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# For Lease

## 3104 South 70<sup>th</sup> Street, Ste. 102

### Fort Smith, Arkansas

**Property Type:** .....Office  
**Available:** ..... Immediately  
**Leased As:** .....840 Square Feet±  
**Current Use:** .....Office  
**Monthly Rent:** ..... \$700 + Utilities  
**Restrooms:** .....2  
**Exterior Entrances:**.....2  
**Common Areas:** .....1

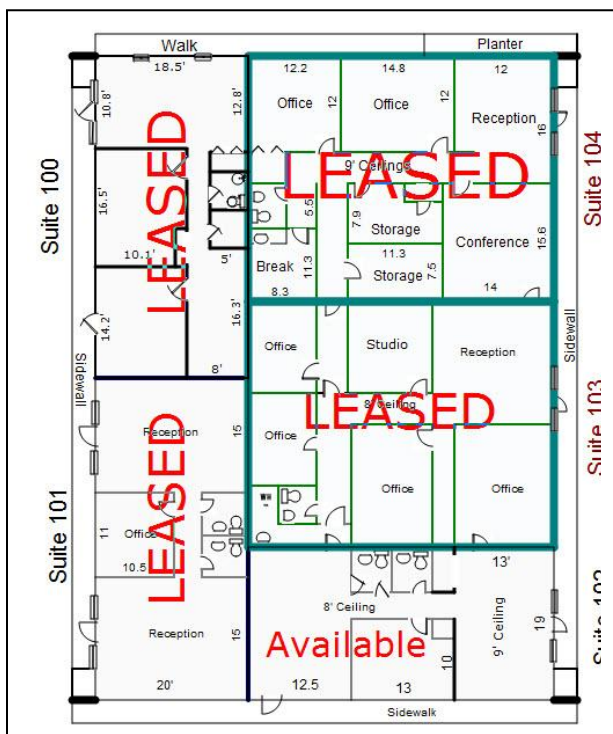


This property is less than 1 block south and within line-sight view of St. Edwards Mercy Medical Center. Access and visibility is excellent. The new Phoenix east extension is only 3 blocks south and Rogers Avenue is 1 block north. Both intersections have stoplights.

From I-540, go east on Rogers Avenue (Highway 22) to the second stop light, turn south on 70<sup>th</sup> Street. Property is located 1 block south of Rogers Avenue on the west side of the street.

#### There are two exterior entrances for the suite.

The building was originally designed for medical offices so there is sufficient plumbing for almost any anticipated use. However, some of the plumbing rough-ins have been concealed by renovations and not shown on the sketch. The suspended tile ceiling is 8 to 9 feet.



The building exterior is brick veneer on 3 sides and the rear of the building is concrete block. Signage is available on the street and on the doors of the suites.

It is clear span, allowing for easy modification of interior walls. There is abundant plumbing, which allows for flexible interior modifications. The heating and cooling units are roof mounted for easy access and increase the amount of net area available for rent.

There is sufficient parking for most anticipated uses. There is sufficient clearance between the ceiling and roof deck for flexible mechanical configurations. The suite has separate meters for electric and gas.

**Listed for lease by Calvin Moye Real Estate, Sub-Agency is not offered.**

**(Seller will pay buyer's agent commission by agreement.)**