

MEDICAL/OFFICE SPACE FOR LEASE

5501 W PINNACLE POINTE DR

ROGERS, ARKANSAS 72758



COREY FUHRMAN

BROKER
479.504.2034
COREY@BENNETTCRE.COM

5512 WEST WALSH LN, #201, ROGERS, AR 72758 | 479.278.4040 | BENNETTCRE.COM

SITE OVERVIEW

AVAILABLE:	5,875 SF
LEASE RATE:	\$25.00 PSF
LEASE TYPE:	NNN
PARKING:	37 SPACES

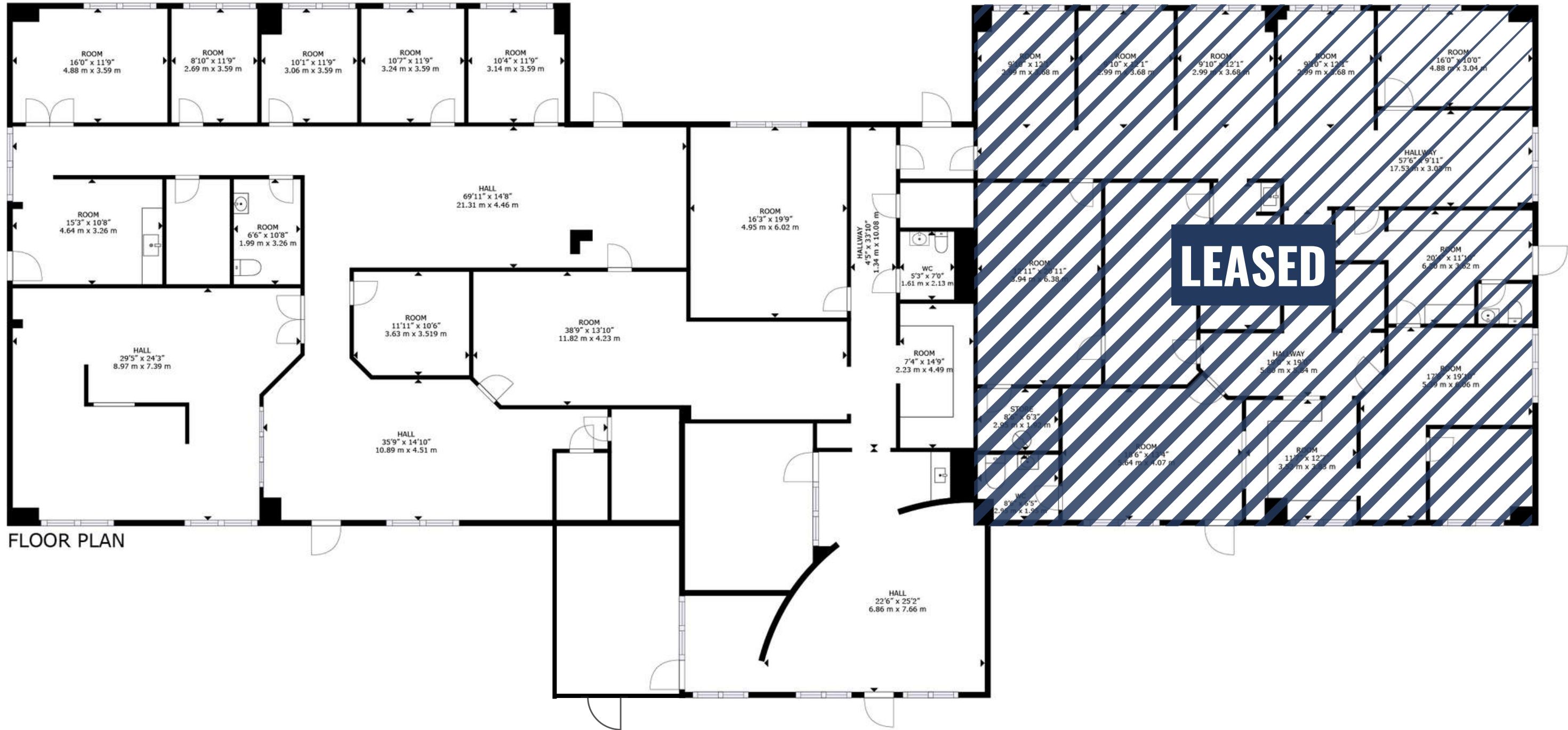
PROPERTY HIGHLIGHTS

- + CONVENIENTLY LOCATED IN PINNACLE HILLS
- + EASY ACCESS TO I-49
- + EXISTING OFFICE & DENTAL BUILDOUT
- + REFRESHED EXTERIOR
- + NEW PARKING LOT
- + YEAR BUILT: 2001

360° VIRTUAL TOUR LINK



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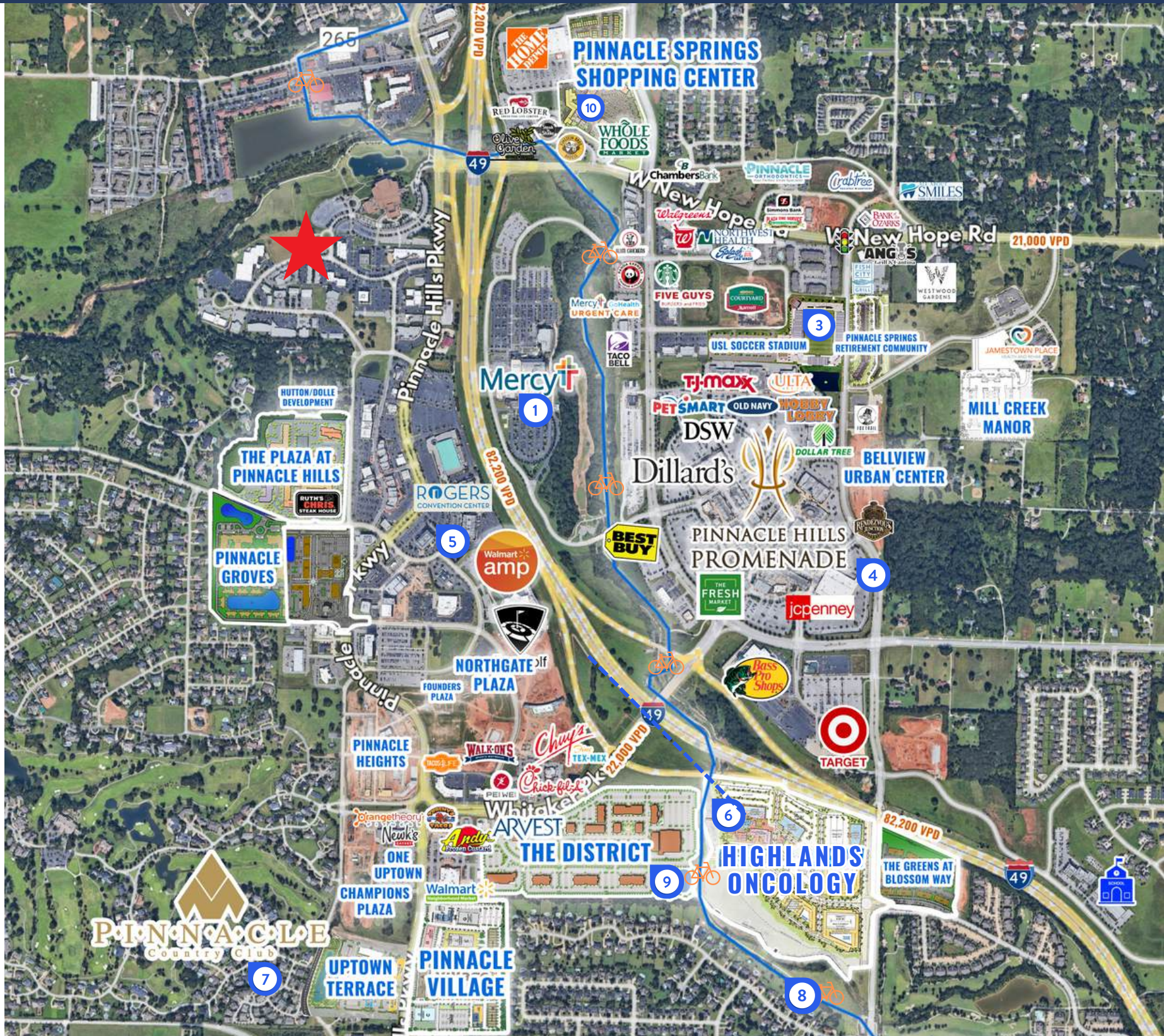
FLOOR PLAN



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1 MERCY HOSPITAL

\$277 MILLION HOSPITAL EXPANSION ADDING 150 ADDITIONAL PATIENT BEDS, ROOMS AND EXPANDED SERVICES TO MEET THE NEEDS OF THE GROWING MARKET.

2 TOP GOLF

GOLF, PARTY, SPORTS BAR AND RESTAURANT VENUE ALONG INTERSTATE-49

3 UNITED SOCCER LEAGUE

PROPOSED MEN'S PROFESSIONAL SOCCER LEAGUE STADIUM THAT WILL ALSO BE A VENUE FOR CONCERTS AND OTHER GATHERINGS

4 PINNACLE HILLS PROMENADE

A PREMIER SHOPPING DESTINATION IN NORTHWEST ARKANSAS OFFERING OUTDOOR BOUTIQUE AND NATIONAL RETAILERS

5 ROGERS CONVENTION CENTER

NUMBER ONE MEETING AND EVENT FACILITY IN NORTHWEST ARKANSAS OFFERING EXPANSIVE AND VERSATILE SPACE FOR EVENTS OF ALL SIZES AND ANCHORED BY EMBASSY SUITES

6 MULTIMILLION DOLLAR DEVELOPMENTS

TOTALING MORE THAN \$450 MILLION AND GROWING, THE PINNACLE HILLS / UPTOWN SUBMARKET OF ROGERS IS SURROUNDED BY NEW OFFICE, RETAIL AND MIXED-USE DEVELOPMENTS EITHER COMPLETED, PLANNED OR UNDER CONSTRUCTION WITHIN THE PAST 18 MONTHS

7 PINNACLE HILLS COUNTRY CLUB

HOME TO MANY SENIOR-LEVEL EXECUTIVES AND PROFESSIONAL SERVICE PROVIDERS WITH AN AVERAGE OF \$260K OF ANNUAL MEDIAN NET WORTH INCOME AND ESTATE-SIZED HOMES.

8 RAZORBACK GREENWAY TRAIL SYSTEM

ACCESSIBILITY TO MORE THAN 450 MILES OF DIRT AND PAVED TRAILS SPANNING FROM BELLA VISTA TO FAYETTEVILLE

9 THE DISTRICT

A 368-ACRE MIXED-USE DEVELOPMENT INCLUDING OFFICE, RETAIL, OUTDOOR PLAZA, APARTMENTS, PARKING DECK AND HOTEL

10 PINNACLE SPRINGS SHOPPING CENTER

A 80,498-SQUARE-FOOT MIXED-USE DEVELOPMENT ANCHORED BY WHOLE FOODS WITH TWO PLANNED PHASES INCLUDING TOWNHOMES, PARKING GARAGE, RETAIL AND OFFICE BUILDINGS



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AERIAL VIEW

NEW
Walmart Home Office



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AERIAL VIEW



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BROKER



Corey brings 6+ years of experience in Commercial Real Estate Brokerage and Development across Arkansas, with expertise in various transaction types, including office, retail, investment, and healthcare. In his time in the business, he has developed a specialty in healthcare. This includes Buyer/Tenant representation, Landlord/Seller Representation, Sale-leasebacks, and

Ground-up developments. Corey was raised in DeWitt, Arkansas, and later attended Arkansas State University, graduating with a B.S. in Finance in 2017.

ACHIEVEMENTS

Diamond Award Winner for Total Transaction Volume: 2022
Diamond Award Winner for Total Transaction Volume: 2021
Platinum Award Winner for Total Transaction Volume : 2020
Arkansas State University, 2017 : B.S. in Finance, Emphasis in Mgmt

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CLIENTS REPRESENTED

Arkansas Chiropractic Group	Ozark Comprehensive Dentistry	STG International
Conley Injury Clinic	Nutex Health	IVX Health
Radiant Eyecare	Jonesboro Pediatric Dentistry	Neurology Associates
MRG Exams	Autism in Motion	Alleviant Health
		Miller Commerce

SIGNIFICANT TRANSACTIONS

Tenant Rep | 3,200 SF Medical Space LEASED | Fayetteville
Landlord Rep | 4,029 SF Medical Space LEASED | Rogers
Landlord & Tenant Rep | 2,880 SF Medical Space LEASED | Fayetteville
Buyer & Seller Rep | 11,853 SF Medical Sale Leaseback SOLD | Jonesboro
Buyer Rep | 3 Acres for Medical Development | SOLD | Little Rock
Tenant Rep | 2,526 SF Medical Space LEASED | Fort Smith
Tenant Rep | 15,100 SF Medical Space LEASED | Jonesboro
Buyer & Seller Rep | 14,070 SF Medical Building SOLD | Jonesboro
Buyer & Seller Rep | 7,900 SF Medical Building SOLD | Jonesboro
Landlord & Tenant Rep | 6,500 SF Medical Build-to-suit LEASED | Conway

INVOLVEMENT

Urban Land Institute (ULI), Member
International Council of Shopping Centers (ICSC), Member
ULI Young Leaders Group (YLG), Member
NWA Emerging Leaders, Member