

# FOR LEASE

4020 Newlon Road  
Fort Smith, AR 72904

\$10/SF



Executive professional/medical suite with 6,400 square feet. Building has 14 private offices, reception areas, break room, and ADA compliant restrooms. Located on Newlon Road and near an industrial zone (near Gerber, OK Foods, International Paper) this professional office space could function as a single 6,400 square foot headquarters or be demised into two independent 3,200 square foot suites with their own entrances. Property has plenty of parking on 1.10 acres, with 40 dedicated spaces providing a 6.25/1,000 SF ratio, ideal for high-traffic medical or dense professional staffing.

This property has served as a high-capacity corporate center and is now undergoing a sophisticated modern refresh. Owner is seeking a 3-5 year lease at \$10 per square foot per year, with tenant paying taxes, insurance, and utilities. Owner would consider remodel and any updates as desired by tenant, depending on credit and length of term.

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