



For Lease

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Office or Retail

Essex Place - 1115 Waldron, Fort Smith, AR Suite 102

Property Type: Office/Retail Suite
Available: Now
Leased As: 2,300± Square Feet
Current Use: Office
Leased As: \$9.50 sf annually
Restrooms: 2
Exterior Entrances: 3



The suites have individual utility meters for gas and electric. The available suites are located on the lower level. Historically, the utility costs have been very reasonable in this section of the complex.



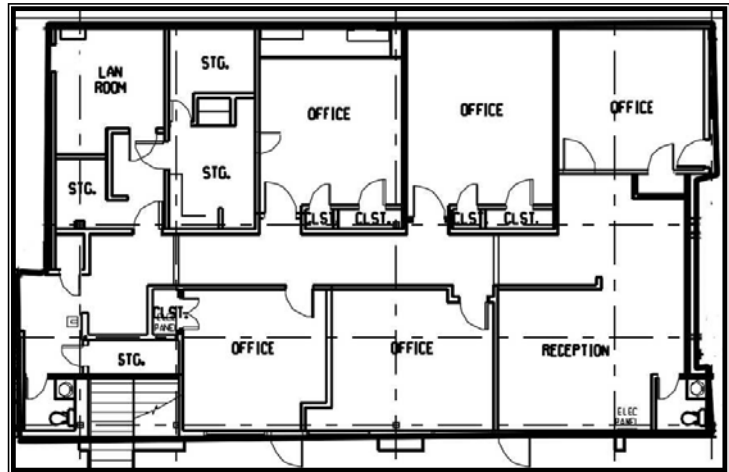
Owner pays for exterior maintenance, water and trash collection. The owner's office is located on-site and able to provide assistance when needed. The suites are currently combined.

The suites are clear span with suspended ceilings, which allows easy manipulation of the electrical, mechanical and communications systems. The offices have library paneling and built-ins. Most areas have the communication wiring in place. The suites have direct walk-in access from the parking lot. Signage is available on Waldron Road as well as on the front of the suite.

Essex Place is located one block south of Free Ferry Road and three blocks north of Rogers Avenue. There are two street cuts for easy access to Waldron Road. Ample parking is available for customers and employees.

The location allows easy access to I-540 via Grand Avenue or Rogers Avenue. Free Ferry Road provides quick access to downtown Fort Smith. Central Mall is within walking distance from the complex.

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.



Leasehold improvements, if necessary, may be capitalized for the tenant's convenience. Rates are negotiable depending on the lease terms but are reasonable and competitive.

Agents will be paid referral fee or commission if referral results in an acceptable lease.

Sub-agency is not offered