

OFFICE BUILDING FOR LEASE

5506 W WALSH LN

ROGERS, AR 72758



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5512 WEST WALSH LN, 201, ROGERS, AR 72758 | 479.278.4040 | BENNETTCRE.COM



PROPERTY DESCRIPTION

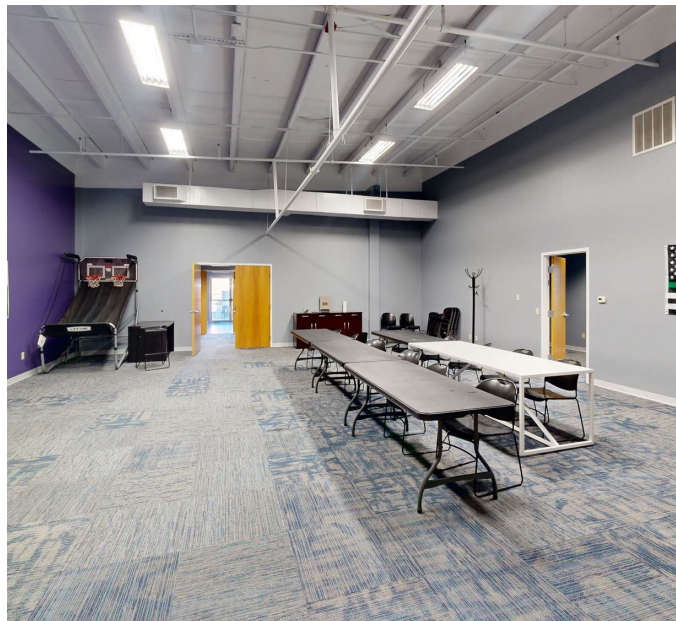
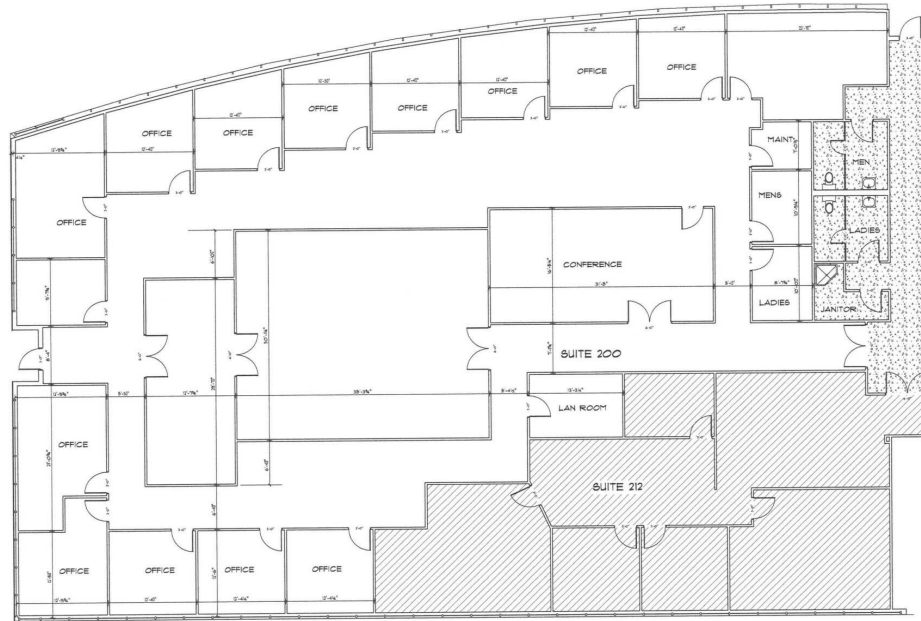
Both suites can be combined to offer up to ±10,586 SF of contiguous space. Located off Pinnacle Hills Parkway with easy access to Interstate 49, this contemporary, single-level office building at 5506 W Walsh Ln features an all-glass frontage and brick exterior, offering a sleek and professional appearance. The property has recently undergone renovations, with updated lobbies, restrooms, and hallways, providing a fresh, modern environment. Situated near brand-new developments and in close proximity to major restaurants and retailers.

AVAILABLE	ASKING RENT	AVAILABLE SF	RENT TYPE
SUITE 212	\$23.50 SF/yr	2,228 SF	Net of Janitorial
SUITE 200	\$23.50 SF/yr	8,358 SF	Net of Janitorial
SUITE 200 & 212 COMBINED	\$23.50 SF/yr	10,586 SF	Net of Janitorial



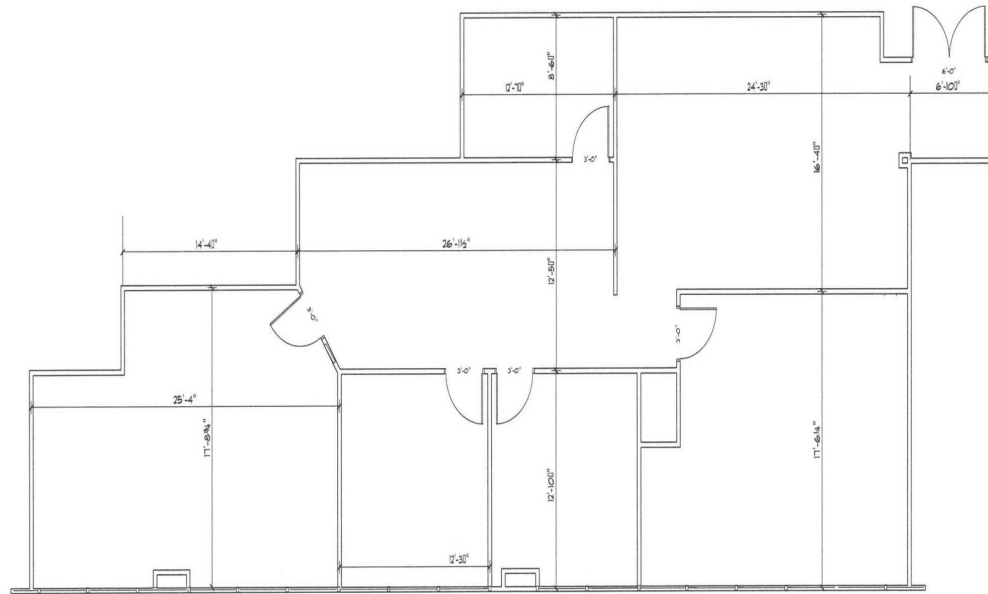
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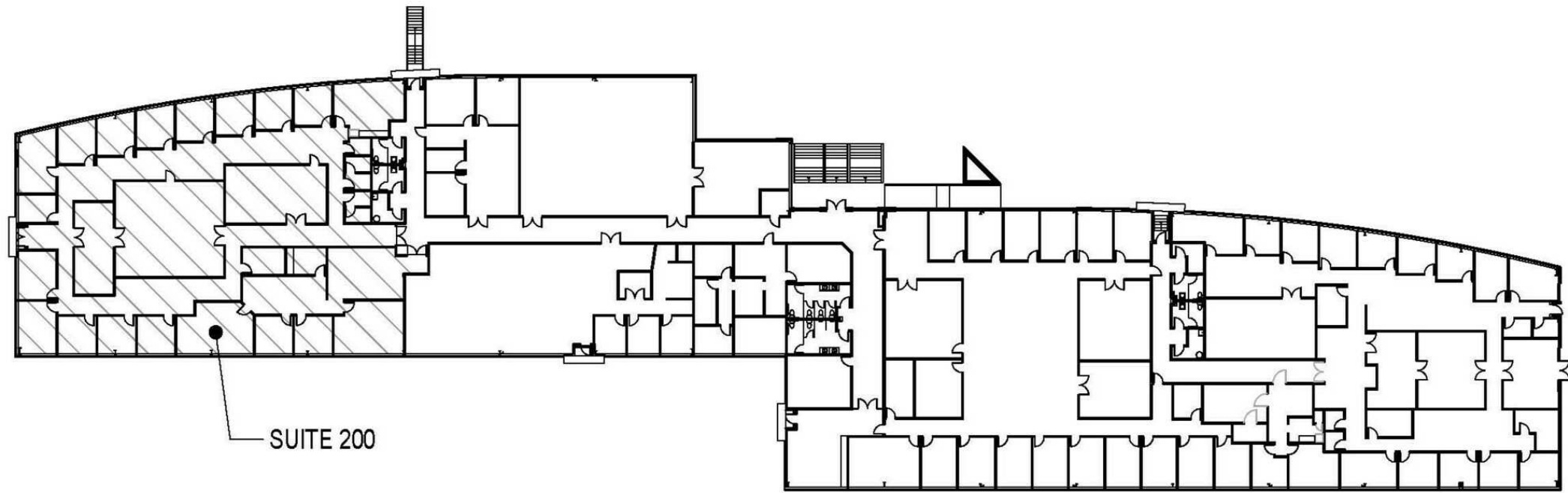
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ONE UPTOWN & CHAMPIONS PLAZA

NORTHGATE PLAZA

PINNACLE HEIGHTS

PINNACLE GROVES

PLAZA AT PINNACLE HILLS DEVELOPMENT

HUTTON/DOLLE DEVELOPMENT



I-49 - 82,000 VPD



PINNACLE HILLS PKWY - 16,000 VPD

OSWALD & COMPANY VEIN CENTER



CHILDREN'S CHRISTIAN

WALSH LN

THE PERINATAL CENTER



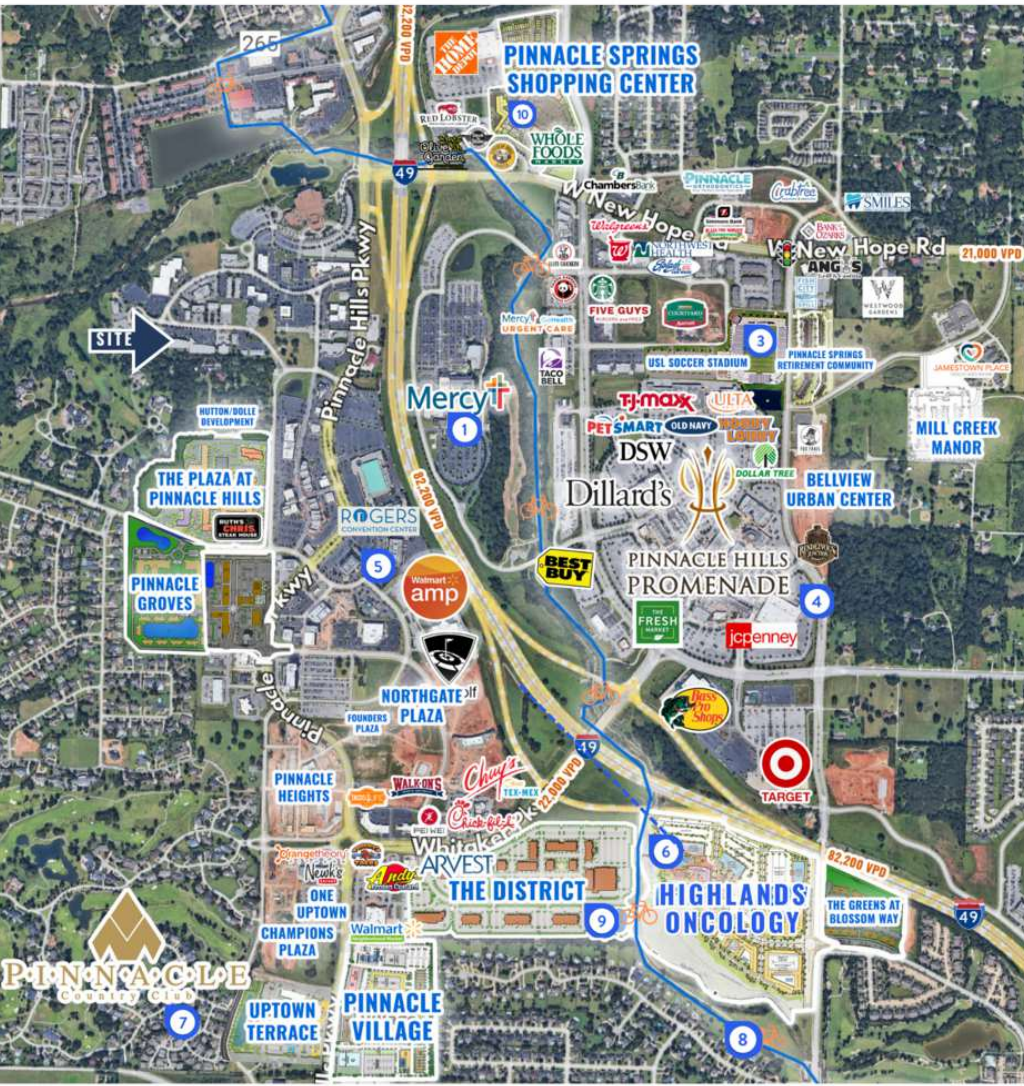
citytitle

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LOCATION OVERVIEW

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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