



FOR LEASE

CLASS A OFFICE SPACE

Property Highlights

- 8,662 SF of undeveloped class A office space available on the first floor
- Lease Rate: \$32.00/SF MG
- Anchoring Tenant: TESLAR Software
- Ideal for a tech startup firm or medical user
- Amenities include a fitness center, indoor and outdoor event space, and an outdoor pickleball/basketball court
- Full building generator
- Easy access to I-49 (99,000 VPD)
- Located near hospitality, restaurants, multi-family, retail, and major medical

*information deemed reliable but not guaranteed

For more information, please contact:

Matt Mozzoni

501 425 6905

mmozoni@sagepartners.com

Sarah Kate Ellis

479 301 7746

sellis@sagepartners.com

479 845 3000

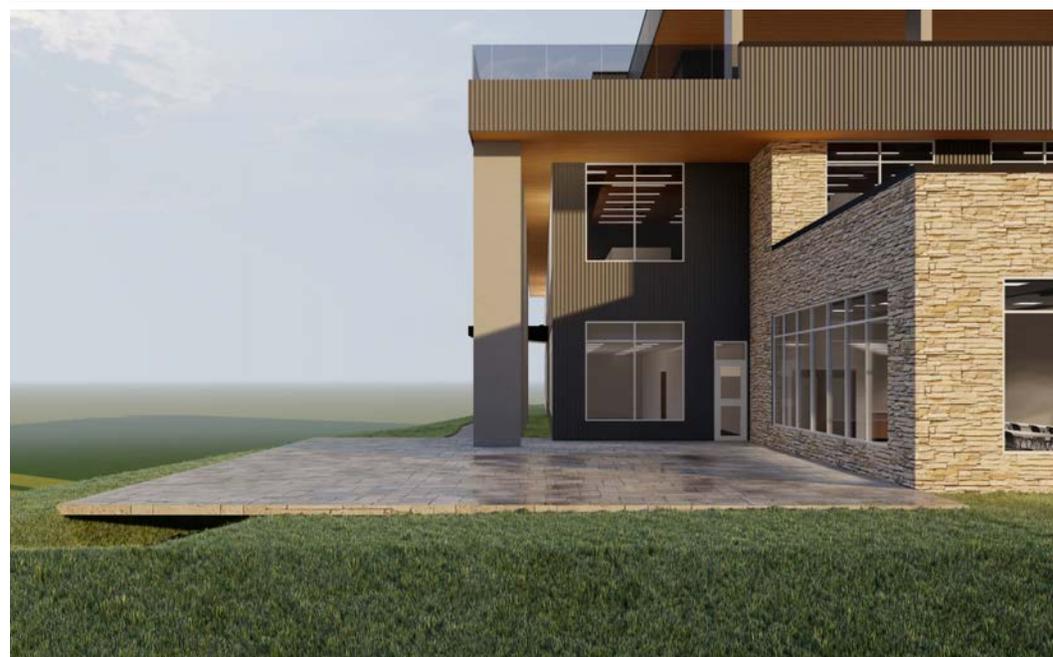
sagepartners.com

RENDERINGS 5671 APPLE RD | SPRINGDALE, AR 72762



**CUSHMAN &
WAKEFIELD**

sage
PARTNERS



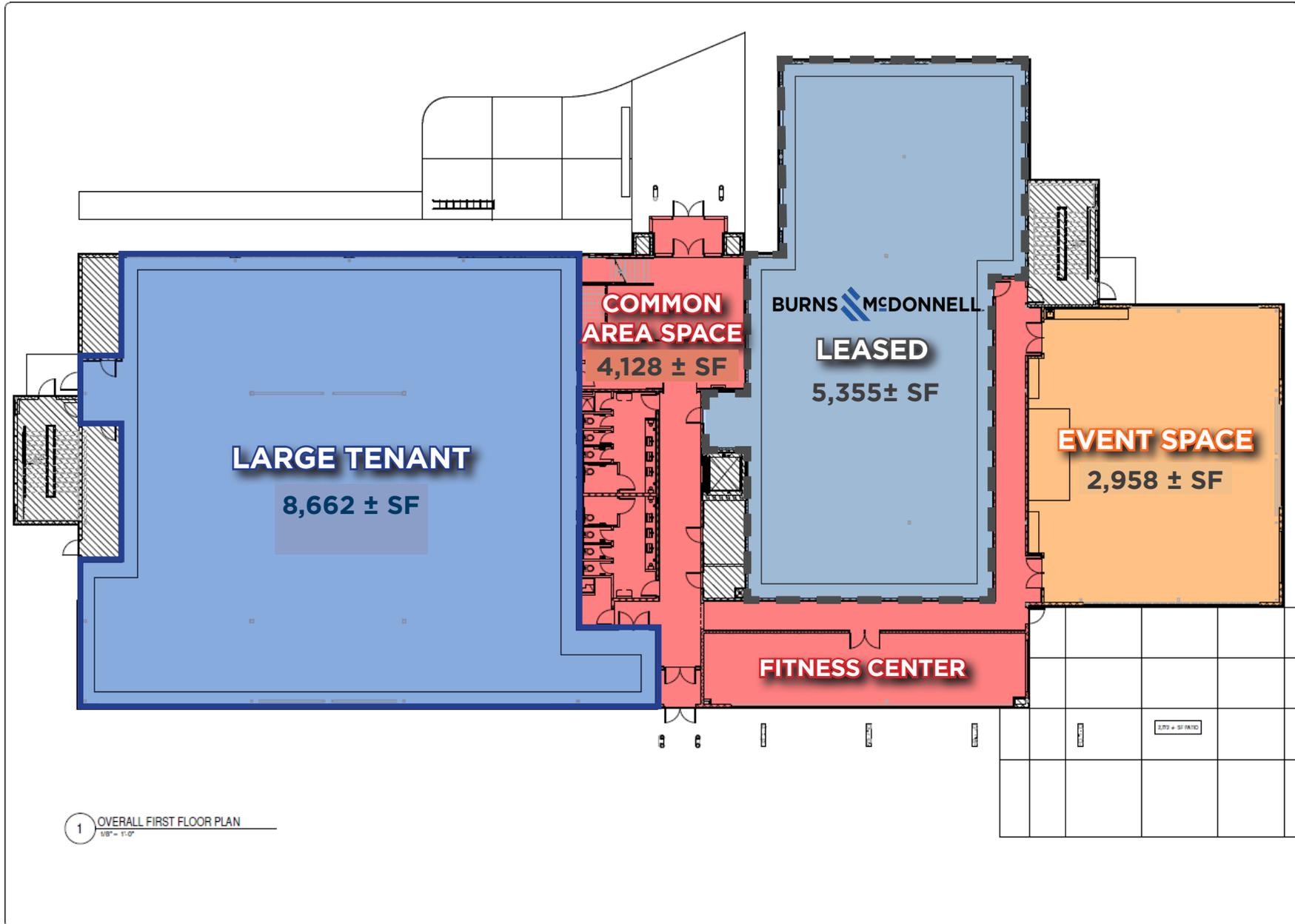


BILD
ARCHITECTS



A NEW OFFICE BUILDING FOR
TESLAR SOFTWARE
SPRINGDALE, AR

PROJECT NO.
2023-007
ISSUE DATE
04/30/2024

001
COPYRIGHT 2024



HARPS
Freddy's
Bank OZK
Buffalo Wild Wings
BB

GRAIN
BUICK
GMC

HARBOR FREIGHT
TODAY'S BANK
ROCKER PARROT
SLIM CHICKENS

McDonald's
MEEKS
STARBUCKS COFFEE

43,000
VEHICLES PER DAY

ZIP'S
CAR WASH

W Sunset Ave

Chick-fil-A

TOASTER
YOLK
cafe

Andy's
Frozen Custard

INTERSTATE
49

NWA Convention Center

Applebee's
GRILL & BAR

S 46th St

Gene George Blvd

sam's club

MARKETPLACE
Holiday Inn
Residence Inn
Hampton

LOWE'S
SUPERCUTS
planet fitness
N&R BLOCK

Apple Rd

SUBJECT PROPERTY

99,000
VEHICLES PER DAY

Arkansas Children's
Hospital

The Trails
at the Crossings

BNSF LOGISTICS

Watkins Ave

S 40th St

WASHINGTON
COUNTY

ARVEST
BALL PARK

BlueCross
BlueShield

Randall Tyson
Recreational Complex

112