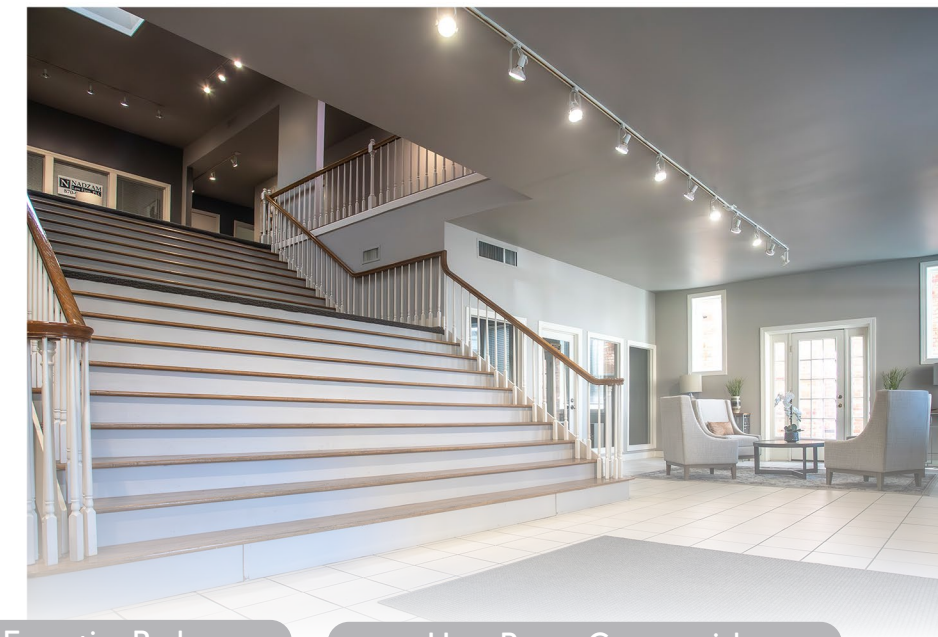
SALE PRICE
\$1,950,000

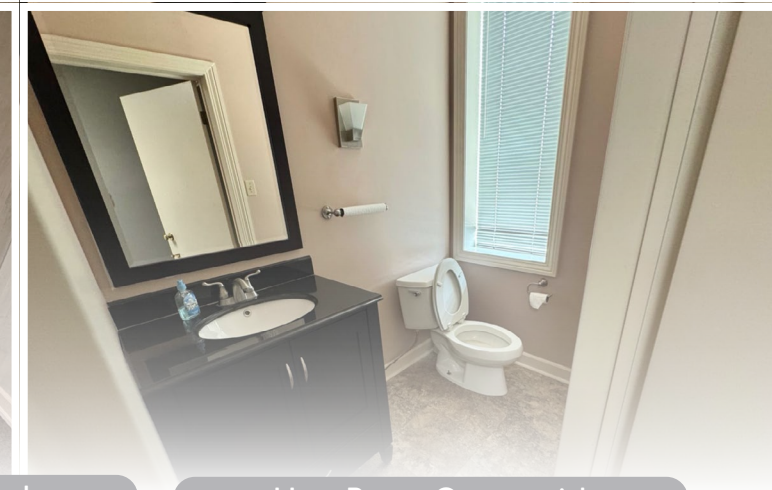
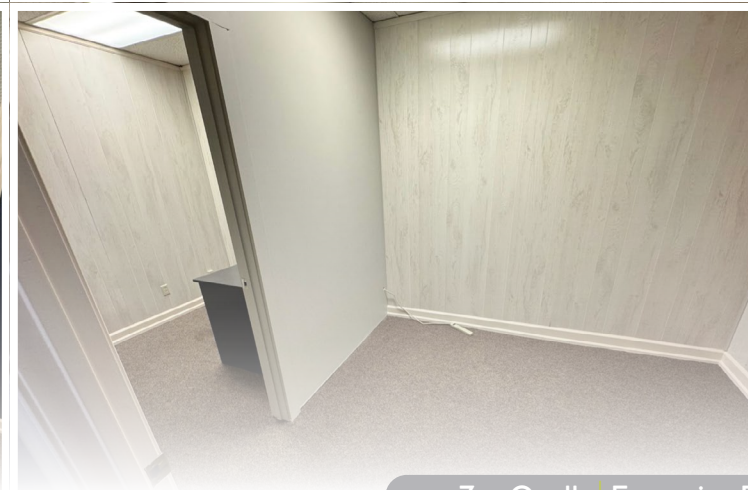
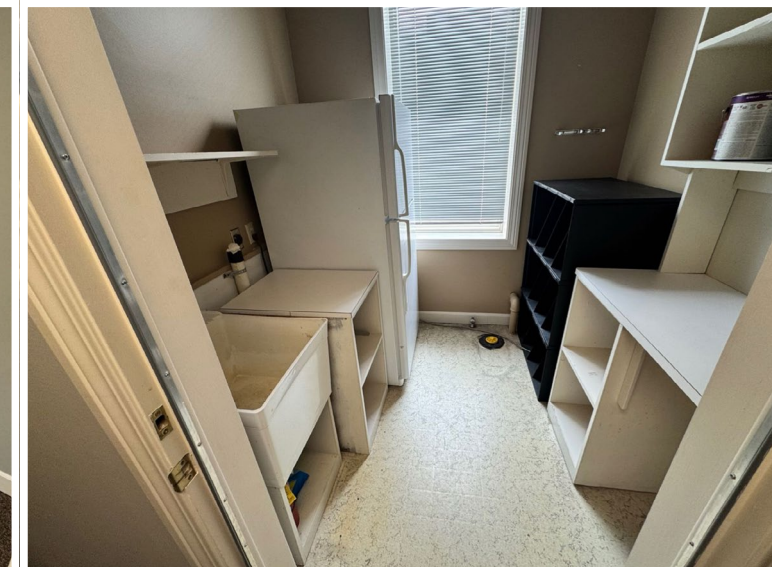
SALE OR LEASE: ± 9,720 SF TWO-STORY DOWNTOWN OFFICE BUILDING W/ RENTAL INCOME

Zac Qualls | Executive Broker

Haag Brown Commercial

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM





LEASE INFO

SPACE SIZE
± 1,703 SF

LEASE RATE
\$2,300/month

SALE OR LEASE: ± 9,720 SF TWO-STORY DOWNTOWN OFFICE BUILDING W/ RENTAL INCOME

Zac Qualls | Executive Broker

Haag Brown Commercial

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



HaagBrown
COMMERCIAL
Real Estate & Development



HEALTH CAMPUS

COMPASS
CHURCH



E WASHINGTON AVE

S CHURCH ST

E JACKSON AVE



UNITED STATES FEDERAL COURTS
BANKRUPTCY, DISABILITY, & IRS
OFFICES

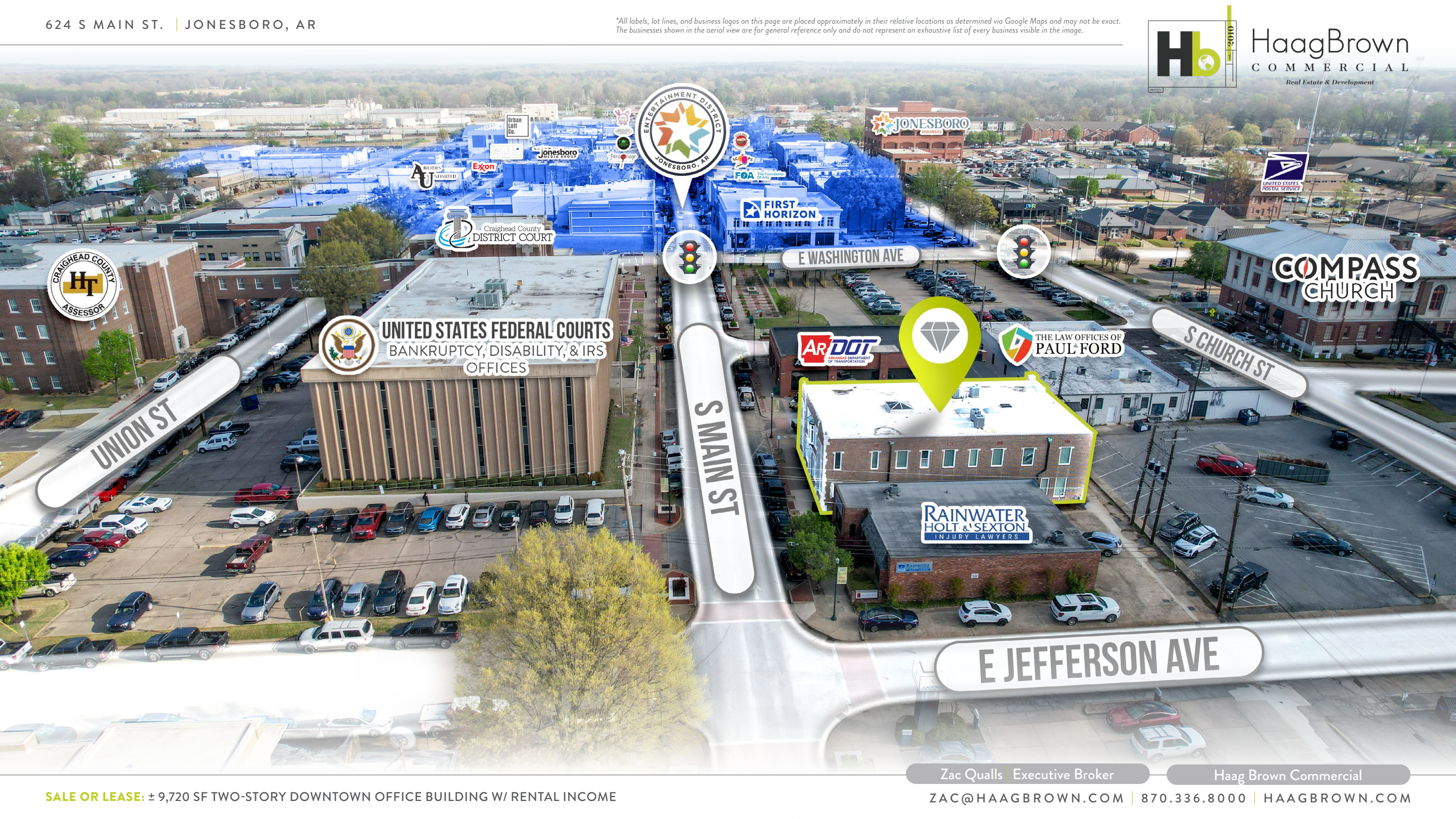


S MAIN ST



Craighead County
DISTRICT COURT

E WASHINGTON AVE



UNITED STATES FEDERAL COURTS
BANKRUPTCY, DISABILITY, & IRS
OFFICES



E WASHINGTON AVE

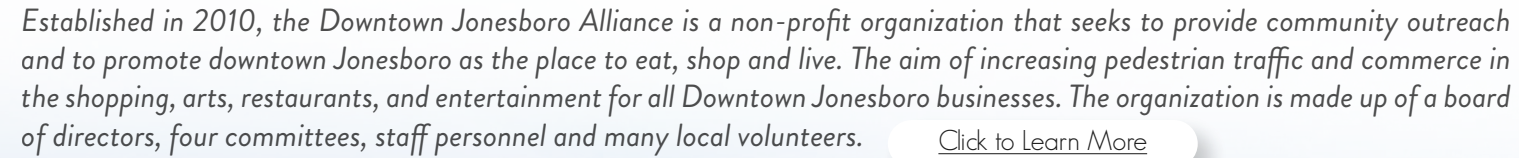


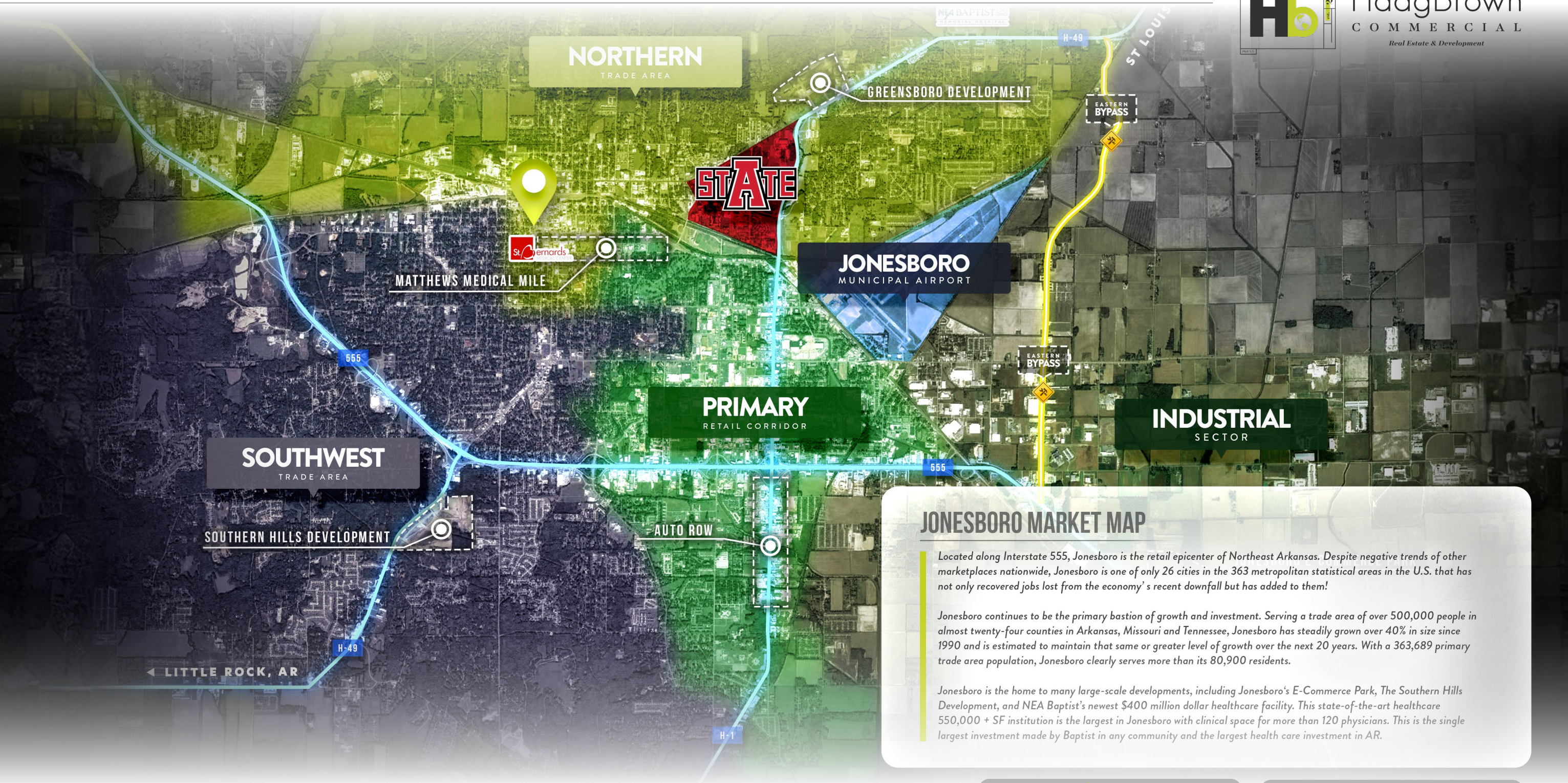
S CHURCH ST



E JEFFERSON AVE









Real Estate & Development

***This document has been prepared by Haag Brown Commercial for advertising and general information only. Haag Brown Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Haag Brown Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

“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 5TH 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

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