



# For Lease

cmoye@calvinmoye.com  
calvinmoye.com  
PO Box 3162  
Fort Smith, AR 72913  
5426 Euper Lane  
Fort Smith, AR 72903  
Office 479.452.3103  
Fax 479.452.3201

## Office or Retail

### Essex Place - 1115 South Waldron, Ft Smith, AR

**Suite 104 leased as 2,300 ± Square Feet**

**Beginning rent of \$1,725 for Qualified Tenant on 3-year Lease**

For the first time in several years, Essex Place has a Suite available for immediate occupancy. The suite is 2,300 square feet with two exterior doors and one handicap restroom.

The suite has individual utility meters for gas and electric. This Suite is on the lower level with ample parking. Historically, the utility costs have been very reasonable in this section of the complex.

Suite 104



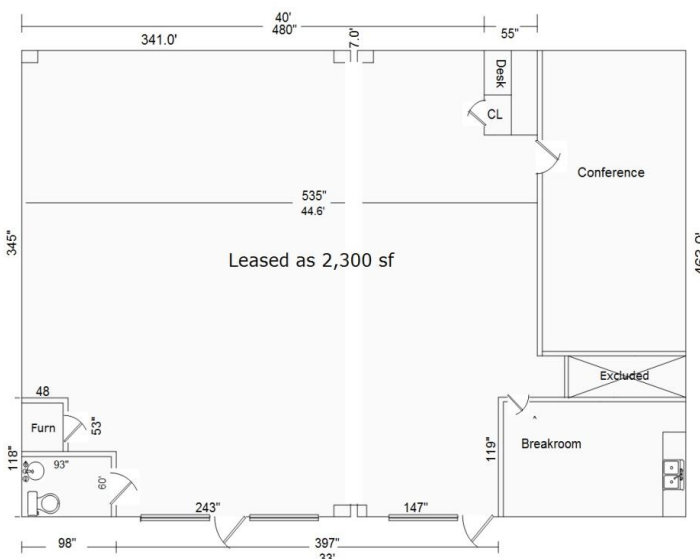
Owner pays for exterior maintenance, water and trash collection.

The owner's office is located on-site and able to provide assistance when needed.

The suites are clear span with suspended ceilings, which allows easy manipulation of the electrical, mechanical and

communications systems. Most areas have the communication wiring in place. The suites have 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.

Any modifications to the suite's floor plan may require additional negotiation on the rental amount or an amortization of the cost.

**Agents will be paid referral fee or commission if referral results in an acceptable lease.  
Sub-agency is not offered**