

Office Space For Lease

221 N. 3rd Street | Rogers, AR

**CUSHMAN &
WAKEFIELD**

sage
PARTNERS

DOWNTOWN ROGERS



Property Information

- Approximately 5,034 square feet
- Lease Rate: \$16.00 psf + utilities in as is condition
- Located in a fast growing area and within close proximity to the Victory Row Experience District
- Walking distance from the Greenway Trail, Onyx Coffee, Rogers City Hall, the newly restored Rogers Historical Museum, and many more business, restaurant, and retail attractions
- Fully remodeled in 2018
- All new energy efficient windows, new electrical and plumbing, new IT wiring, new HVAC, hot water tank, appliances, carpet, paint, and roof
- Landlord will maintain the yard and sprinkler system

**FOR MORE INFORMATION
PLEASE CONTACT:**

Tom Allen, CCIM

Cell: (479) 903-6331

Office: (479) 845-3000

tallen@sagepartners.com

sagepartners.com

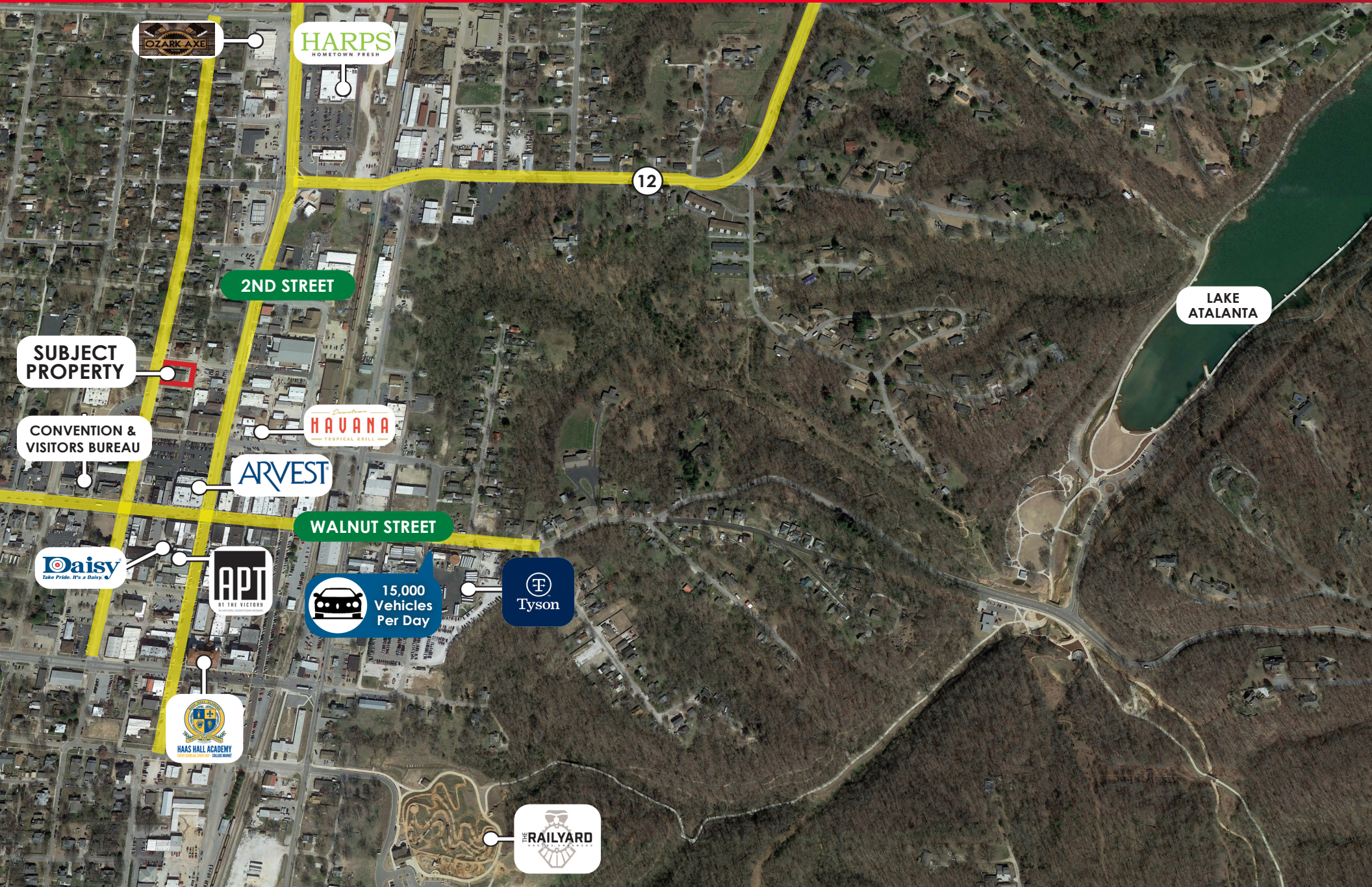
*information deemed reliable but not guaranteed

5100 W. JB Hunt Drive, Suite 800, Rogers, AR 72758 | 479 845 3000 | Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance





AERIAL 221 N. 3RD STREET | ROGERS, AR



OZARK AXE

HARPS
HOMETOWN FRESH

12

2ND STREET

LAKE ATALANTA

SUBJECT PROPERTY

CONVENTION & VISITORS BUREAU

HAVANA
TROPICAL GRILL

ARVEST

WALNUT STREET

Daisy
Take Pride. It's a Daisy.

APT
BY THE VICTORY

15,000
Vehicles
Per Day

Tyson

HAAS HALL ACADEMY
1907 BRADLEY COURT SW - ROGERS, AR 72756

THE RAILYARD

CONTACT INFORMATION

Cushman & Wakefield | Sage Partners



Tom Allen, CCIM
 President, Principal
 tallen@sagepartners.com
 5100 W JB Hunt Drive, Suite 800, Rogers, AR
 Office (479) 845-3000
 Cell (479) 903-6331
 sagepartners.com

- B.S.B.A Business, Major - Marketing at the University of Arkansas
- Over twenty four years' experience in commercial real estate focusing primarily on development,
- leasing, sales, acquisition and management of the Hunt Ventures portfolio in Northwest Arkansas
- Began his commercial real estate career as a Real Estate Manager with Walmart
- Joined Hunt Ventures in 2006 and was instrumental in negotiating the merger of the asset services division of Hunt Ventures with Sage Partners and Capitol Properties in 2016
- ICSC, CCIM, ULI
- Executive Board of the Rogers - Lowell Chamber
- United Bank - Board of Directors
- Alzheimer's Association (Northwest Arkansas) Advisory Board

Dedicated to the Hunt Ventures portfolio of 1.5 million square feet of office, retail, and mixed use properties



Tammie McKinney
 Senior Leasing Manager
 tmckinney@sagepartners.com
 (479) 845-3033

- Thirteen years' experience in commercial real estate
- Previous experience in the insurance\adjuster industry



Maddy Tollett
 Leasing Associate
 mtollett@sagepartners.com
 (479) 845-3037

- Five years' experience in commercial real estate
- Previous experience in the hospital \ medical administration industry
- Bachelors degree in Communications



Gayle Lovelace
 Leasing Associate
 glovelace@sagepartners.com
 (479) 845-3041

- Two years' experience in commercial real estate
- Previous experince Accounting and Risk Management with Fortune 500 companies
- Bachelors degree in Accounting



Missy Wade
 Leasing Associate
 mwade@sagepartners.com
 (479) 845-3043

- Eleven years' experience in commercial real estate
- Previous experience in the accounting profession

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Cushman & Wakefield | Sage Partners has been engaged by the owner of the Property to market it for sale. Information concerning the Property has been obtained from sources other than Sage Partners and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any references to age, square footage, income, expenses and any other Property specific information are approximate. Any opinions, assumptions, estimates, or financial information contained herein are projections only and are provided for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. Buyers should conduct their own independent investigation and inspection of the Property in evaluating a possible purchase. The information contained herein is subject to change.