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For Sale

Essex Place

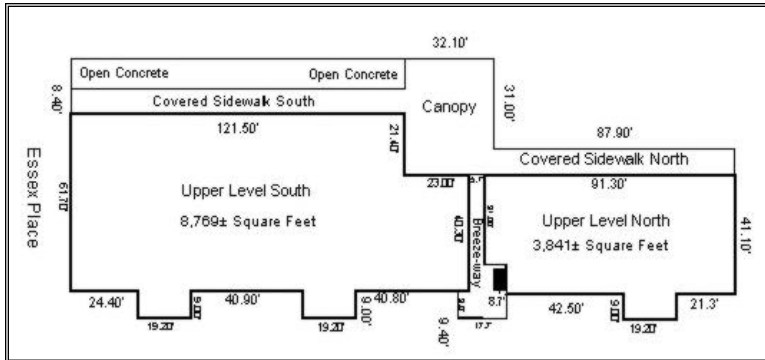
1115 South Waldron Road, Fort Smith, AR

Price: \$1,578,950
Land Size: 328' X 380'±
Gross Bldg Area 23,034 Sq Ft ±
Zoning Code: C-3
Taxes (actual for 2009)..... \$12,177.95
Insurance (current owner rate)... \$4,439.00



This 23,034 sf professional office complex has a split plan. The anchor tenant is an Arkansas State Agency, with about 7,500 square feet leased. Edward Jones and Farmer's Insurance are two additional long term tenants. The complex is about 60% economically occupied and about 50% physically occupied. The current rents range from \$9.00 to \$13.00 per square foot. Current asking rent for the street level is \$13.00 and \$10.00 for the rear entry suites. Some suites are undergoing renovation for the next tenant prospect.

The majority of current occupancy in the complex is professional office, though zoning allows retail as well as offices. The complex has signage restrictions that create a professional image, but at the same time provides adequate exposure for the tenants. The digital site sign was installed in 2009.

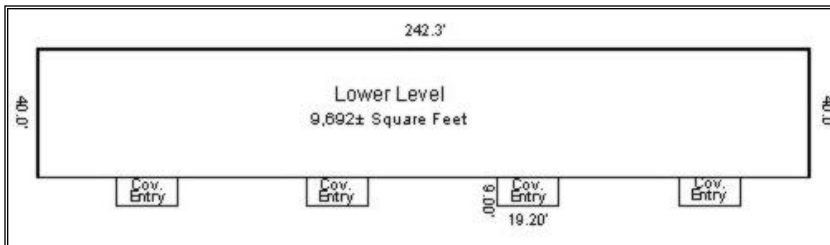


All suites have drive-up access. The majority of the interior is clear span. Exterior walls are metal stud with stucco cover. Shed roof has metal cover and was replaced during the past two years. Awning and metal trim cover was also replaced. Exterior was painted in 2009.

Owner pays for exterior maintenance, water and trash collection. The suites have individual utility meters for gas and electric.

There are two street cuts for easy access to

Waldron Road. Ample parking is available for customers and employees.



This prime property is located between Central Mall and the University of Arkansas. Access to I-40 is only two turns away, north or south.

Essex Place is located one block south of Free Ferry Road and three blocks north of Rogers Avenue.

Financials are available for interested

clients and upon receipt of a confidential agreement.

Listed for Sale by Calvin Moye Real Estate