



FOR SUBLEASE

PINNACLE HILLS OFFICE SPACE

Property Highlights

- 2,448 ± SF available for sublease on 10/1/2025
- Asking Rate: \$23.00/SF MG
- Sublease Term: Expires 12/31/2026
- Space features a conference room, 3 private offices, kitchenette, copy room, two private restrooms and an open work area
- Close to Embassy Suites, Rogers Convention Center, Toppgolf, Walmart AMP and many other entertainment and business amenities

For more information, please
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*information deemed reliable but not guaranteed

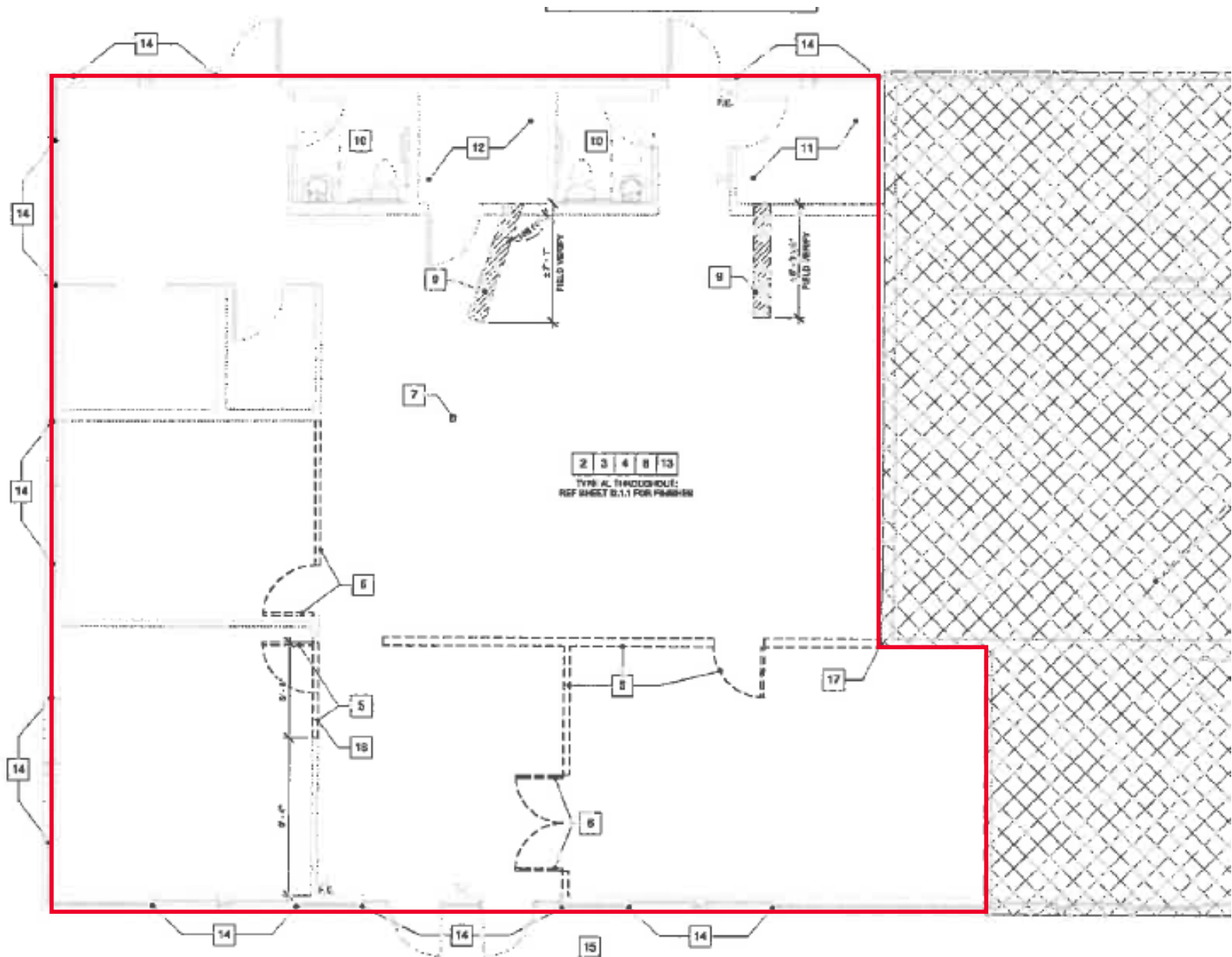
INTERIOR PHOTOS 5500 WALSH LN, STE 100 | ROGERS, AR 72758



CUSHMAN &
WAKEFIELD

sage
PARTNERS





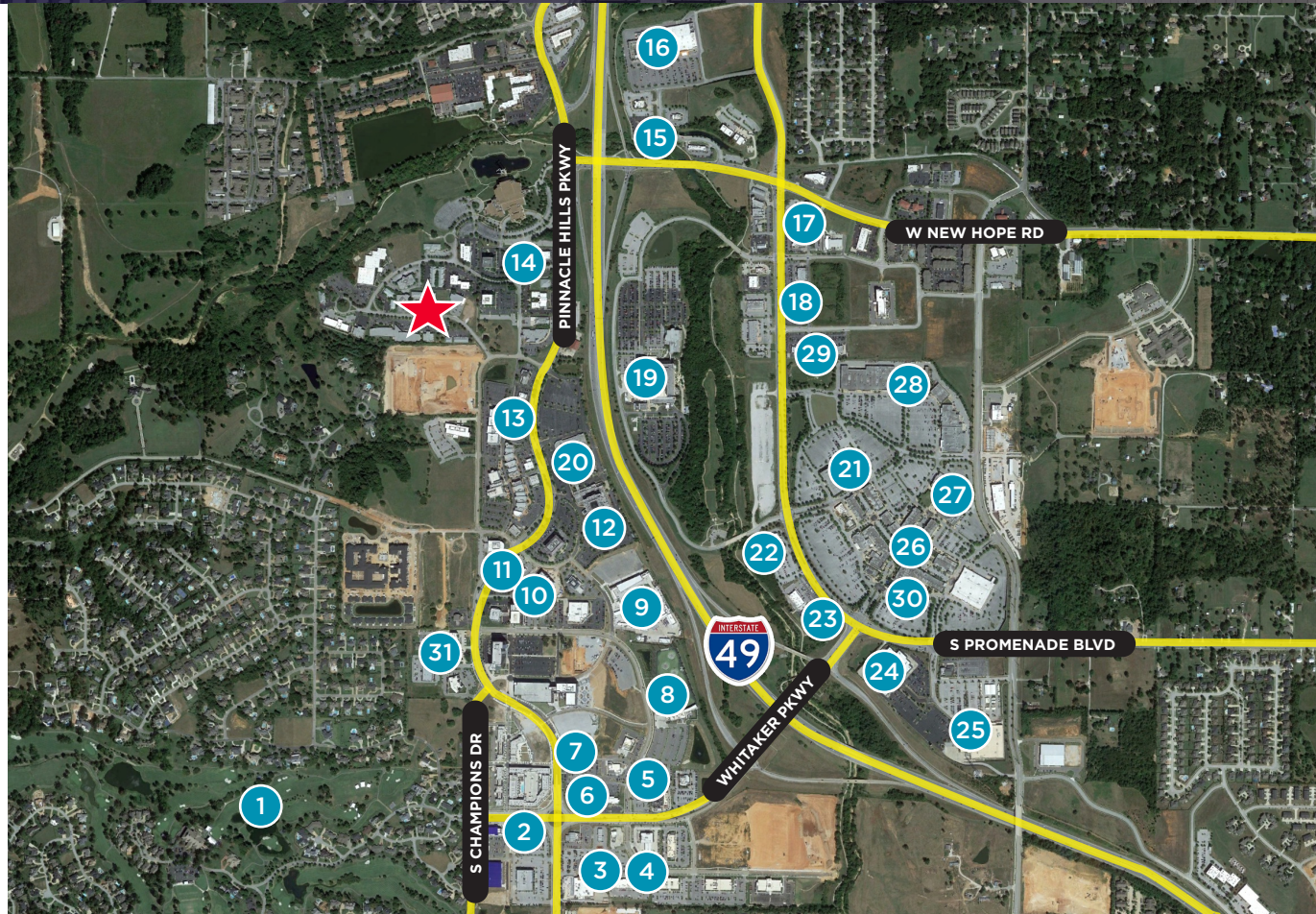


356
RETAIL

239
AREA
RESTAURANTS

33
HOTELS

*Information provided within 3 mile radius



- | | | | | |
|---|--|--|--------------------------------|--|
| 1. Pinnacle Country Club | 6. Wright's BBQ, Capriccio, Lavish Nail Lounge | Cold Stone | Starbucks | Local Lime |
| 2. Newk's Eatery, Hero's Coffee, Luma, Orange Theory, Walker Bros | 7. Tacos4Life, Walkons, Saltgrass | 14. Debbie's Family Pharmacy, Howse | 19. Mercy Hospital | 27. Dave & Buster's |
| 3. Walmart Neighborhood Market, Torchy's Tacos | 8. Topgolf | 15. Red Lobster, Olive Garden, Bariola's Pizzeria, Einstein Bros | 20. Rogers Convention Center | 28. Ulta, Old Navy, Hobby Lobby, T.J. Maxx, Carter's |
| 4. Fuzzy's Taco Shop, Mirabella's Table, Uptown Taphouse, Arvest | 9. Walmart Amp | 16. The Home Depot | 21. Dillard's | 29. Swig, Oasis Nail Bar |
| 5. Pei Wei, Chick-fil-A, Chuy's Mexican Food | 10. Domino's Pizza | 17. Walgreens, Splash, Culver's | 22. Best Buy | 30. Pinnacle Hills Promenade |
| | 11. Tropical Smoothie | 18. Five Guys, Firehouse Subs, Mojitos, TCBY, | 23. Longhorn Steakhouse | 31. Signature Bank |
| | 12. Embassy Suites | | 24. Bass Pro Shops | |
| | 13. Grub's, Bonefish Grill, | | 25. Target | |
| | | | 26. Big Orange, P.F.. Chang's, | |