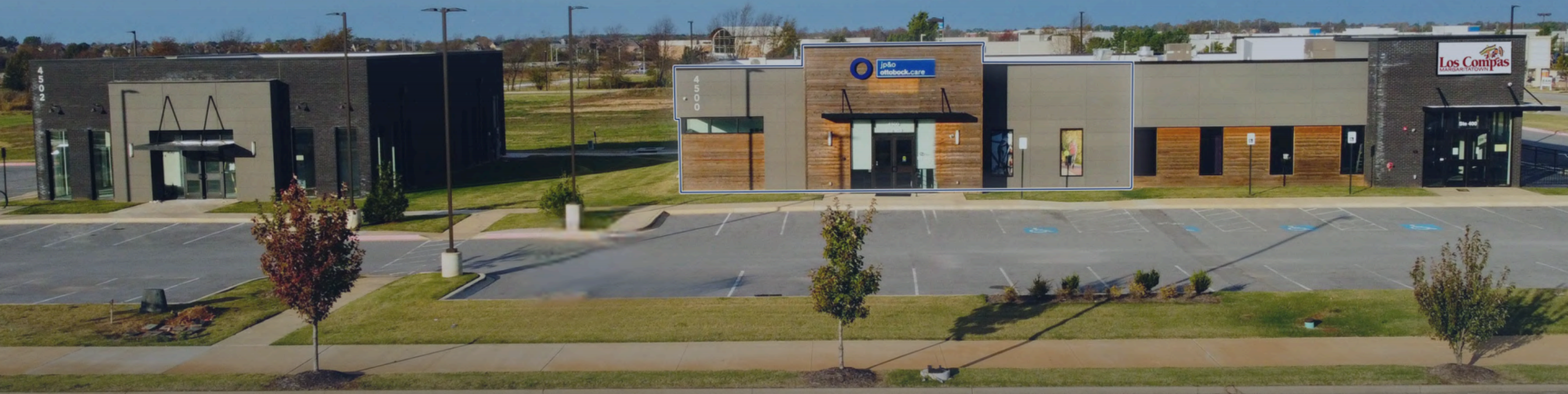


MEDICAL SPACE FOR SUBLEASE

4500 S DIXIELAND RD



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479.504.2034
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5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

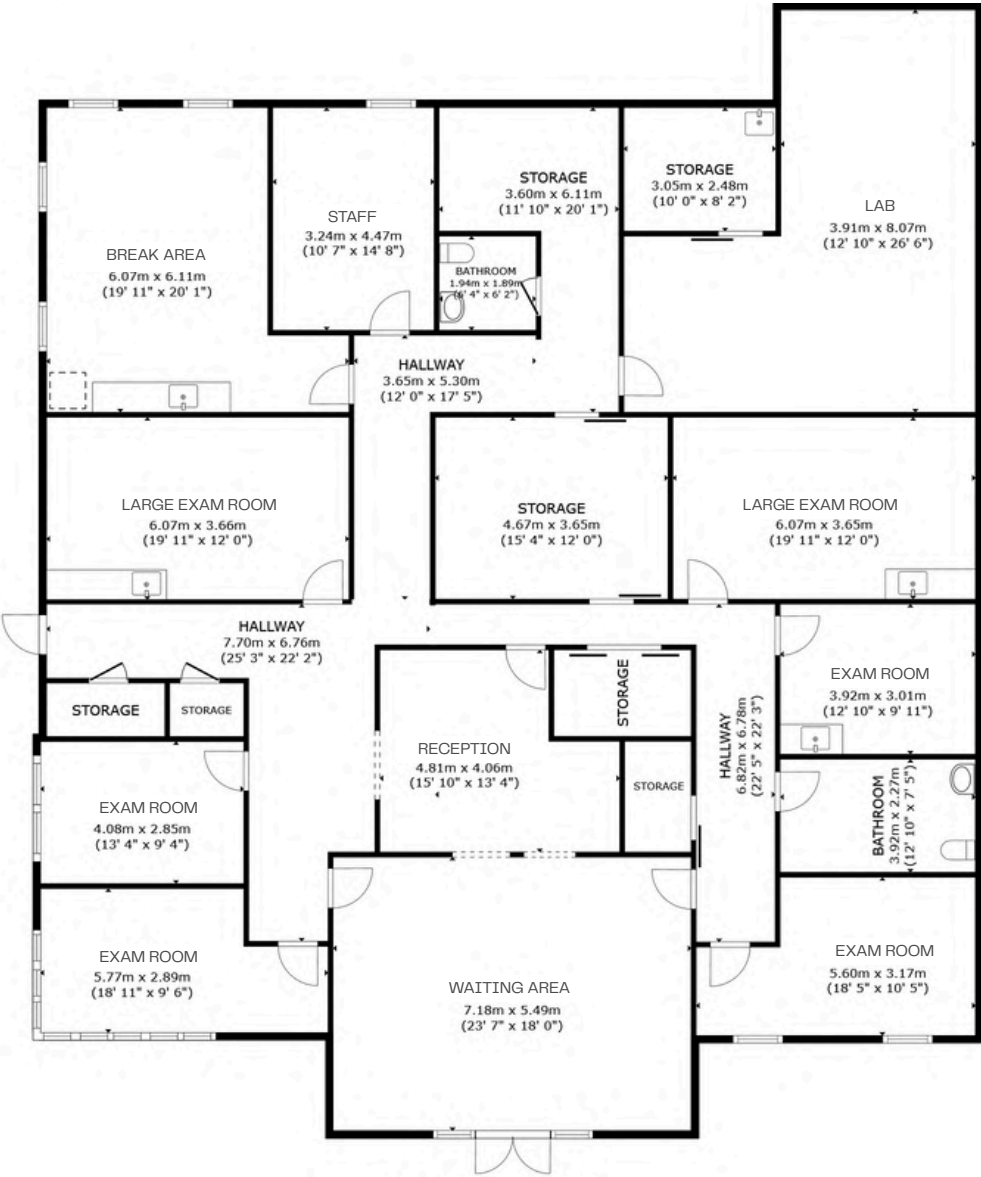
SUBLEASE OVERVIEW

AVAILABLE:	4,077 SF
RENTAL RATE:	\$28.00 PSF
LEASE TYPE:	NNN
LEASE EXPIRATION:	04/01/32

PROPERTY HIGHLIGHTS

- + LARGE COURTYARD AREA
- + AMPLE PARKING
- + CONVENIENTLY SITUATED AT THE INTERSECTION OF PLEASANT CROSSING & DIXIELAND RD
- + ADJACENT TO THE PROPOSED MATHIS HOME 500,000 SF FURNITURE HUB
- + LESS THAN A MILE AWAY FROM INTERSTATE-49

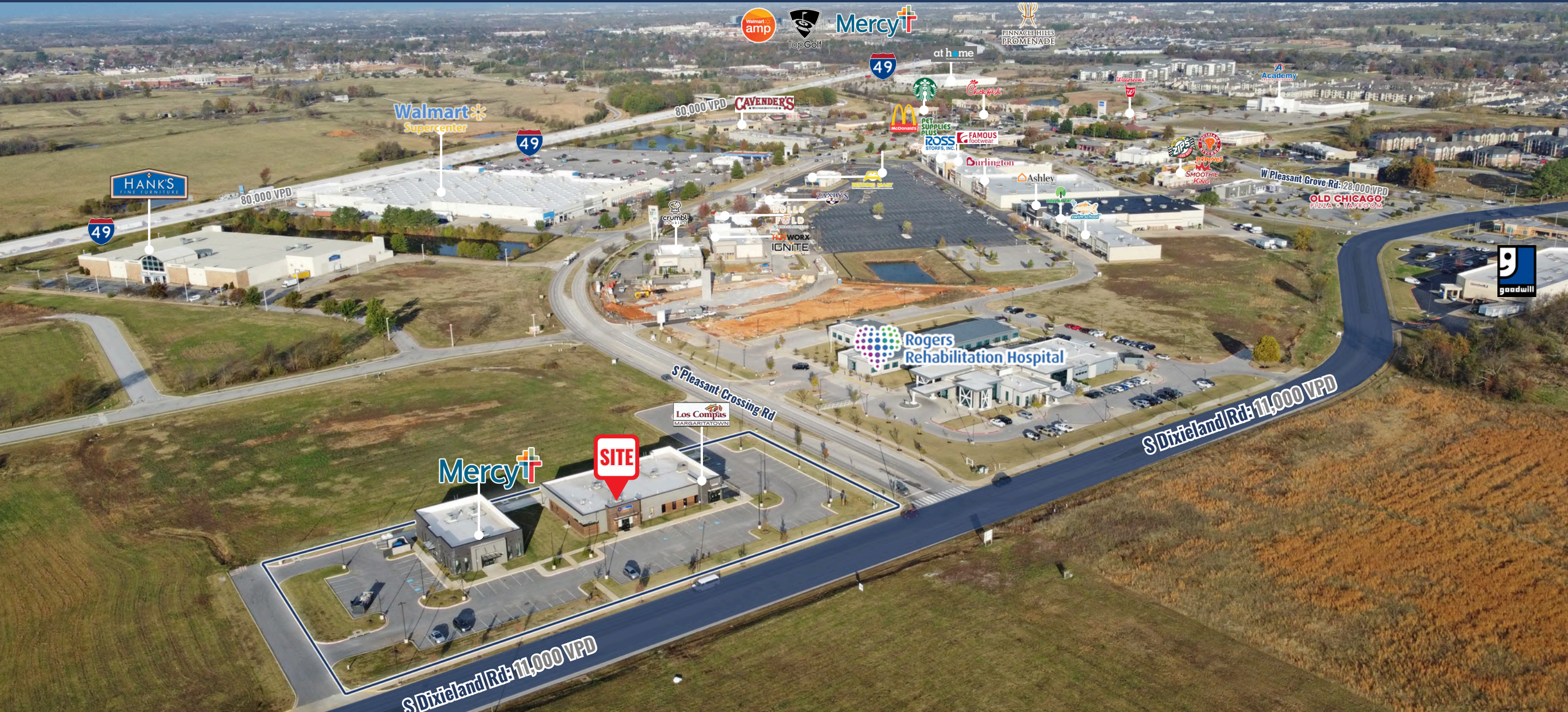
VIRTUAL TOUR LINK



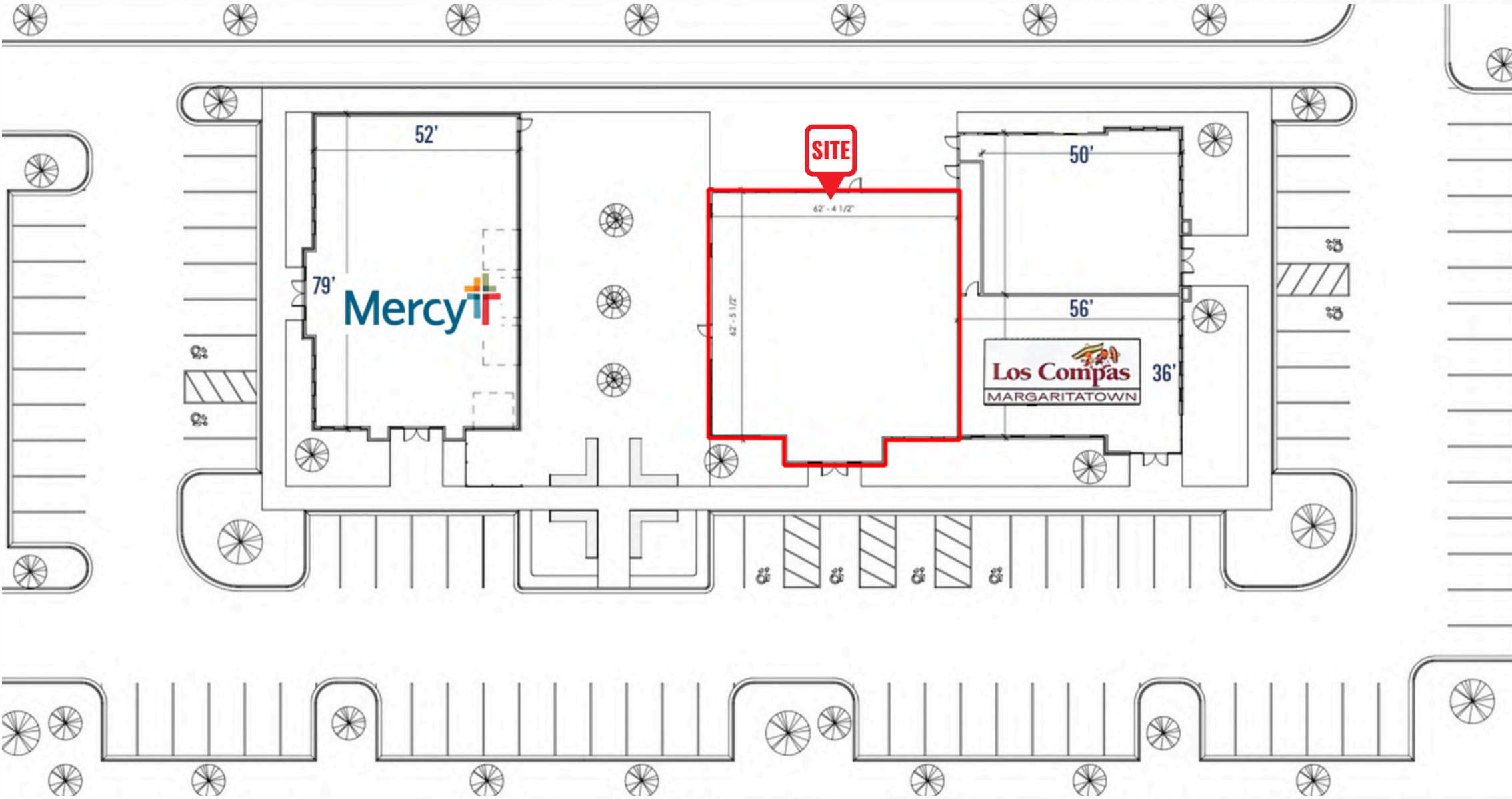


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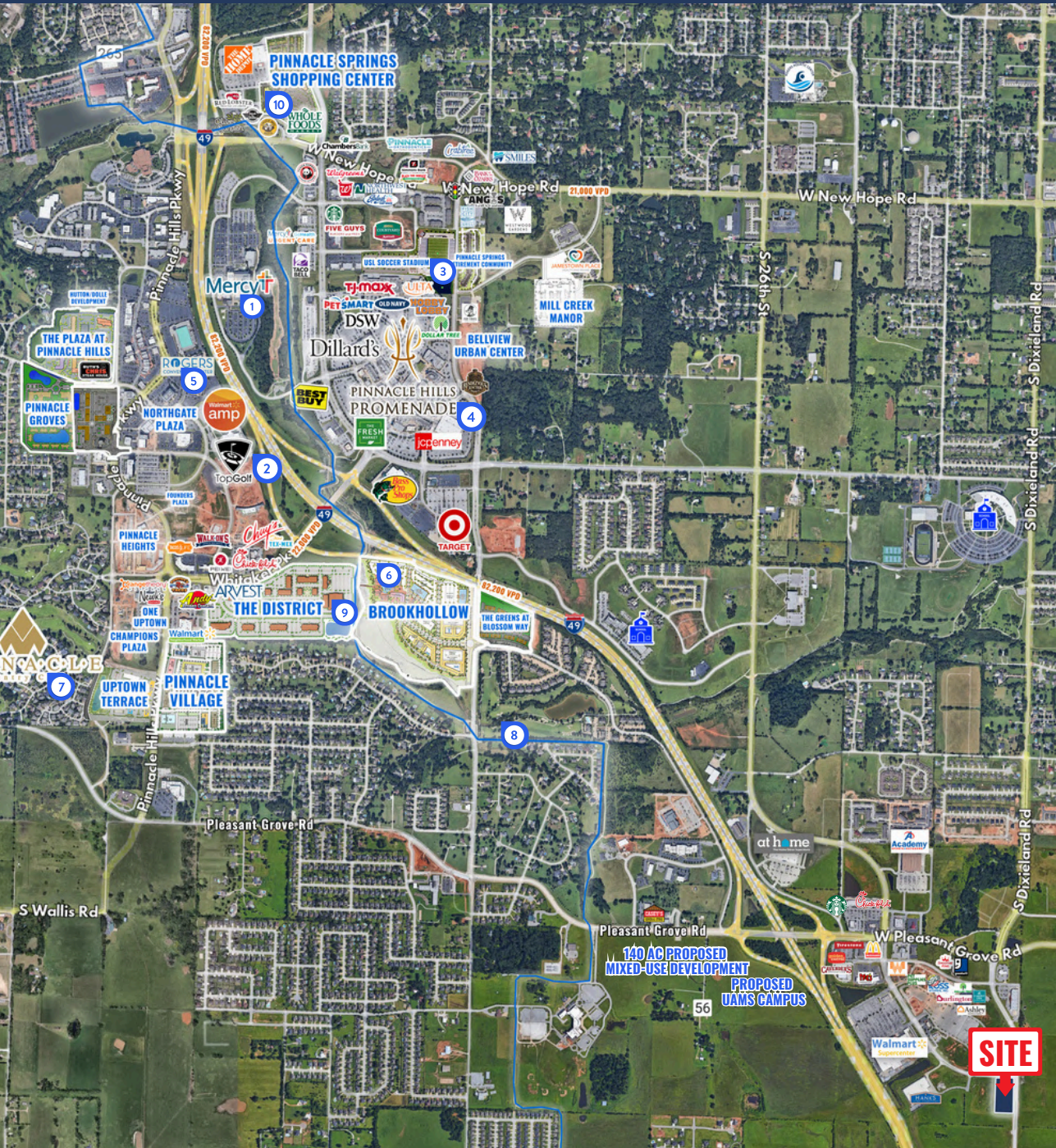
NORTHWEST AERIAL VIEW







AMENITIES MAP



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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NORTHWEST AERIAL VIEW



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LOCATION CONVENIENCE

The Heart of Northwest Arkansas

Rogers, Arkansas, is a vibrant economic hub in Northwest Arkansas, known for its rapid development and high quality of life. With new retail, commercial, and residential developments, it leverages its position near major roadways like Interstate 49 for robust connectivity. This thriving city attracts a diverse workforce, supported by regional educational resources, making it an ideal place for growth and innovation.



WALMART HEADQUARTERS | BENTONVILLE

8.5
MILES



UNIVERSITY OF AR | FAYETTEVILLE

16
MILES



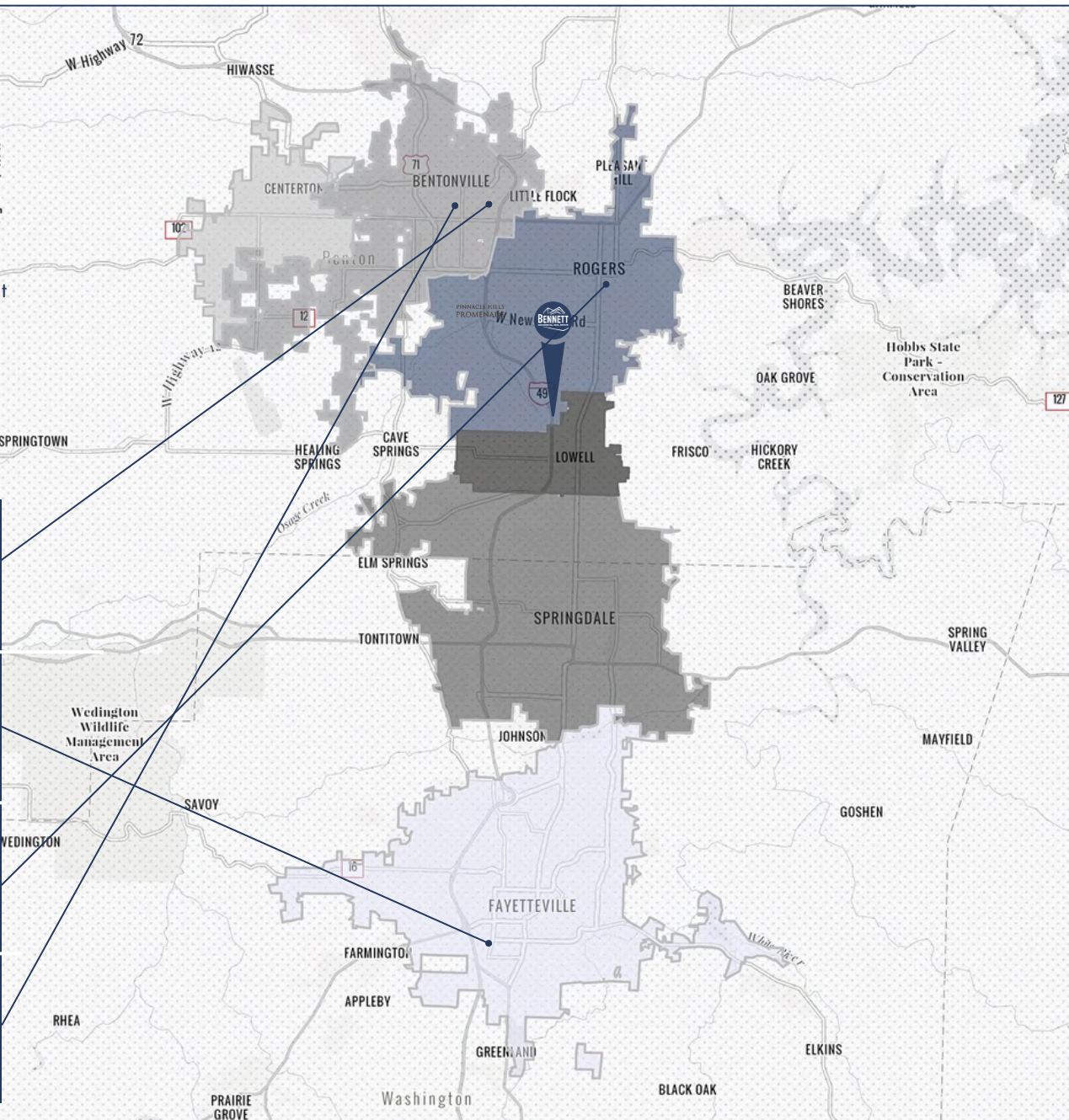
PINNACLE HILLS | ROGERS

5
MILE



DOWNTOWN ROGERS | ROGERS

5.5
MILES



MARKET OVERVIEW



FOCUS

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WE **FOCUS** ON REAL RESULTS FOR OUR CLIENTS

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