

OFFICE AVAILABLE FOR SUBLEASE

3701 PINNACLE HILLS PKWY, ROGERS, AR



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SITE OVERVIEW

SUITE 200:	7,898 SF
ASKING RENT:	\$28.00 PSF
RENT TYPE:	NNN

SUBLEASE DESCRIPTION

MODERN, 7,898 SF OFFICE SPACE, READY FOR IMMEDIATE OCCUPANCY. SITUATED IN THE BUSTLING HEART OF THE PINNACLE HILLS AREA, THIS LOCATION IS A HOTSPOT FOR GROWTH AND CONNECTIVITY. THIS SUITE INCLUDES THREE OFFICES, A CONFERENCE ROOM, DINING BOOTHS, A FULLY EQUIPPED KITCHEN, A SOUNDPROOF ROOM, AND SEVERAL STORAGE ROOMS. THE SPACE IS OFFERED "AS-IS".

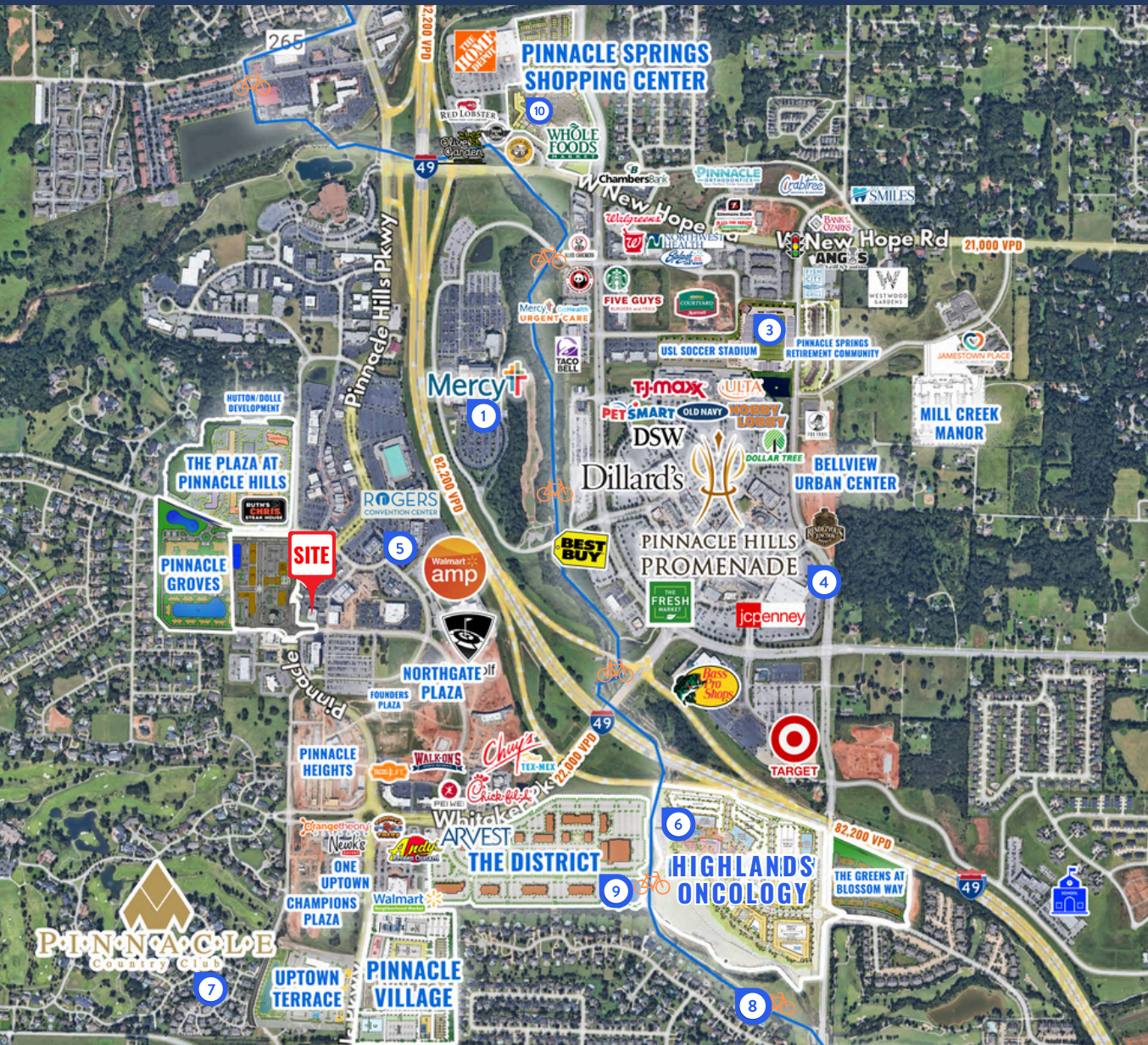
VIRTUAL TOUR LINK











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



FOCUS

COMMERCIAL REAL ESTATE

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First National Bank

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

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