

FOR LEASE

4611 Rogers Avenue, Fort Smith, AR



Ghan & Cooper
COMMERCIAL PROPERTIES



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|--------------------|---------------------|
| Lease Rate | \$10 - \$12 SF |
| Space Size | 1,140 SF - 2,280 SF |
| Lease Type | NNN |
| Nets | \$2.20 SF |
| No. Parking Spaces | 43 |

PROPERTY OVERVIEW

AVAILABLE: 1,140 – 2,280 SF Office Suite on the first floor with a reception area, offices, conference rooms and a restrooms. Ample parking with 43 parking spaces, including handicap spaces. Easy ingress and egress from Rogers Avenue or the lighted intersection on 46th Street.

PROPERTY FEATURES

- FIRST FLOOR SUITES
- PRIVATE OFFICES
- CONFERENCE ROOM
- AMPLE PARKING
- LIGHTED INTERSECTION VIA 46TH ST

Close to major businesses and retailers. Across the street from Med-Express & the new Hillside Shopping Center and only a few blocks from Central Mall, Green Pointe Shopping Center and the Quarry Shopping Center.

Bob Cooper, Jr.

Executive Broker

Office: 479-478-6161

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Stuart Ghan

Principal Broker

Direct: 479-434-4557

Email: stuart@ghancooper.com

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