

For Lease

Newton's Building 701 Garrison Avenue



SEITER & WRIGHT
COMMERCIAL PROPERTIES
3307 OLD GREENWOOD RD, STE A - FT SMITH, AR

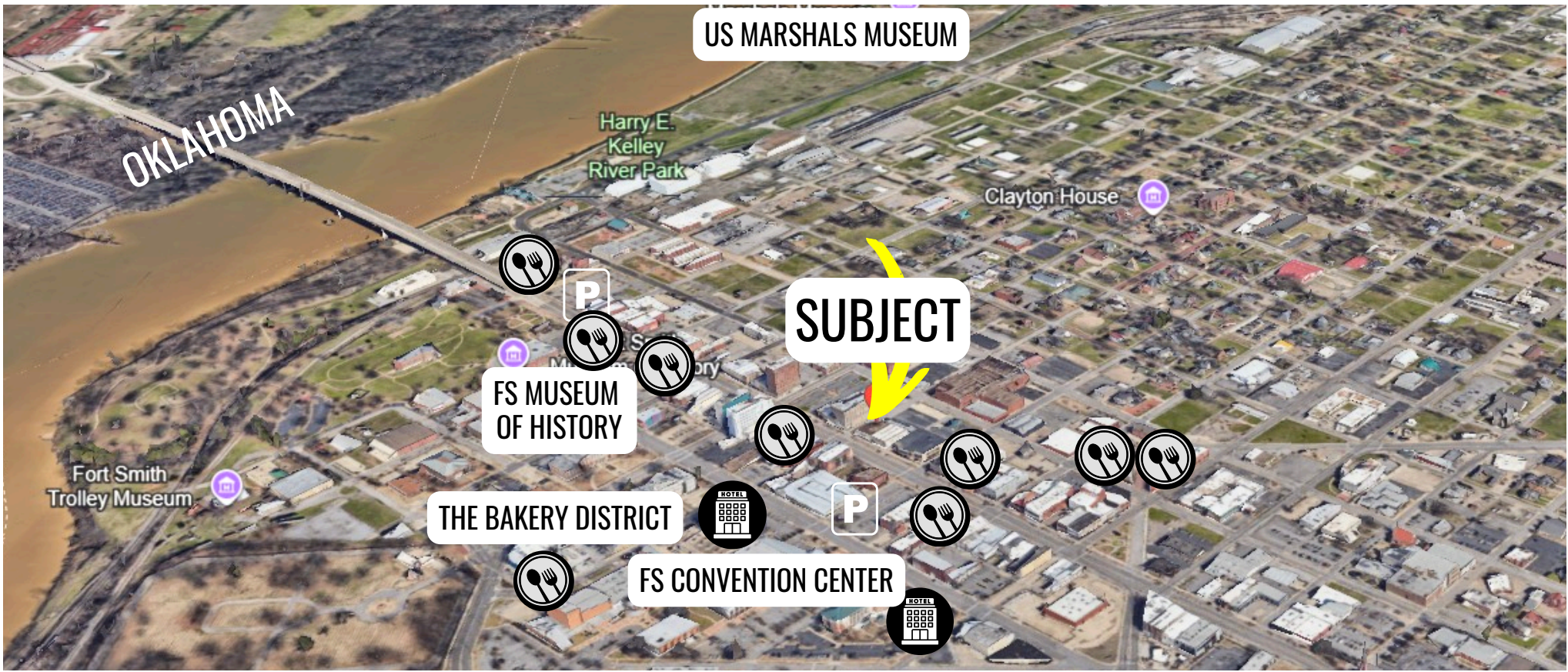
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1st floor
7,000 SF of RETAIL

2nd floor
7,000 SF of OFFICE



This iconic downtown Fort Smith building is now available for lease for the first time in many years. The Newton's Building is ready for new tenants, offering both second-floor office space and first-floor retail space.

The first-floor retail space features large window frontage on the corner of 7th Street and Garrison Avenue, high ceilings, office areas, a breakroom, and restrooms in the rear. With two entrances—one on 7th Street and a large double-door entry on Garrison Avenue—this 7,000 SF space can easily be adapted for retail, restaurant, or mixed-use purposes. The property offers street-front and side parking along both streets and is conveniently located near a parking garage.

The second-floor office space is accessible by both stairs and an elevator and includes multiple private offices, restrooms, and a break area. This additional 7,000 SF space is well-suited for a corporate headquarters, mixed-use concept, or multi-tenant collaborative office environment. Pricing is dependent on tenant use, buildout, and lease term. Ownership is willing to work with tenants to provide turnkey office or retail solutions, with full-service lease options available. Located at the prominent, lighted corner of 7th Street and Garrison Avenue, the Newton's Building is a recognizable landmark in downtown Fort Smith, Arkansas. The property is strategically positioned along the Arkansas-Oklahoma border and serves as a gateway to a five-county metropolitan area with a population approaching 250,000. Fort Smith itself has a population of approximately 90,000 and is home to numerous major employers, healthcare systems, and military installations.

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