

5506 W WALSH LN, SUITE 200, ROGERS, AR

PINNACLE HILLS OFFICE SPACE FOR LEASE

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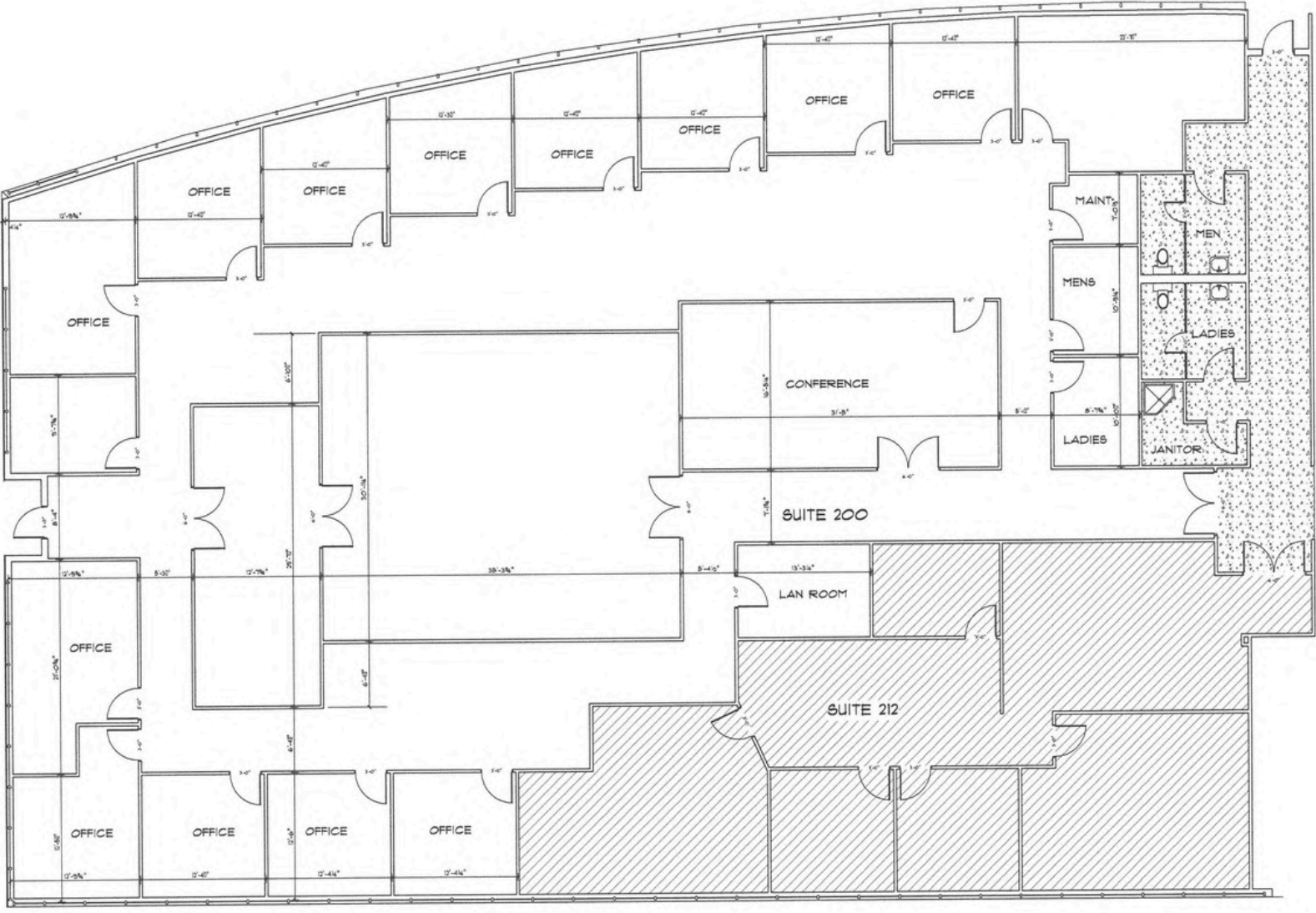
LEASE OVERVIEW

SUITE 200:	8,358 SF
ASKING RENT::	\$26.00 PSF
RENT TYPE:	MODIFIED GROSS
DATE AVAILABLE:	JANUARY 1 ST , 2026

SITE HIGHLIGHTS

±8,358 SF OFFICE SPACE AVAILABLE FOR LEASE **JANUARY 1.** THE SUITE INCLUDES ONE BREAKROOM, TWO LARGE CONFERENCE ROOMS, MULTIPLE PRIVATE OFFICES, AND DEDICATED STORAGE SPACE. RECENT RENOVATIONS TO THE BUILDING INCLUDE MODERNIZED LOBBIES, RESTROOMS, AND HALLWAYS, CREATING A CLEAN AND UPDATED WORK ENVIRONMENT. LOCATED JUST OFF PINNACLE HILLS PARKWAY WITH EASY ACCESS TO I-49, THE PROPERTY IS WITHIN WALKING DISTANCE TO TOPGOLF, THE WALMART AMP, RESTAURANTS, SHOPPING, AND NEW DEVELOPMENTS.

VIRTUAL TOUR



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INTERIOR PHOTOS



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AERIAL VIEW



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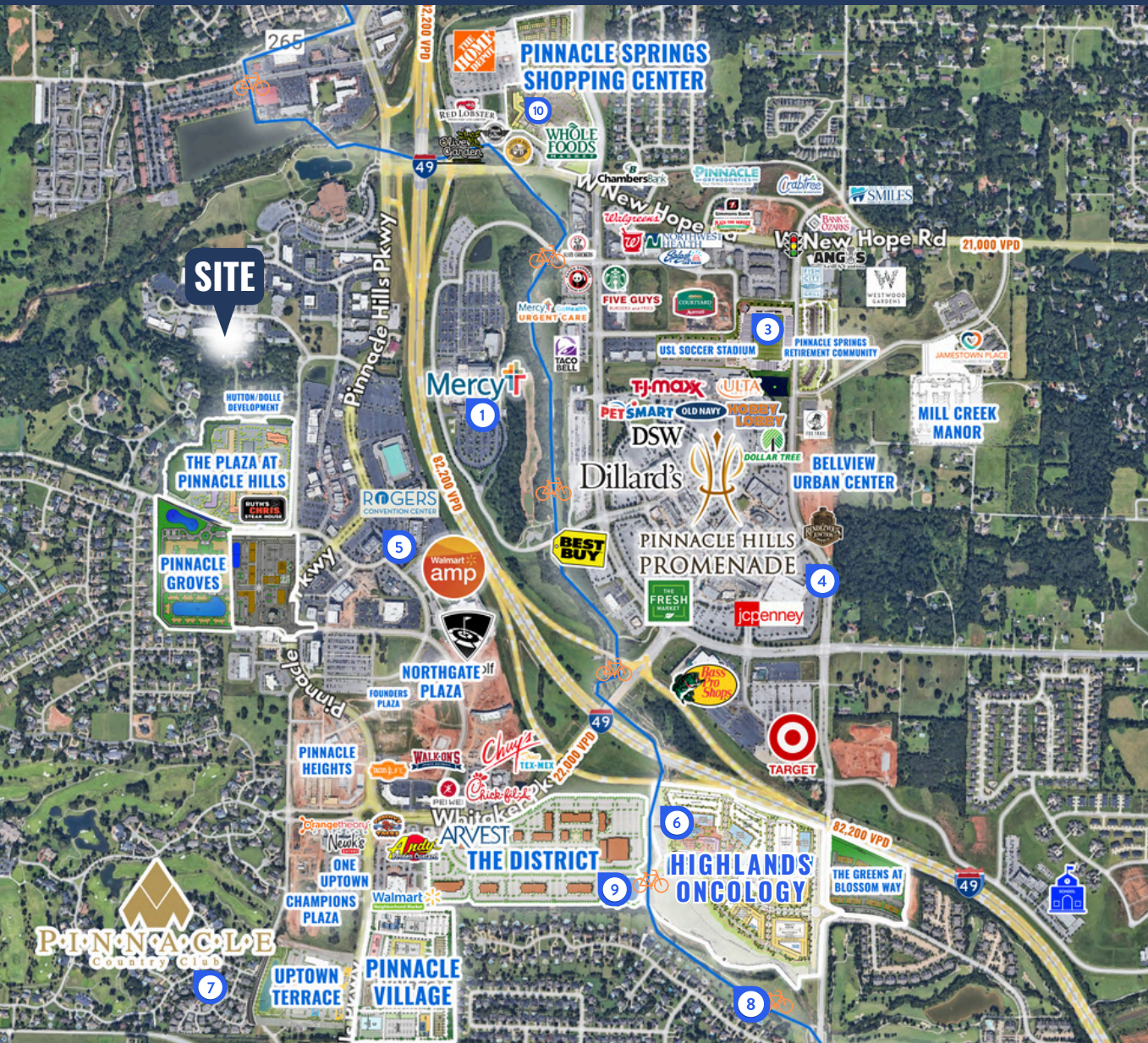
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1 MERCY HOSPITAL

\$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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LOCATION CONVENIENCE



BENTONVILLE SQUARE | BENTONVILLE



WALMART CAMPUS | BENTONVILLE



XNA AIRPORT | BENTONVILLE



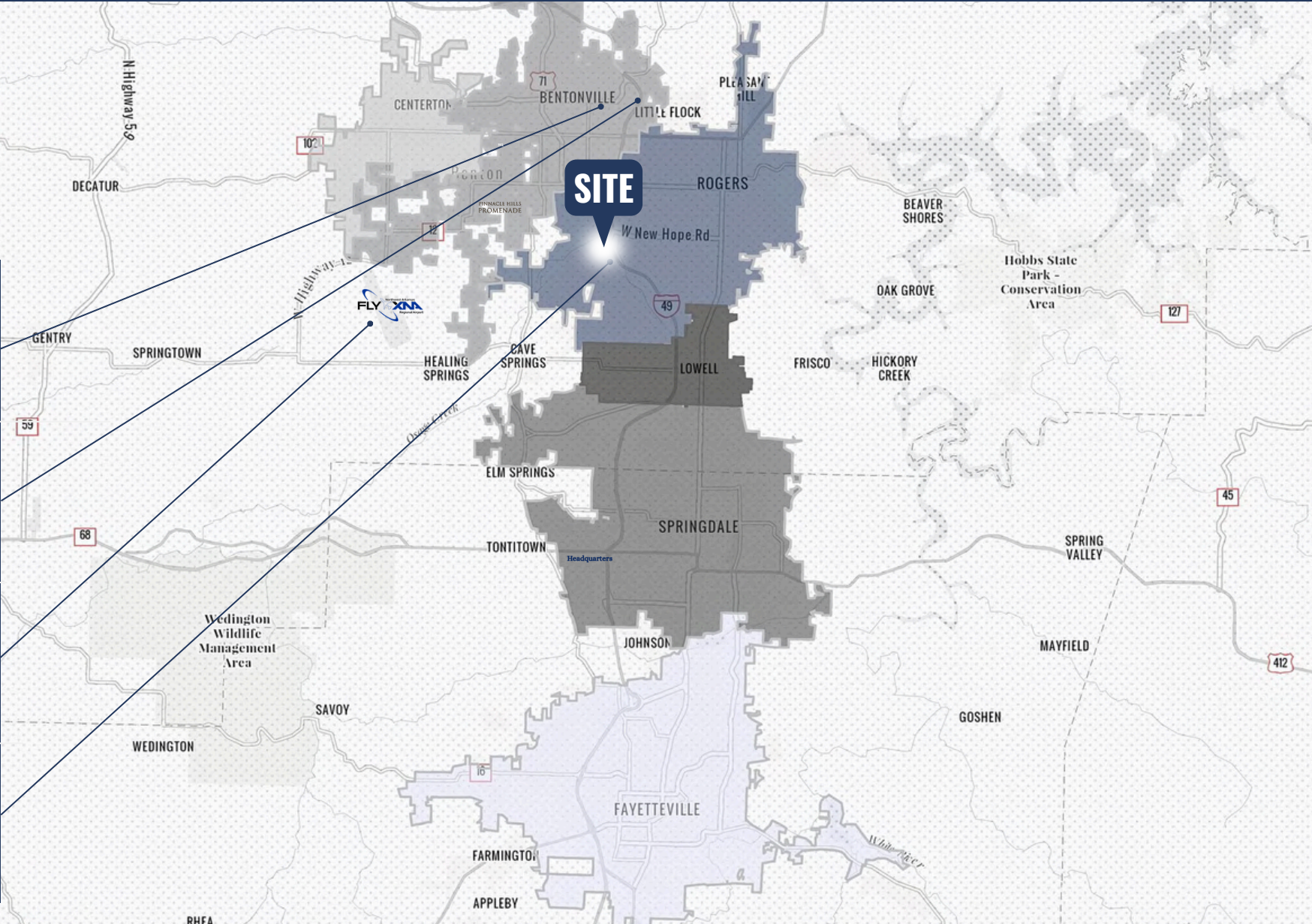
PINNACLE HILLS | ROGERS

6.7
MILES

5.3
MILES

10
MILES

1
MILE



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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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