

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:	\$725.00 - 1,100.00 per month (Gross)
Available SF:	175 - 235 SF
Lot Size:	2.51 Acres
Building Size:	7,065 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

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SALMONSEN GROUP

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201 SW 14th St.
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Bentonville, AR 72712

EXECUTIVE OFFICES FOR LEASE

6 NORTH HALSTED CIRCLE

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	175 - 235 SF	Lease Rate:	\$725.00 - \$1,100.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6 Halsted Suite 5	Available	175 SF	Gross	\$725 per month	-
6 Halsted Suite 10	Available	235 SF	Gross	\$1,100 per month	Includes Internet

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OFFICE FOR LEASE

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FLOOR PLAN



Upper Floor



Ground Floor

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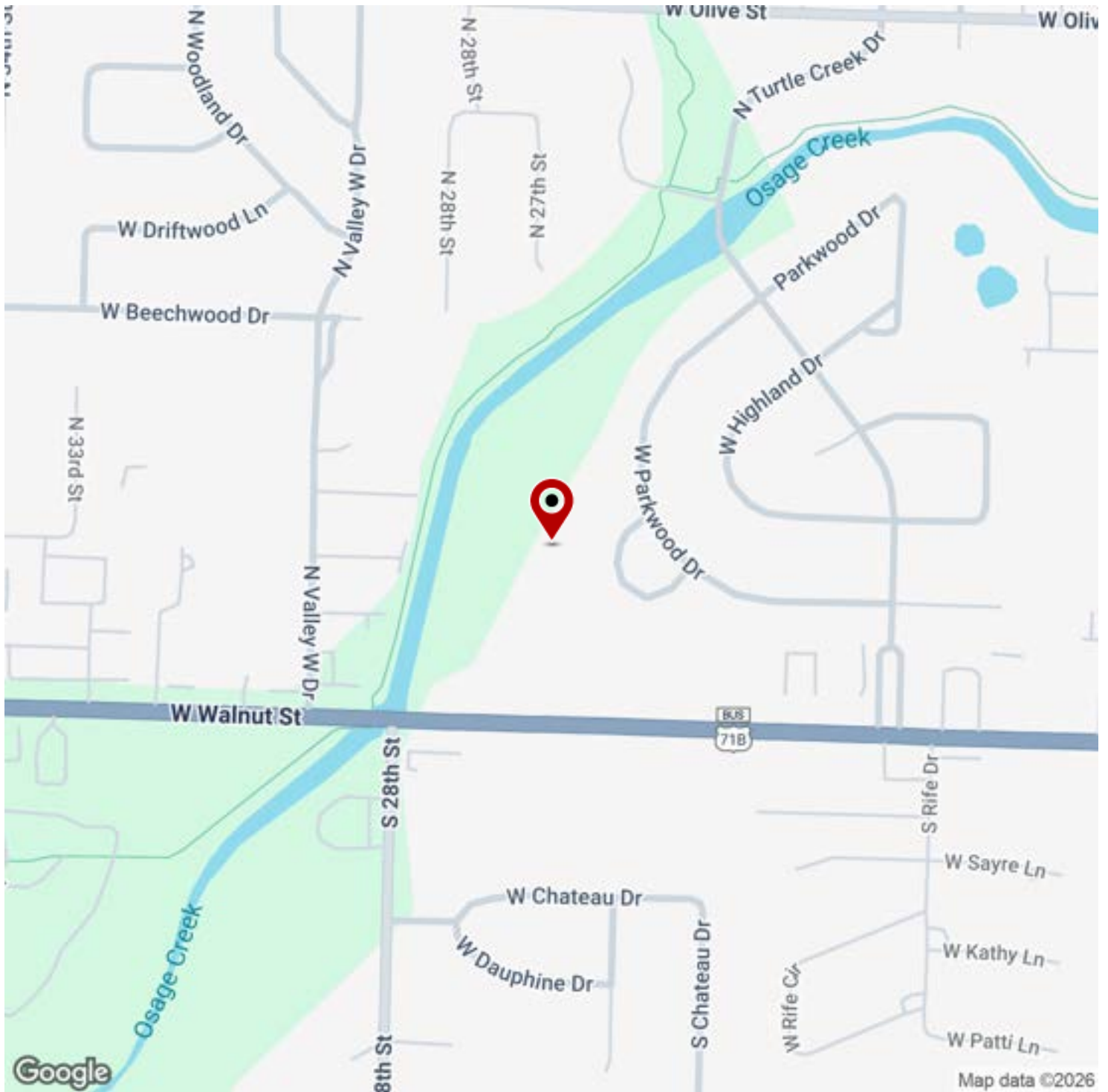
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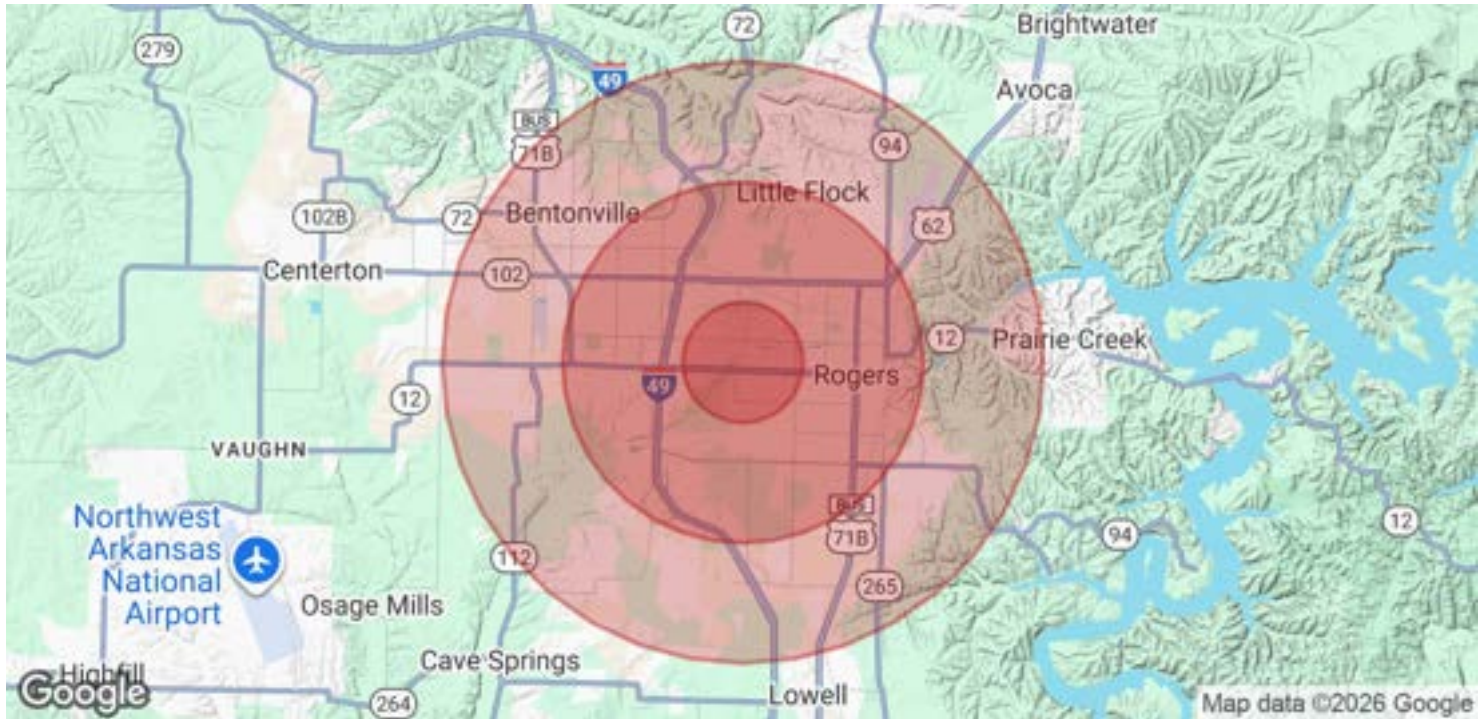
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,204	55,699	120,918
Average Age	38	37	36
Average Age (Male)	36	36	35
Average Age (Female)	39	39	37

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

Demographics data derived from AlphaMap

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