



4909 West Magnolia

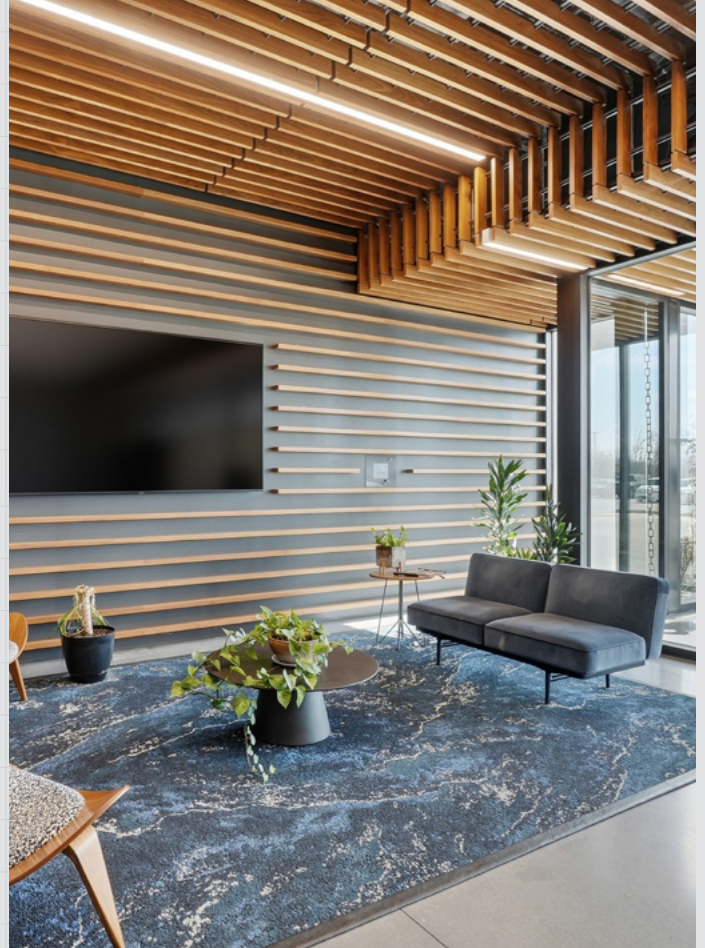
CLASS A OFFICE
FOR SUBLEASE

±49,400 SF

Property Overview

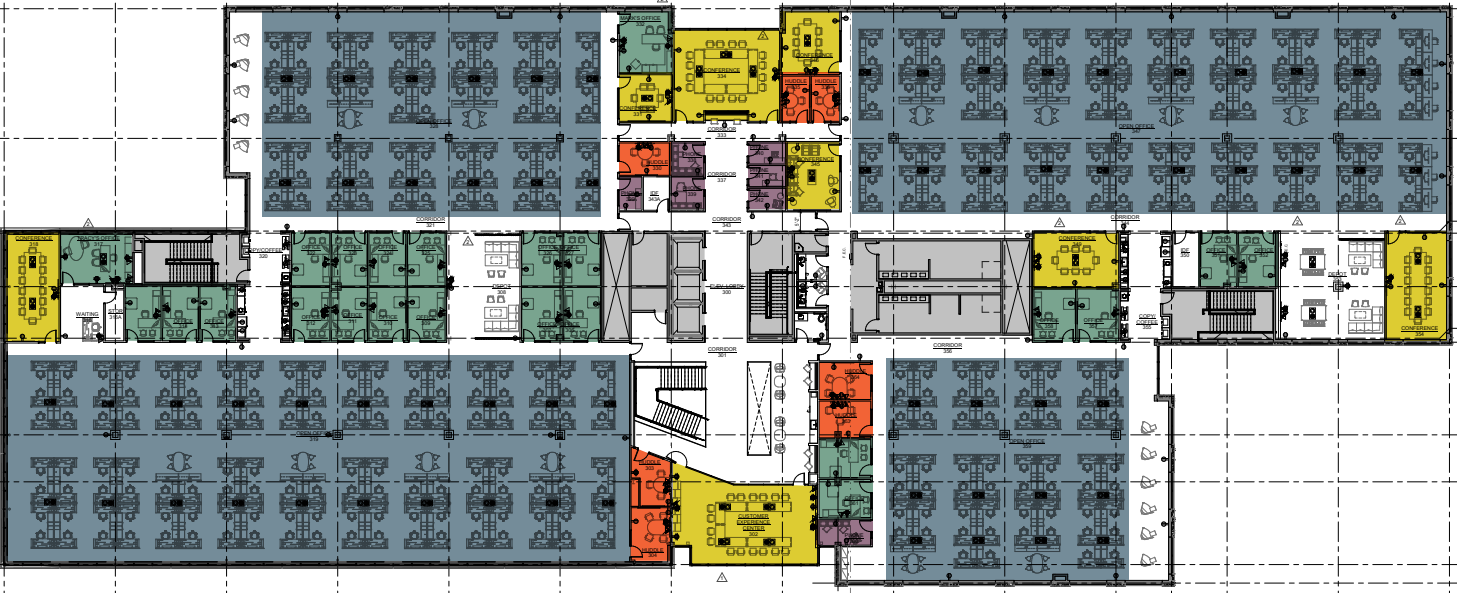
Prime Class A office space available for sublease in the growing Pinnacle Hills submarket. The ±49,400 SF 3rd Floor features 368 workstations, 23 offices and 7 conference rooms. With a high-density capacity for up to 375 employees, this space offers plug & play connectivity, dual fiber optic internet, and fully furnished space. Located along I-49 with easy access to multiple interchanges, this property is within walking distance to the Turtle Creek Trail and minutes from the Pinnacle Hills Promenade and Walmart Home Office.

- Size: ±49,400 SF
- Lease Rate: \$34.50/SF | FS, Net Janitorial
- Sublease Expiration: June 2037
- Furniture: Space is fully furnished and furniture can be made available for use
- Floor to Ceiling Height: 12'
- Parking: 6.0/1,000 SF
- Power: 1,000 kw generator
- Technology: Plug & play connectivity
- Top Floor Availability



Floor Plan

3RD FLOOR



- WORKSTATIONS
- CONFERENCE ROOM
- DEDICATED OFFICE
- PHONE ROOM
- HUDDLE ROOM



Class A Office Space Ideal for High Density

- Capacity up to 375 Employees
- 368 workstations (137 SF of office space per desk)
- 23 offices
- 7 conference rooms
- 2 kitchen/coffee areas
- 7 huddle rooms

Location Overview

PRIME ACCESS TO
NORTHWEST ARKANSAS

Major Employers



3.8 mi (20 mins)

4.8 mi (10 mins)



7.7 mi (39 mins)

6.9 mi (11 mins)



14.9 mi (1 hr, 17 mins)

15.9 mi (19 mins)



25 mi (2 hrs, 12 mins)

20 mi (24 mins)

Points of Interest



Pinnacle Springs
Development

1.3 mi (6 mins)

1 mi (3 mins)

Downtown
Rogers

4.8 mi (25 mins)

4.4 mi (12 mins)

Pinnacle Hills
Promenade

1.2 mi (7 mins)

1.4 mi (4 mins)

Exit 82 - Pauline
Whitaker Pky

2.4 mi (13 mins)

2.2 mi (6 mins)



Points of Interest



Aerials

 [CLICK TO VIEW VIDEO](#)



Why Rogers?



Rogers has seen a significant amount of development along I-49, establishing a highly desirable hub for Northwest Arkansas.

New Development Hotspot

Pinnacle Springs

- Office, Retail & Multifamily
- Anchored by Whole Foods

The District

- Office & Retail

Pinnacle Heights

- Retail, Multifamily & Hotel
- Anchored by Hotel Avail

Plaza at Pinnacle Hills

- Retail & Multifamily
- Anchored by Ruth's Chris

594,358

MSA Population
(Washington & Benton County)

Nearby Office and Medical Tenants

Within a 20 Minute Drive

42%

Northwest Arkansas Residents

96,947

Households

246,791

Population

\$128,554

Avg. Household Income

120,802

Employees

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