

**FOR LEASE**

# PINNACLE HILLS OFFICE BUILDING

## Property Highlights

- Lease Rate: \$20.00 / SF NNN + Utilities with 3% Annual Increases
- Suite 120: 3,527 ± RSF
- Easy access to Interstate 49
- Shell space offering buildout design flexibility
- Co-tenants include Jim Beam Brands, Cynergy, HomeSmart, UTZ Quality Foods, and more
- Located Rogers Pinnacle Hills area with close proximity to amenities including: hospitality, restaurants, multi-family, retail and major medical

**For more information, please  
contact:**

**Tom Allen**

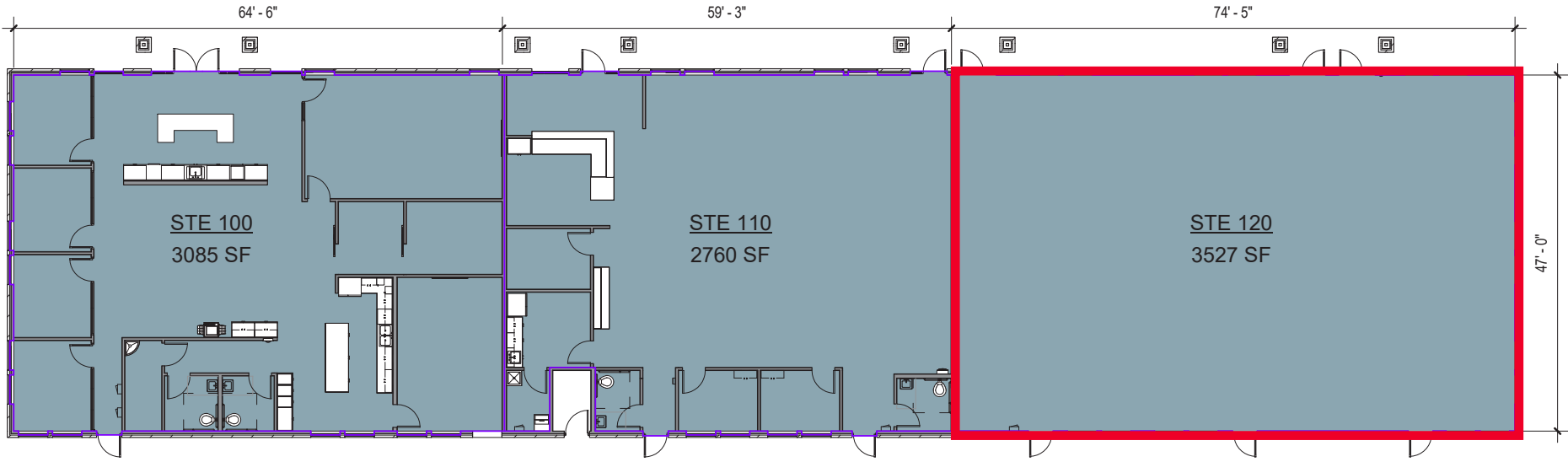
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\*information deemed reliable but not guaranteed



1 MARKETING FLOOR PLAN  
1/16" = 1'-0"



