

**Lease Proposal for 915 S. Main Street
Presented to The City of Jonesboro
from First United Methodist Church
for Relocation of Police Divisions formerly housed in the Justice Complex**

(Revised 4/20/26 by FUMC Board of Trustees)

1. 5 year NNN lease proposal with two (2) five (5) year options, located at 915 S Main (corner of Main, Oak and Union Streets), Jonesboro, Arkansas, for the relocation and consolidation of Police Department divisions formerly housed in the Justice Complex.
2. 41,226 square feet on three floors. 112 parking spaces included: 6 parking spaces adjacent to the building and 106 across Union. Additional parking available for at least 100 vehicles.
3. First and Second floors are finished, with offices, classrooms and large meeting rooms, complete with kitchen on second floor and ample bathroom facilities on both floors.
4. Third floor is unfinished, but is heated and cooled.
5. No real estate taxes payable under NNN lease (FUMC is tax exempt).
6. Easy access to main thoroughfares in downtown corridor, maintaining a visible police presence in downtown district.
7. Base Rent of \$31,250 per month (\$9.10/ft.) as is, with 3% annual increase during the initial and option terms.
8. Alternatively, base rent of \$36,000 per month (\$10.28/ft.) with \$600,000 in Tenant Improvement allowance, or base rent of \$39,000 per month (\$11.35/ft.) with \$1,000,000 in Tenant Improvement allowance.
9. FUMCJ will grant an option to sell the building to the City at any time during the lease term based on appraised value.

Commercial Lease Opportunity
915 South Main Street, Jonesboro, Arkansas 72401



Positioned in the heart of downtown Jonesboro at the prominent corner of Main, Oak, and Union Streets, the First United Methodist Church property at 915 South Main Street offers a rare leasing opportunity with exceptional visibility and accessibility. This expansive 41,000-square-foot building spans three floors and includes 106 on-site parking spaces and parking for over an additional 100 vehicles nearby. The property features two separate entrances and elevator access, providing convenience and flexibility for a variety of users. The first and second floors are fully finished, offering a versatile mix of offices, classrooms, and large meeting spaces, along with a full kitchen on the second floor and ample restroom facilities throughout. Offered under a NNN lease with no real estate taxes due to the property's tax-exempt status, this centrally located asset provides both convenience and value. With easy access to major downtown thoroughfares and a strong presence in the city's core, the property is available for lease with an option to purchase if desired.



Premier location at the corner of Main, Oak, and Union Streets





Grand lobby area





First Floor Hallway & Reception Desk





First Floor Classrooms/Office Space





Additional First Floor Classrooms/Office Space



First Floor Open Assembly Area



Second Floor Kitchen area



Second Floor Meeting Area/Flex Space





Second Floor Audio Visual Area



Second Floor Assembly Areas



Second Floor Rooms with Dividers

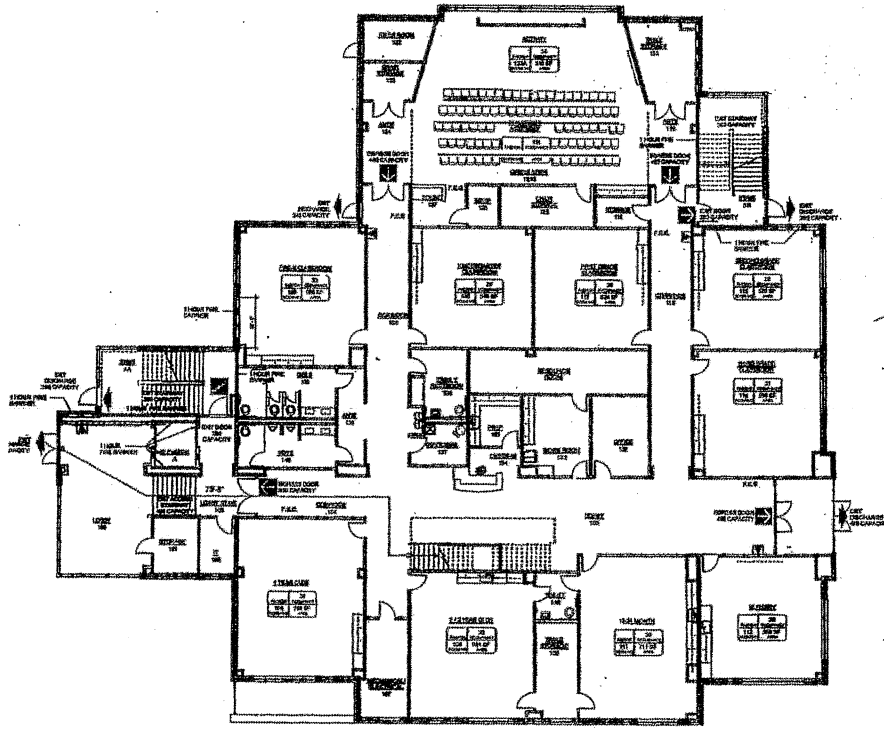


Third Floor Unfinished Flex Space



BUILDING AREA SQUARE FOOTAGE

FIRST FLOOR	15,013 square feet
SECOND FLOOR	15,013 square feet
THIRD FLOOR	11,200 square feet
TOTAL BUILDING AREA	41,226 square feet



first floor life safety plan
SCALE: 1/8" = 1'-0"

NEW YOUTH BUILDING
FIRST UNITED METHODIST CHURCH
 Jonesboro, Arkansas
 Plans 2

**BRACKETT
 KRENNERICH**
 architects

LS001
 Date September 25, 2014

First Floor Plan



NEW YOUTH BUILDING
FIRST UNITED METHODIST CHURCH
 Jonesboro, Arkansas
 Phase 2

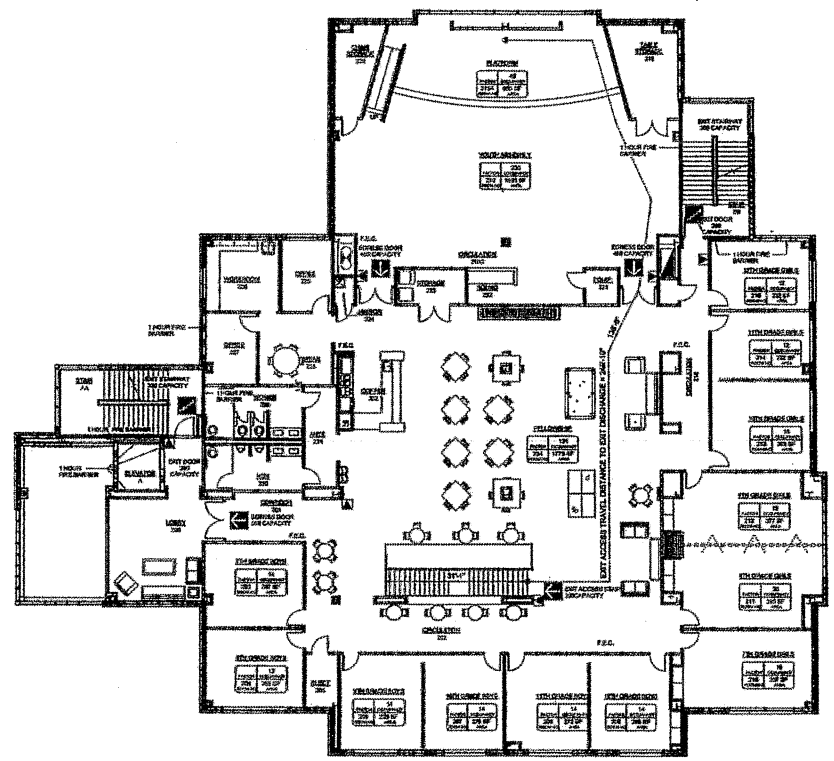
**BRACKETT
 KRENNERICH**
 architects

DATE	DESCRIPTION

REGISTERED PROFESSIONAL ARCHITECT
 STATE OF ARKANSAS
 No. 12178
 Distribution Number
 12817
LS002
 Rev. September 23, 2010

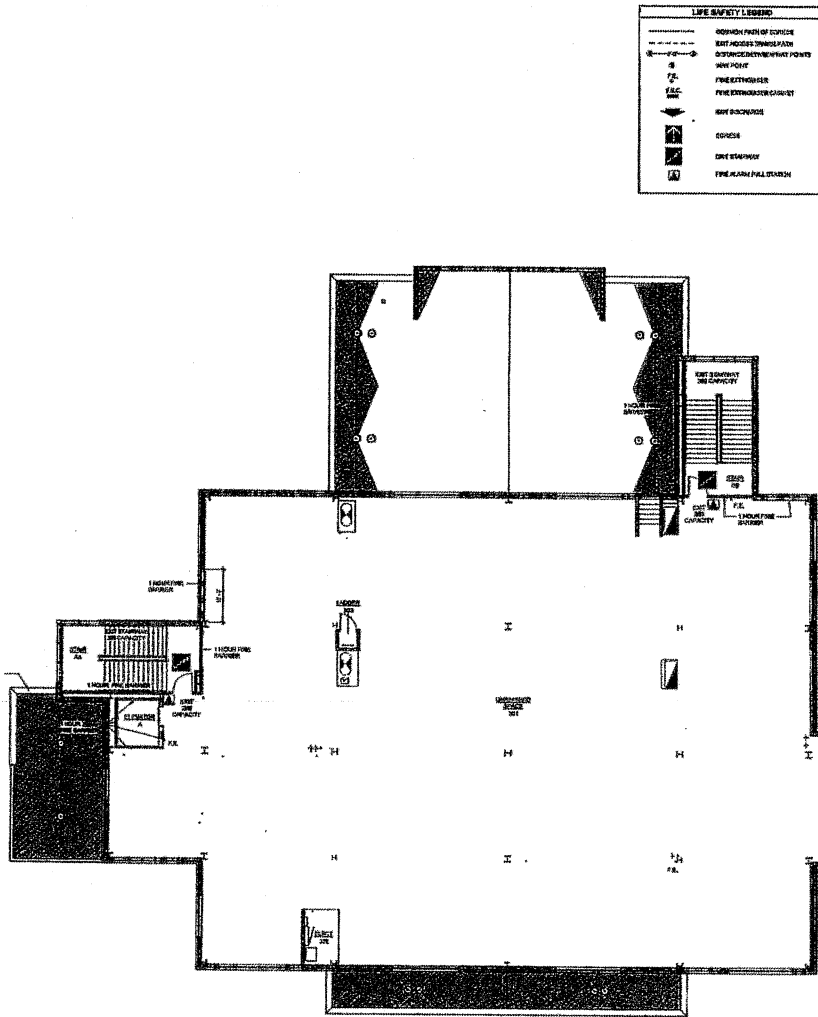
LIFE SAFETY LEGEND

	EXIT PATH OF EGRESS
	EXIT ACCESS/MEANS OF EGRESS
	DISTANCE BETWEEN EXIT FORCES
	WAY POINT
	FIRE EGRESS AREA
	FIRE EGRESS CABINET
	EXIT DOOR
	EXIT STAIRCASE
	FIRE ALARM PULL STATION



second floor life safety plan
 SCALE: 1/8" = 1'-0"

Second Floor Plan



third floor lifesafety plan
SCALE: 1/8" = 1'-0"

Third Floor Plan

NEW YOUTH BUILDING
FIRST UNITED METHODIST CHURCH
Jonesboro, Arkansas
Phase 2

**BRACKETT
KRENNERICH**
architects

Project No.	1000000000
Sheet No.	1000000000
Date	10/10/10
Scale	1/8" = 1'-0"



LS003
10/10/10