

# FOR LEASE

707B, 709B, 711B Garrison Ave  
Fort Smith, AR 72901



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**707B Garrison Ave**  
**1,760 SF**

**709B Garrison Ave**  
**1,160SF**

**711B Garrison Ave**  
**2,150 SF**

Office opportunity on Garrison Avenue. Second floor suites have stair and elevator access. 707B: 1,760 square feet, offers 5 offices. Lease price is \$1,170 per month plus NNN charges. 709B: 1,160 square feet, offers 2 large offices. Lease price is \$800 per month plus NNN charges. 707-709 share a common restroom and break area. 711B: 2,150 square feet, offers 3 offices, conference, lobby, private restrooms, and kitchenette area. Lease price is \$1,450 per month plus NNN charges. Owner is seeking a three year leases. Tenant responsible for utilities.

Neighboring properties include the iconic Newtons Jewelry building, First Security Bank, Prima Italia, Roosters, Arlie Mucks, Arvest Bank, The Majestic, CyberSpyder Marketing, City of Fort Smith offices, the BG Hendrix Office Building, Amigo's Bar & Grill, First National Bank of Fort Smith and Fort Smith Chamber of Commerce.



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