



**THE  
GRADE**

# SHAPING THE AEC LANDSCAPE IN NORTHWEST ARKANSAS

A purpose-built development designed to bring together architecture, engineering, construction, and design professionals in one collaborative environment—combining private workspace with shared amenities, flexible work areas, and a centralized hub to support how AEC teams actually work.



**PALMER HAYS, SIOR | INDUSTRIAL SPECIALIST**

**WILL JARRATT | INDUSTRIAL SPECIALIST**

**FOR LEASE: 4840 ROBINS RD | SPRINGDALE, AR**

479.466.8499 | [PALMER@FOCUSCREGROUP.COM](mailto:PALMER@FOCUSCREGROUP.COM)

479.396.2712 | [WILL@FOCUSCREGROUP.COM](mailto:WILL@FOCUSCREGROUP.COM)



## PHASE I HIGHLIGHTS

±9,824 SF (DEMISABLE)  
MAX AVAILABILITY

±4,912 SF  
MIN AVAILABILITY

\$16.50 PSF  
ASKING RENT

NNN  
RENT TYPE

2  
GRADE LEVEL DOORS

Q4 2026  
EST DELIVERY

1.9 MILE DRIVE  
DISTANCE TO I-49

## EXECUTIVE SUMMARY

The Grade – Phase I is a purpose-built commercial development located less than 2 miles from Interstate 49 and adjacent to the future Northern Bypass, designed to bring together architecture, engineering, construction, and design professionals in a highly collaborative environment. The project has ±9,824 square feet available, demisable to ±4,912 square feet, and includes two grade-level doors, with anchoring tenants being Division 09 and Hartley Commercial. This first phase is part of a broader two-phase plan to expand the development into a dedicated location for AEC companies to work, collaborate, and grow together.

Anchoring the development is **Division 09**, a co-working and event-driven amenity space that enhances the tenant experience through shared resources, flexible workspace, and a commercial materials library. Tenants have access to open co-working areas, conference rooms, huddle rooms, focus spaces, and a large meeting and event area with an adjacent kitchen and outdoor patio—supporting everything from daily work to client meetings, CEU events, and industry gatherings.

PALMER HAYS, SIOR | INDUSTRIAL SPECIALIST

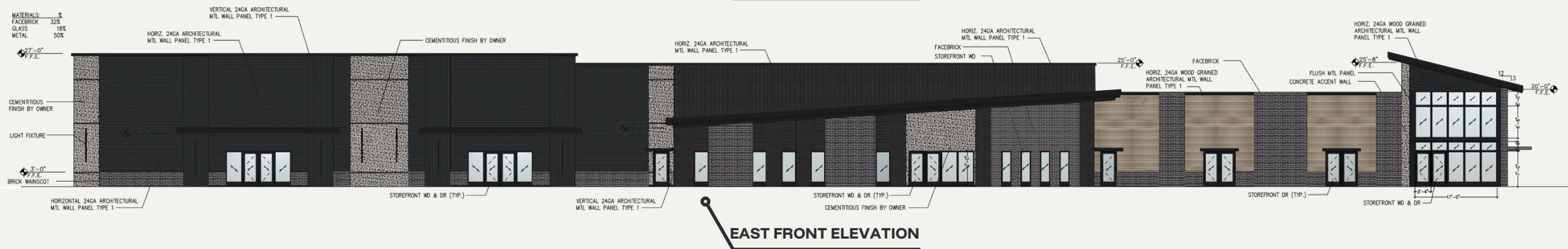
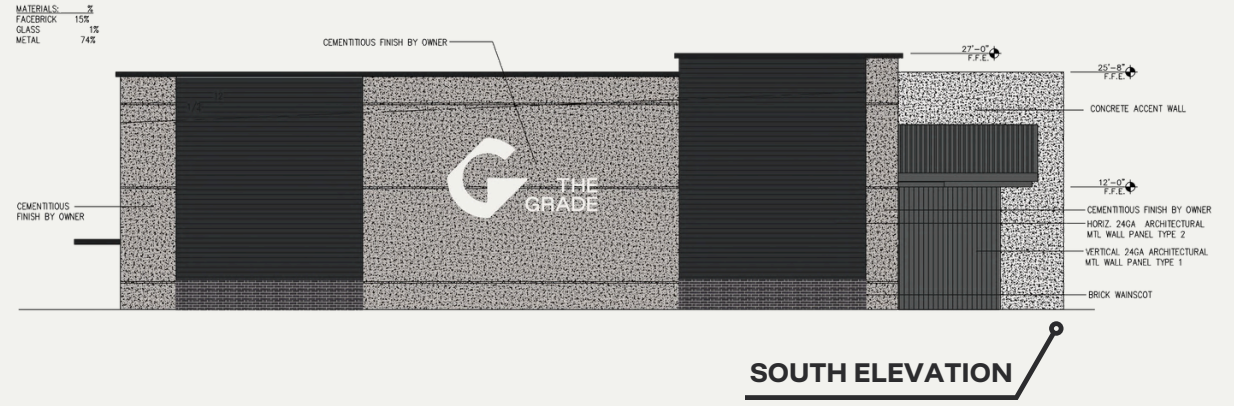
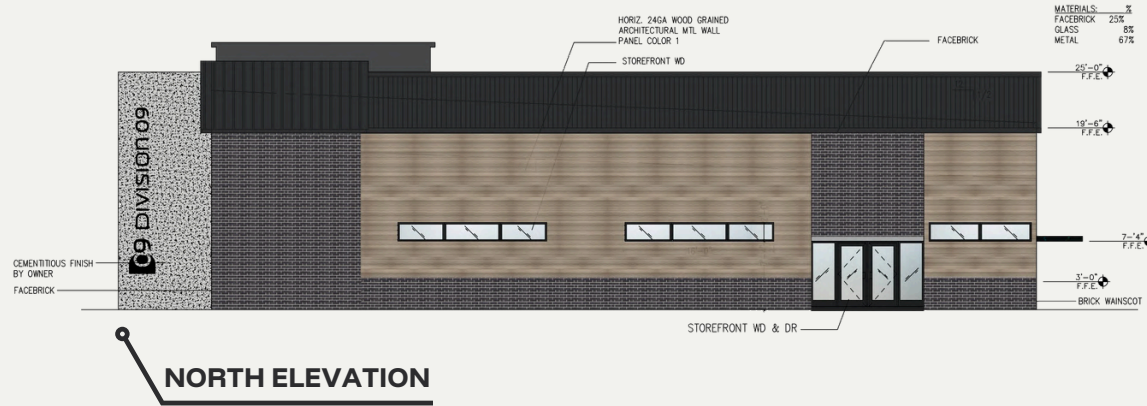
WILL JARRATT | INDUSTRIAL SPECIALIST

FOR LEASE: 4840 ROBINS RD | SPRINGDALE, AR

479.466.8499 | PALMER@FOCUSCREGROUP.COM

479.396.2712 | WILL@FOCUSCREGROUP.COM

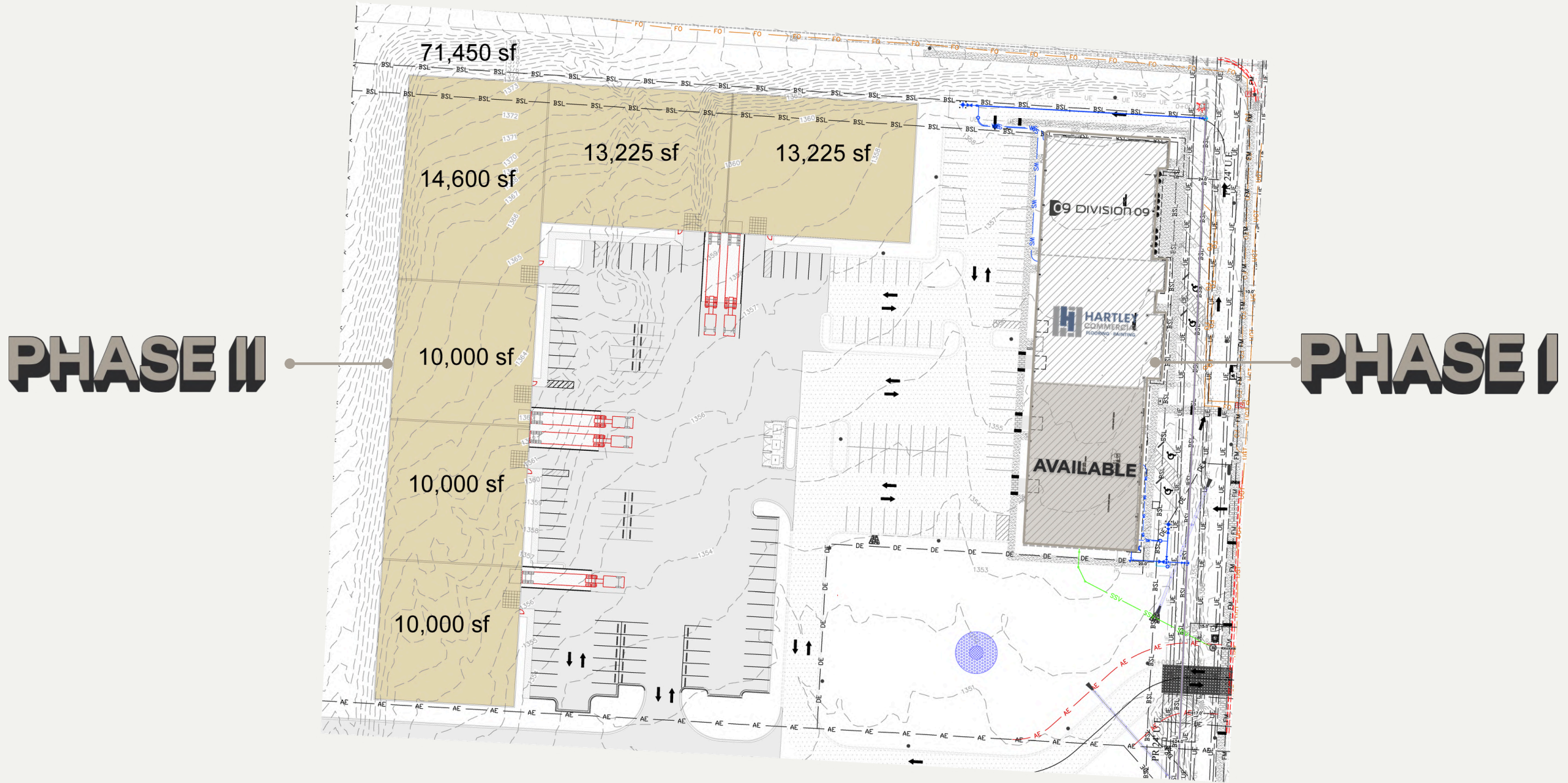
# RENDERINGS



PALMER HAYS, SIOR | INDUSTRIAL SPECIALIST

WILL JARRATT | INDUSTRIAL SPECIALIST

# SITE PLAN



PALMER HAYS, SIOR | INDUSTRIAL SPECIALIST

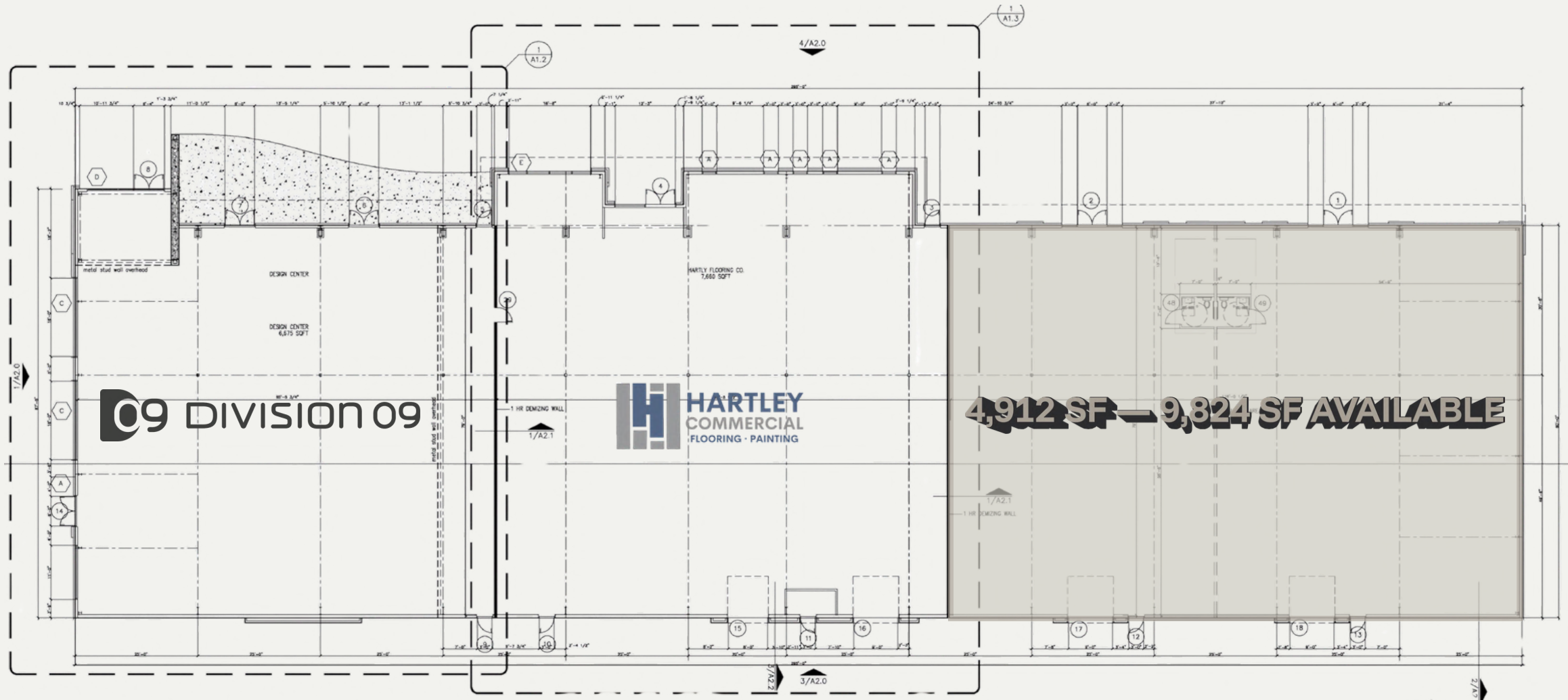
WILL JARRATT | INDUSTRIAL SPECIALIST

FOR LEASE: 4840 ROBINS RD | SPRINGDALE, AR

479.466.8499 | PALMER@FOCUSCREGROUP.COM

479.396.2712 | WILL@FOCUSCREGROUP.COM

# PHASE I FLOOR PLAN



PALMER HAYS, SIOR | INDUSTRIAL SPECIALIST

WILL JARRATT | INDUSTRIAL SPECIALIST

FOR LEASE: 4840 ROBINS RD | SPRINGDALE, AR

479.466.8499 | PALMER@FOCUSCREGROUP.COM

479.396.2712 | WILL@FOCUSCREGROUP.COM

# 09 DIVISION 09

## OPEN WORKSPACE

CO-WORKING ENVIRONMENT WITH VARIOUS TYPES OF FURNITURE CONFIGURATIONS THAT CAN BE USED FOR BOTH INDIVIDUAL AND GROUP WORK ON A FIRST COME FIRST SERVE BASIS. THIS SPACE WILL ALSO HOUSE A COMMERCIAL MATERIALS LIBRARY OFFERING FREE SAMPLE ACCESS FOR ALL MEMBERS

## MEETING ROOM & KITCHEN

THINK LUNCH AND LEARNS, CEU'S, LARGE MEETINGS, HAPPY HOURS AND OTHER SPECIAL EVENTS. THIS SPACE ALSO HAS ADJACENT ACCESS TO A FULL KITCHEN. WHEN THIS SPACE IS NOT RESERVED, IT WILL BE OPENED UP AND USED AS AN EXTENSION OF THE OPEN WORKSPACE. BONUS - IT ALSO OPENS UP TO AN OUTDOOR PATIO

## CONFERENCE ROOMS

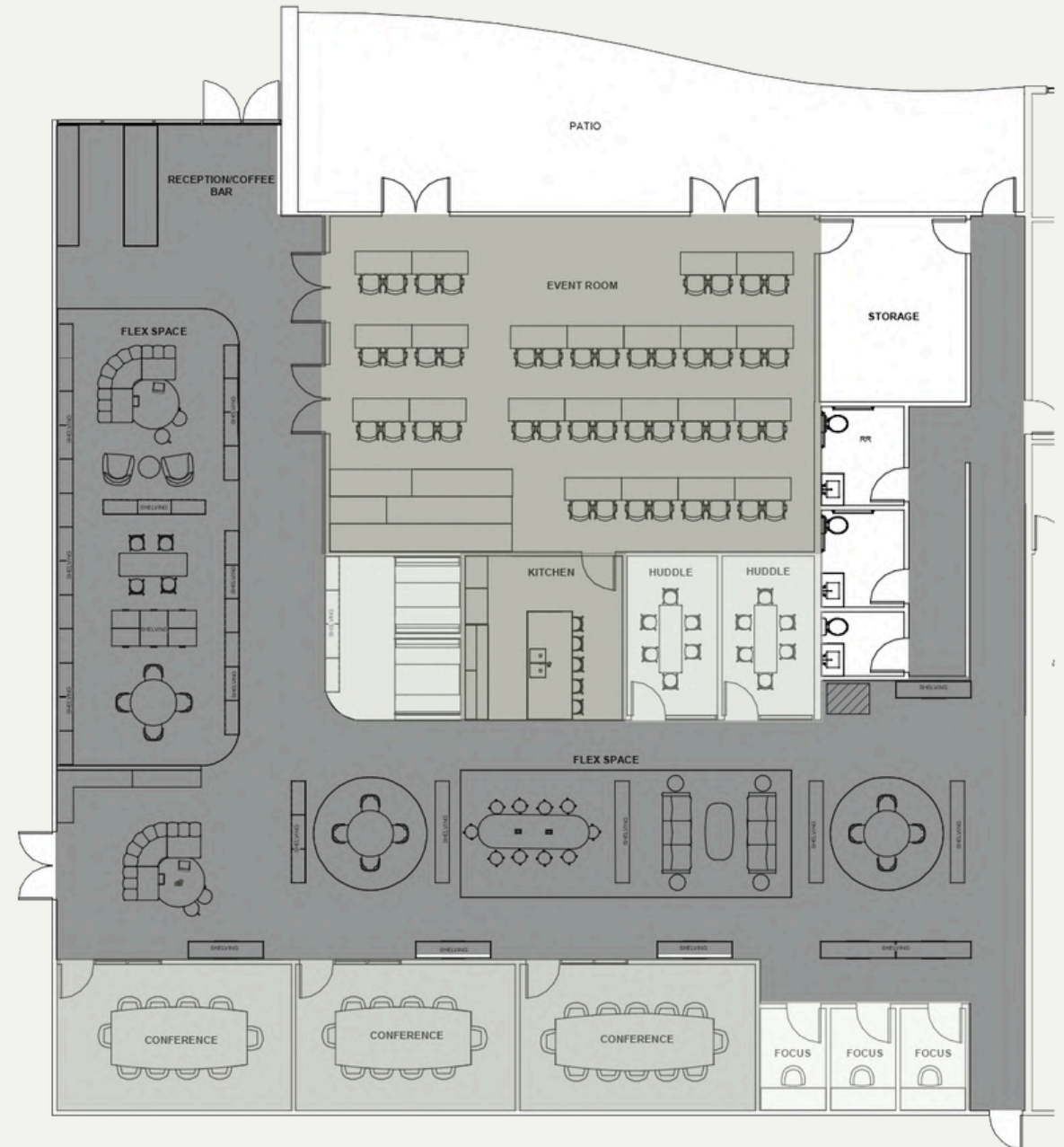
PRIVATE MEETING OR WORK SPACE FOR 6-12 PEOPLE WITH AUDIO VISUAL CAPABILITIES.

## HUDDLE ROOMS

PRIVATE MEETING OR WORK SPACE FOR 4-6 PEOPLE WITH AUDIO VISUAL CAPABILITIES.

## FOCUS SPACES

PRIVATE OR SEMI-OPEN WORKSPACE FOR 1-4 PEOPLE



PALMER HAYS, SIOR | INDUSTRIAL SPECIALIST

WILL JARRATT | INDUSTRIAL SPECIALIST

# AERIAL VIEW



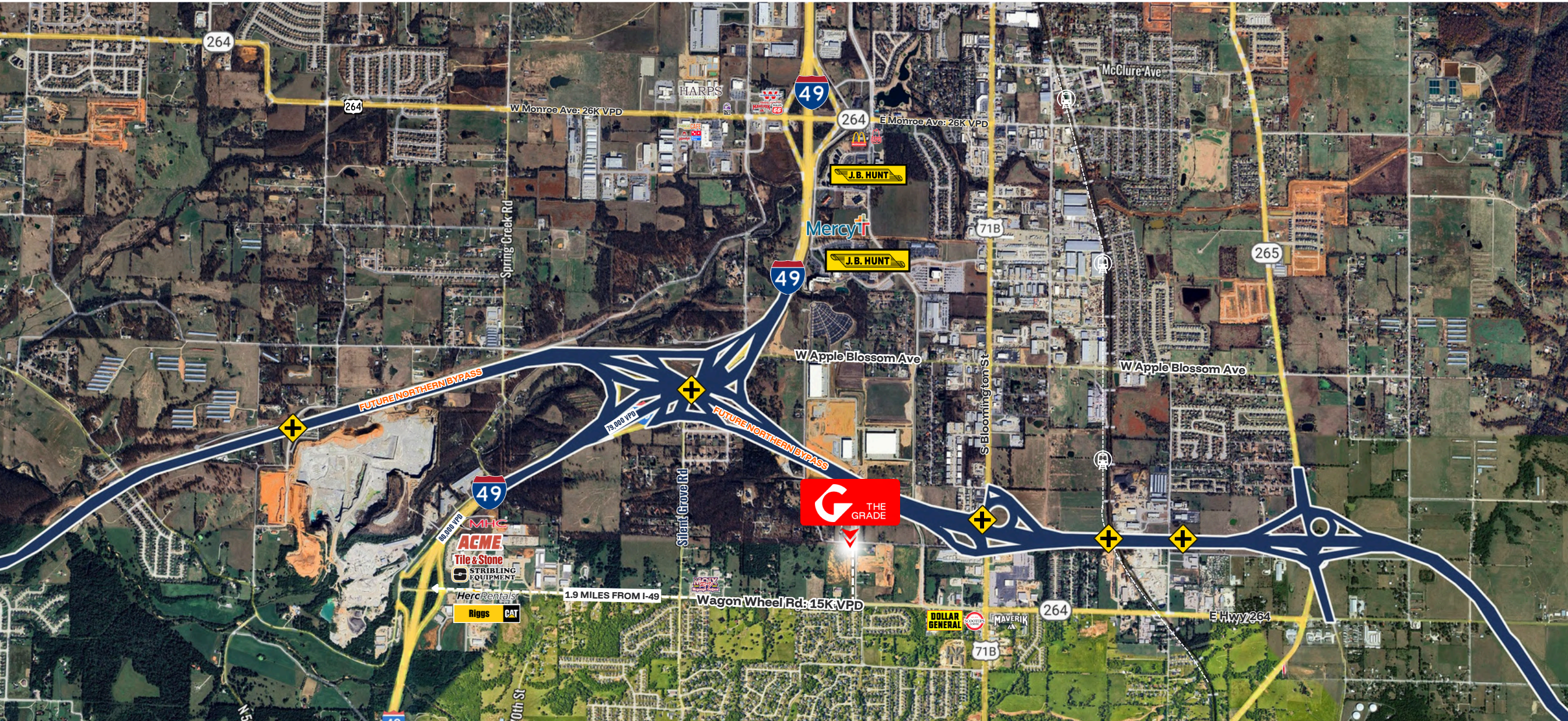
PALMER HAYS, SIOR | INDUSTRIAL SPECIALIST



WILL JARRATT | INDUSTRIAL SPECIALIST



FOR LEASE: 4840 ROBINS RD | SPRINGDALE, AR



479.466.8499 | PALMER@FOCUSCREGROUP.COM

479.396.2712 | WILL@FOCUSCREGROUP.COM



 1.9 MILES  5 MIN  
INTERSTATE-49

 1.0 MILES  3 MIN  
HWY 62

 3.8 MILES  9 MIN  
HWY 71-B

 2.4 MILES  7 MIN  
WALMART HOME OFFICE CAMPUS

PALMER HAYS, SIOR | INDUSTRIAL SPECIALIST

WILL JARRATT | INDUSTRIAL SPECIALIST

FOR LEASE: 4840 ROBINS RD | SPRINGDALE, AR

479.466.8499 | PALMER@FOCUSCREGROUP.COM

479.396.2712 | WILL@FOCUSCREGROUP.COM

# DRIVE TIME MAP



PALMER HAYS, SIOR | INDUSTRIAL SPECIALIST

WILL JARRATT | INDUSTRIAL SPECIALIST

FOR LEASE: 4840 ROBINS RD | SPRINGDALE, AR

479.466.8499 | PALMER@FOCUSCREGROUP.COM

479.396.2712 | WILL@FOCUSCREGROUP.COM

# CONTACT



**PALMER HAYS, SIOR**  
PRINCIPAL | INDUSTRIAL SPECIALIST  
479.466.8499  
PALMER@FOCUSCREGROUP.COM

Palmer Hays is a Northwest Arkansas native specializing in industrial tenant and landlord representation, industrial sale-leasebacks, and commercial land transactions. With a deep understanding of the regional market, he has completed over 150 industrial transactions totaling more than 1,500,000 square feet. Palmer believes exceptional service is rooted in maintaining a constant pulse on property values, market trends, and capital movement. His market expertise and commitment to staying informed enable him to provide strategic, results-driven guidance that helps clients achieve their real estate objectives.



**WILL JARRATT**  
INDUSTRIAL SPECIALIST  
479.396.2712  
WILL@FOCUSCREGROUP.COM

Will Jarratt specializes in industrial tenant and landlord representation at Focus Commercial Real Estate, working closely with the industrial team to deliver strategic, client-focused solutions throughout Northwest Arkansas and beyond. With strong local market knowledge and a results-driven mindset, Will is dedicated to helping clients achieve their real estate goals through professionalism, attention to detail, and a commitment to exceptional service.



PALMER HAYS, SIOR | INDUSTRIAL SPECIALIST

WILL JARRATT | INDUSTRIAL SPECIALIST