



# FOR LEASE

2120 S WALDRON RD, FORT SMITH, AR  
**\$2,350/Mo/Gross**

## Description

2120 S Waldron Road is top of line in professional office space in Fort Smith. Located near Central Mall, this office would make a great location for a wide range of office needs. Suite 6A with 2,350 SF has a large open space that could be built out to meet a tenants needs. Electric and Water are covered by the landlord. Please call Ghan & Cooper Commercial Properties to set up a showing.



Building A



Building A

## Highlights

- Recently renovated
- Open floor plan
- Centrally located
- Great parking

## Traffic Count

|              |                   |
|--------------|-------------------|
| S Waldron Rd | 8,300 VPD         |
| Rogers Ave   | 29,000—35,000 VPD |
| I-540        | 50,000 VPD        |

For More Information Contact Tyler Teague (479) 478-6161 



Suite 6A



Suite 6A



Building A Side Parking Lot



Suite 6A



Building A Restroom



Signage