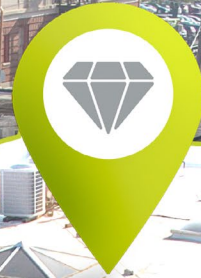


# FOR SALE

• ± 9,720 SF TWO-STORY DOWNTOWN OFFICE BUILDING W/ RENTAL INCOME



\*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.



HaagBrown  
COMMERCIAL  
Real Estate & Development



## PROPERTY OVERVIEW

Located along Main Street in the heart of Downtown Jonesboro, this stunning two-story office building presents an exceptional opportunity for investors and owner-users alike. The property offers timeless character, strong street presence, and an attractive layout currently designed for multi-tenant office occupancy. With all but one suite fully leased, the building provides immediate in-place income while still offering flexibility for a future owner to occupy the remaining available space or reposition the property over time.

From the moment you arrive, the property makes a lasting impression with its excellent curb appeal and prominent downtown presence. Inside, visitors and tenants are welcomed by a beautiful waiting area accented by a grand staircase, creating a professional and upscale environment that sets this property apart from typical office offerings in the market. The interior presentation, combined with the building's established tenancy, makes it well-suited for a variety of professional office users.

The location is one of the property's most compelling features. Situated within walking distance of Downtown Jonesboro's restaurants, shops, banking, and everyday conveniences, the building offers tenants easy access to the amenities that make downtown office space desirable. In addition, the property sits directly across the street from the Federal Building and Craighead County Courthouse, further enhancing its appeal for legal, governmental, financial, and other professional service users who value proximity to key civic institutions.

Whether you are an investor seeking a well-located office asset with strong occupancy, or an owner-user looking to establish a presence in one of Jonesboro's most recognizable downtown corridors, this property offers a rare blend of income, functionality, and long-term value. Opportunities to acquire a nearly fully leased office building in such a strategic downtown location are limited, making this an ideal user/investment opportunity.



## HIGHLIGHTS

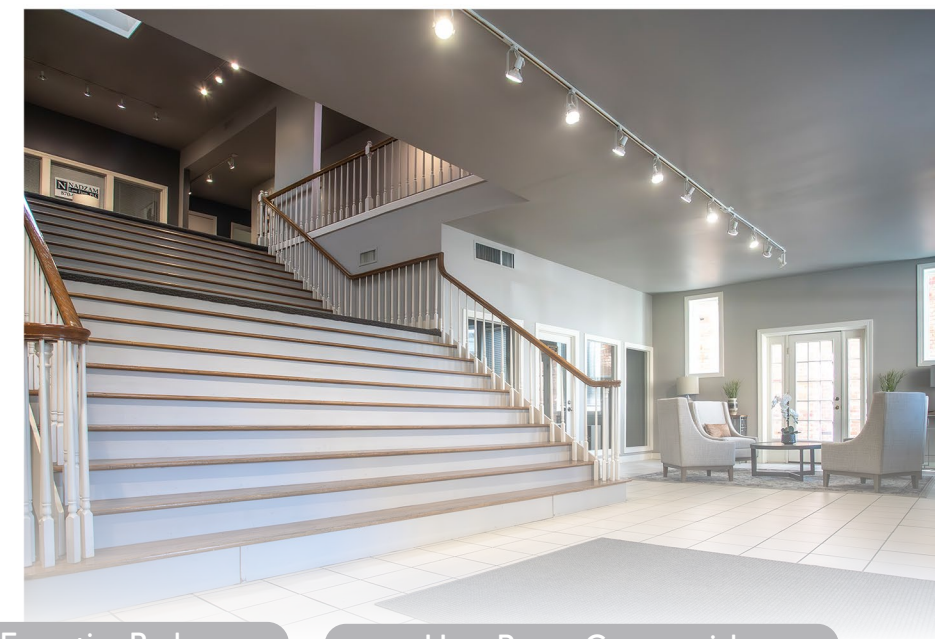
- STUNNING two-story office building along Main St. in Downtown Jonesboro
- Currently set up with multi-tenant office spaces with all but one (1) being fully leased!
- Excellent curb appeal with a BEAUTIFUL interior waiting area with grand stair case
- Within walking distance to all Downtown Jonesboro amenities
- Directly across the street from the Federal Building & Craighead County Courthouse
- Ideal investment for a user/owner scenario

### LEASE INFO

**BUILDING SIZE**  
± 9,720 SF

**LOT SIZE**  
± 0.24 AC

**SALE PRICE**  
\$2,250,000



Zac Qualls | Executive Broker

Haag Brown Commercial

**FOR SALE:** ± 9,720 SF TWO-STORY DOWNTOWN OFFICE BUILDING W/ RENTAL INCOME

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



HEALTH CAMPUS

COMPASS  
CHURCH



E WASHINGTON AVE

S CHURCH ST

E JACKSON AVE



UNITED STATES FEDERAL COURTS  
BANKRUPTCY, DISABILITY, & IRS  
OFFICES



S MAIN ST



Craighead County  
DISTRICT COURT



E WASHINGTON AVE

Zac Qualls | Executive Broker

Haag Brown Commercial

FOR SALE: ± 9,720 SF TWO-STORY DOWNTOWN OFFICE BUILDING W/ RENTAL INCOME

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



**UNITED STATES FEDERAL COURTS**  
BANKRUPTCY, DISABILITY, & IRS  
OFFICES

E WASHINGTON AVE

S MAIN ST

E JEFFERSON AVE

S CHURCH ST

Zac Qualls | Executive Broker

Haag Brown Commercial

**FOR SALE:** ± 9,720 SF TWO-STORY DOWNTOWN OFFICE BUILDING W/ RENTAL INCOME

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



E. WASHINGTON AVE.

**MatthewsMedicalMile**  
CLICK TO LEARN MORE

E. MATTHEWS AVE.

Zac Qualls | Executive Broker

Haag Brown Commercial

**FOR SALE:** ± 9,720 SF TWO-STORY DOWNTOWN OFFICE BUILDING W/ RENTAL INCOME

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

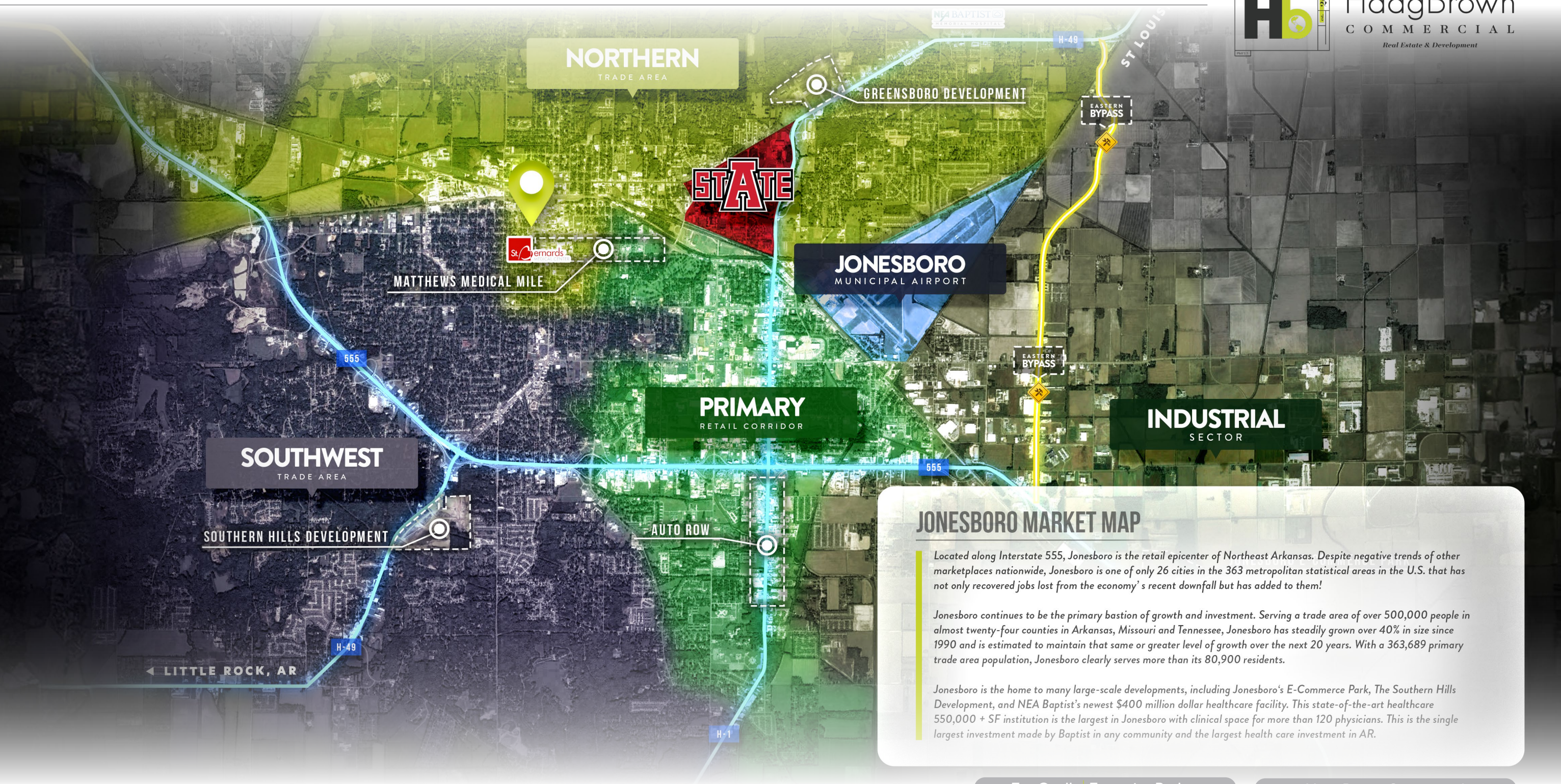


Established in 2010, the Downtown Jonesboro Alliance is a non-profit organization that seeks to provide community outreach and to promote downtown Jonesboro as the place to eat, shop and live. The aim of increasing pedestrian traffic and commerce in the shopping, arts, restaurants, and entertainment for all Downtown Jonesboro businesses. The organization is made up of a board of directors, four committees, staff personnel and many local volunteers.

[Click to Learn More](#)

## DJA MEMBERS LIST





### JONESBORO MARKET MAP

Located along Interstate 555, Jonesboro is the retail epicenter of Northeast Arkansas. Despite negative trends of other marketplaces nationwide, Jonesboro is one of only 26 cities in the 363 metropolitan statistical areas in the U.S. that has not only recovered jobs lost from the economy's recent downfall but has added to them!

Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth over the next 20 years. With a 363,689 primary trade area population, Jonesboro clearly serves more than its 80,900 residents.

Jonesboro is the home to many large-scale developments, including Jonesboro's E-Commerce Park, The Southern Hills Development, and NEA Baptist's newest \$400 million dollar healthcare facility. This state-of-the-art healthcare 550,000 + SF institution is the largest in Jonesboro with clinical space for more than 120 physicians. This is the single largest investment made by Baptist in any community and the largest health care investment in AR.

Zac Qualls | Executive Broker

Haag Brown Commercial



# HaagBrown

## COMMERCIAL

*Real Estate & Development*

*\*\*\*This document has been prepared by Haag Brown Commercial for advertising and general information only. Haag Brown Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Haag Brown Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.*

“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. We strive to place our client’s needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Commercial is a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

NEA OFFICE  
2221 HILL PARK CV.  
JONESBORO, AR

NWA OFFICE  
700 SE 5<sup>TH</sup> ST. | STE 150  
BENTONVILLE, AR



870.336.8000 | HAAGBROWN.COM



# ZACQUALLS

Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.



Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

“Be careful how you think; your life is shaped by your thoughts.” Proverbs 4:23

[zac@haagbrown.com](mailto:zac@haagbrown.com)

870.336.8000  

## REPRESENTED CLIENTS

### CINTAS :

Jonesboro, AR

### THE SENSORY SHOP :

Jonesboro, AR

### PEOPLE SOURCE STAFFING PROFESSIONALS :

Jonesboro, AR

### CONTINENTAL COMPUTERS :

Jonesboro, AR

### STONEBRIDGE CONSTRUCTION, LLC :

Jonesboro, AR

### ONSITE OHS, INC :

Jonesboro, AR

### FAMILIES, INC :

Jonesboro, AR

### FOCUS, INC :

Jonesboro, AR

### KIDSPOT :

Jonesboro, AR

### ARKANSAS MUSCLE :

Jonesboro, AR

### ARKANSAS HOME HEALTH & HOSPICE :

Jonesboro, AR

### REMAX :

Jonesboro, AR

### JONESBORO TOTAL HEALTH :

Jonesboro, AR

### LONG ELECTRIC :

Jonesboro, AR

## SIGNIFICANT TRANSACTIONS

S. CARAWAY CENTER : Jonesboro, AR

ONSITE, OHS - JONESBORO VA CLINIC : Jonesboro, AR

6,300 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

5,000 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

PROPERTY MANAGER OF 60,000 SF RETAIL CENTER : Jonesboro, AR

PROPERTY MANAGER OF 50,000 SF OFFICE BUILDING : Jonesboro, AR

PROPERTY MANAGER OF 10,000 SF OFFICE BUILDING : Jonesboro, AR

## ACHIEVEMENTS

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007