



FOR LEASE

PINNACLE HILLS PROMENADE OFFICE SPACE

Property Highlights

- Lease Rate: \$26.50 / SF MG with 3% Annual Increases
- Suite 5200: 2,266 ± RSF / 1,968 ± USF
- Dedicated parking for office tenants
- Co-tenants include: The Mars Agency, Georgia Pacific, LG, Game Exchange, and Revlon
- Located in Pinnacle Hills Promenade, featuring retailers such as Dillard's, William Sonoma, Banana Republic, Pottery Barn, Lululemon, Kendra Scott, and more
- Close to Embassy Suites, Rogers Convention Center, Topgolf, the Walmart Amp, and many other entertainment and business amenities

For more information, please contact:

Tom Allen

479 903 6331

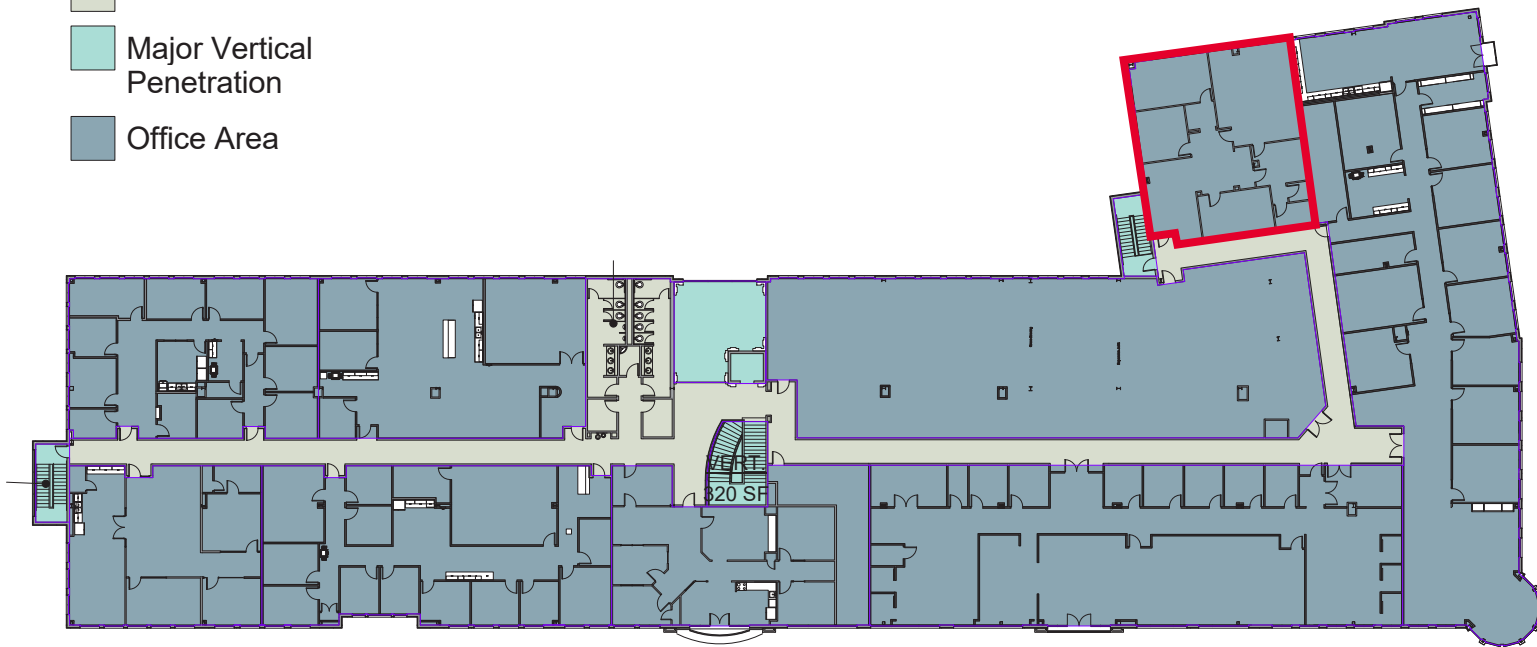
tallen@sagepartners.com

479 845 3000

sagepartners.com

*information deemed reliable but not guaranteed

- Floor Area
- Major Vertical Penetration
- Office Area





Whole Foods Mixed-Use Development
(Future Development)

16,000
VEHICLES PER DAY

W NEW HOPE RD

Swig
FIVE GUYS
BURGERS and FRIES
SLIM JIM CHICKENS
FOLDERS COFFEE
STARBUCKS COFFEE

HOWSE

Mercy+

HOBBY LOBBY
PET SMART
DOLLAR TREE
TJ-MAXX
ULTA
OLD NAVY

BONEFISH GRILL
COLD STONE
THEO'S

ROGERS
CONVENTION CENTER

E

79,000
VEHICLES PER DAY

SUBJECT PROPERTY

Pinnacle Hills
PROMENADE

Walmart
amp

INTERSTATE
49

S PROMENADE BLVD

The Village at Pinnacle Hills
(Future Development)

TOPGOLF

Bass Pro Shops

TARGET

CHAMPIONS DR

Walmart
Neighborhood Market
Chick-fil-A
WRIGHT'S
MARKET

The District
(Future Development)

Highlands at Osage
(Future Development)

P-I-N-N-A-C-L-E
COUNTRY CLUB