

6 NORTH HALSTED CIRCLE

Rogers, AR 72756



PROPERTY DESCRIPTION

Prime office spaces ideal for individuals seeking a dedicated workspace in a convenient location. The property boasts a newly built deck, a bike rack at the entrance, and shared amenities, including a break room, conference room, and restrooms. Additionally, common areas are professionally cleaned by Molly Maids, and each suite benefits from individual trash collection services. Positioned right next to Osage Creek and a paved biking/walking trail, also situated approx. 1.5 miles from I-49, the major interstate system that runs through Northwest Arkansas. Don't miss this opportunity to secure a well-maintained office space in a prime location!

PROPERTY HIGHLIGHTS

- Compact Office Spaces for Individuals
- Situated off W Walnut (28,000 VPD)
- Full Service Gross Lease Structure
- Shared Conference Room and Common Restrooms
- Ample Parking for Employees and Visitors

OFFERING SUMMARY

Lease Rate:	\$650 - 999 per month (Full Service; Gross)
Available SF:	175 - 235 SF
Lot Size:	2.51 Acres
Building Size:	7,065 SF

SPACES	LEASE RATE	SPACE SIZE
6 Halsted Suite 5	\$650 per month	175 SF
6 Halsted Suite 10	\$999 per month	235 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,135	21,479	44,562
Total Population	11,204	55,699	120,918
Average HH Income	\$83,420	\$92,283	\$119,124

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

SUITE 10 PHOTOS

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SUITE 10 FLOOR PLAN

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Suite 10: +/- 235 SF

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EXECUTIVE OFFICES FOR LEASE

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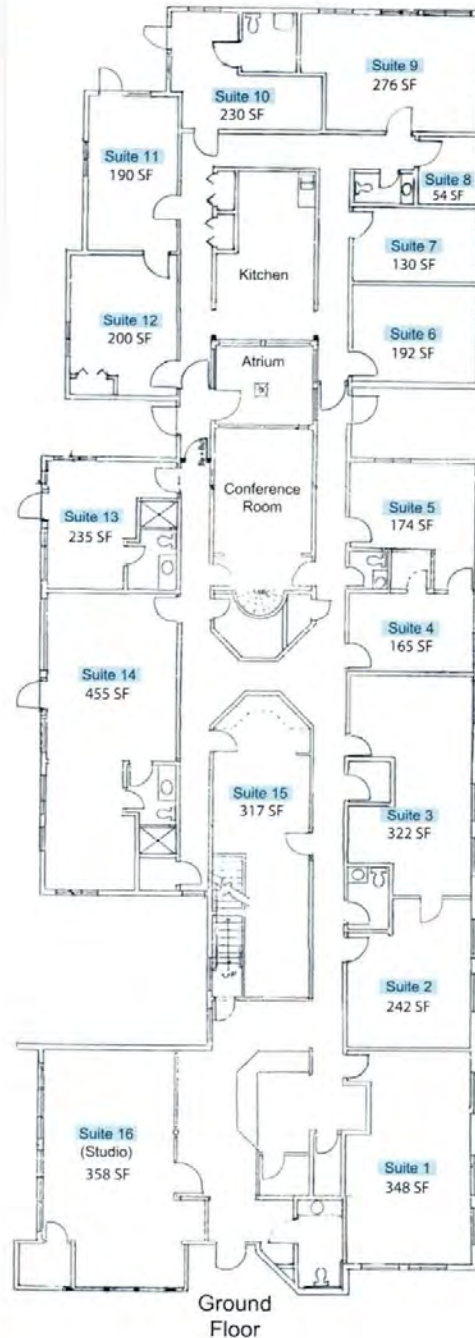
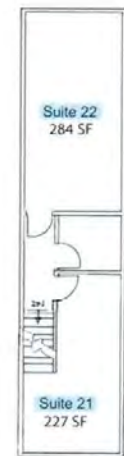
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FLOOR PLAN



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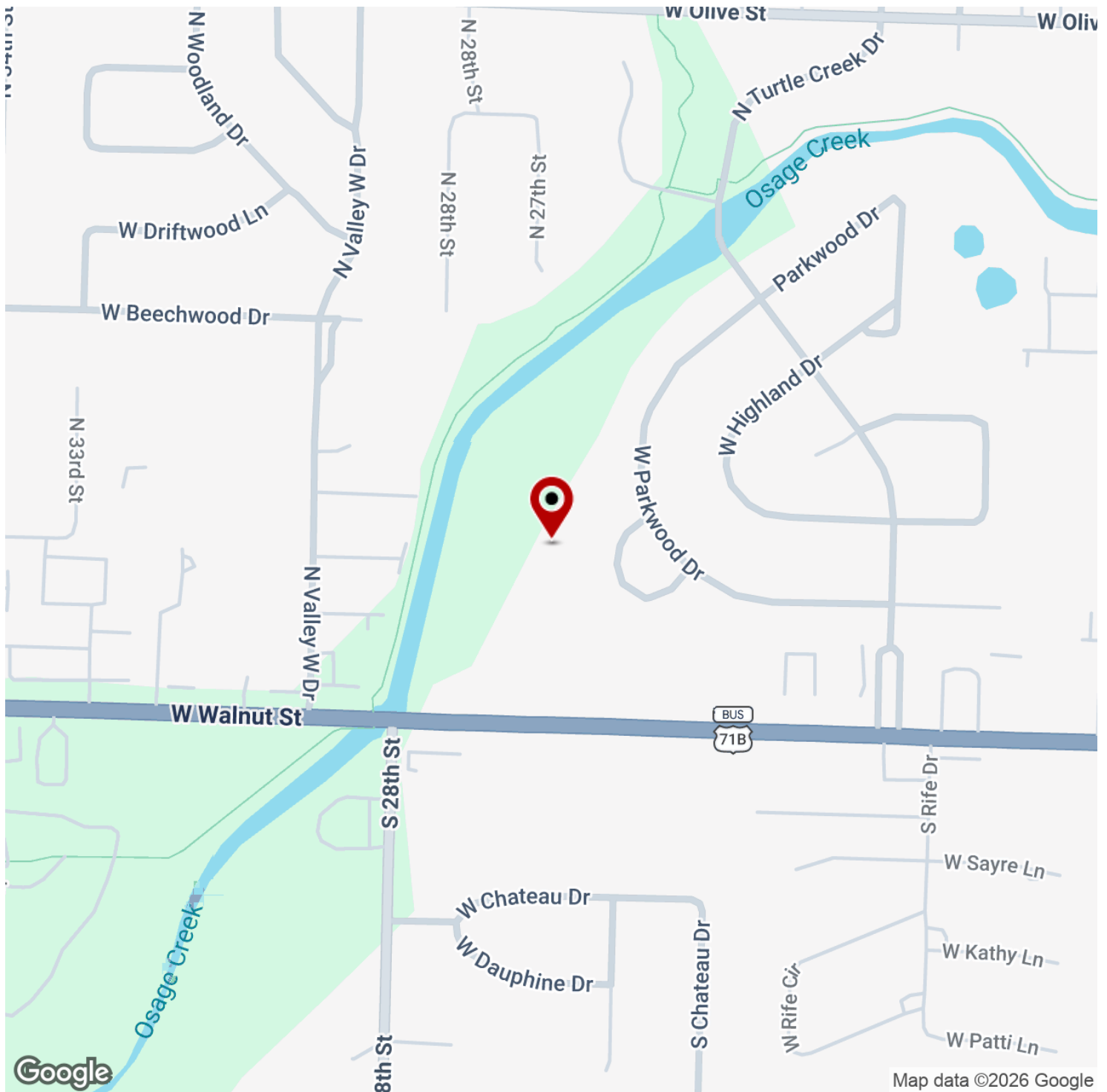
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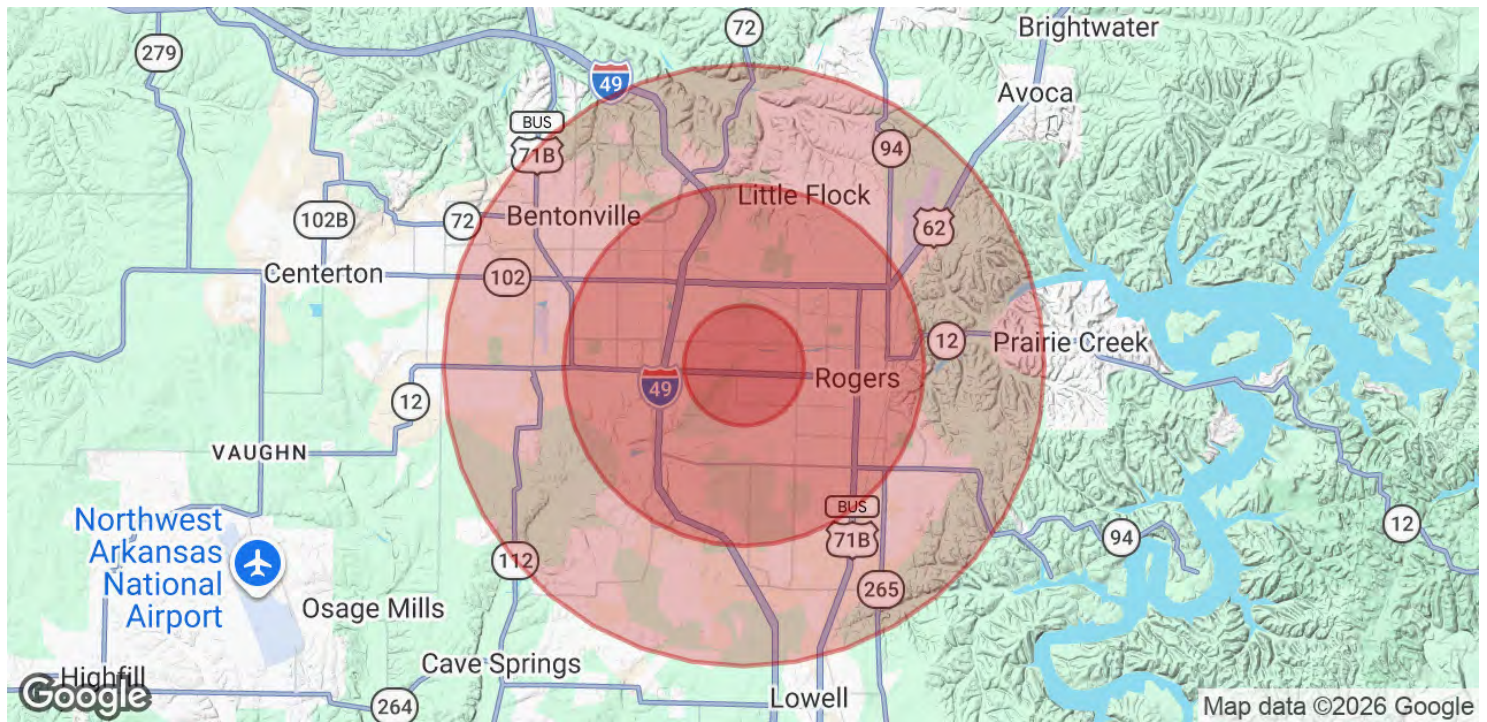
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,204	55,699	120,918
Average Age	38	37	36
Average Age (Male)	36	36	35
Average Age (Female)	39	39	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,135	21,479	44,562
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$83,420	\$92,283	\$119,124
Average House Value	\$240,542	\$292,635	\$359,422

2020 American Community Survey (ACS)

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