

Northgate Plaza II

5115 W JB Hunt Drive | Rogers, AR 72758



FOR LEASE



PROPERTY HIGHLIGHTS

- Lease Rate: \$33.00/SF
 - Suite 110: 2,747 ± SF
 - Suite 210: 6,365 SF
- Tenant Improvement Allowance: \$50.00/USF
- Building Size: 48,652 SF
- Class "A" building
- Amenities include a fitness center, common area conference room, electric vehicle charging stations, and storage space
- Six-level parking deck with 395 shared parking spaces. 120 surface-level spots
- Co-tenants include Kellogg's, PepsiCo, Kutak Rock, and more
- Close to Embassy Suites, Rogers Convention Center, Top Golf and many other business and entertainment amenities

FOR MORE INFORMATION
PLEASE CONTACT:

TOM ALLEN, CCIM

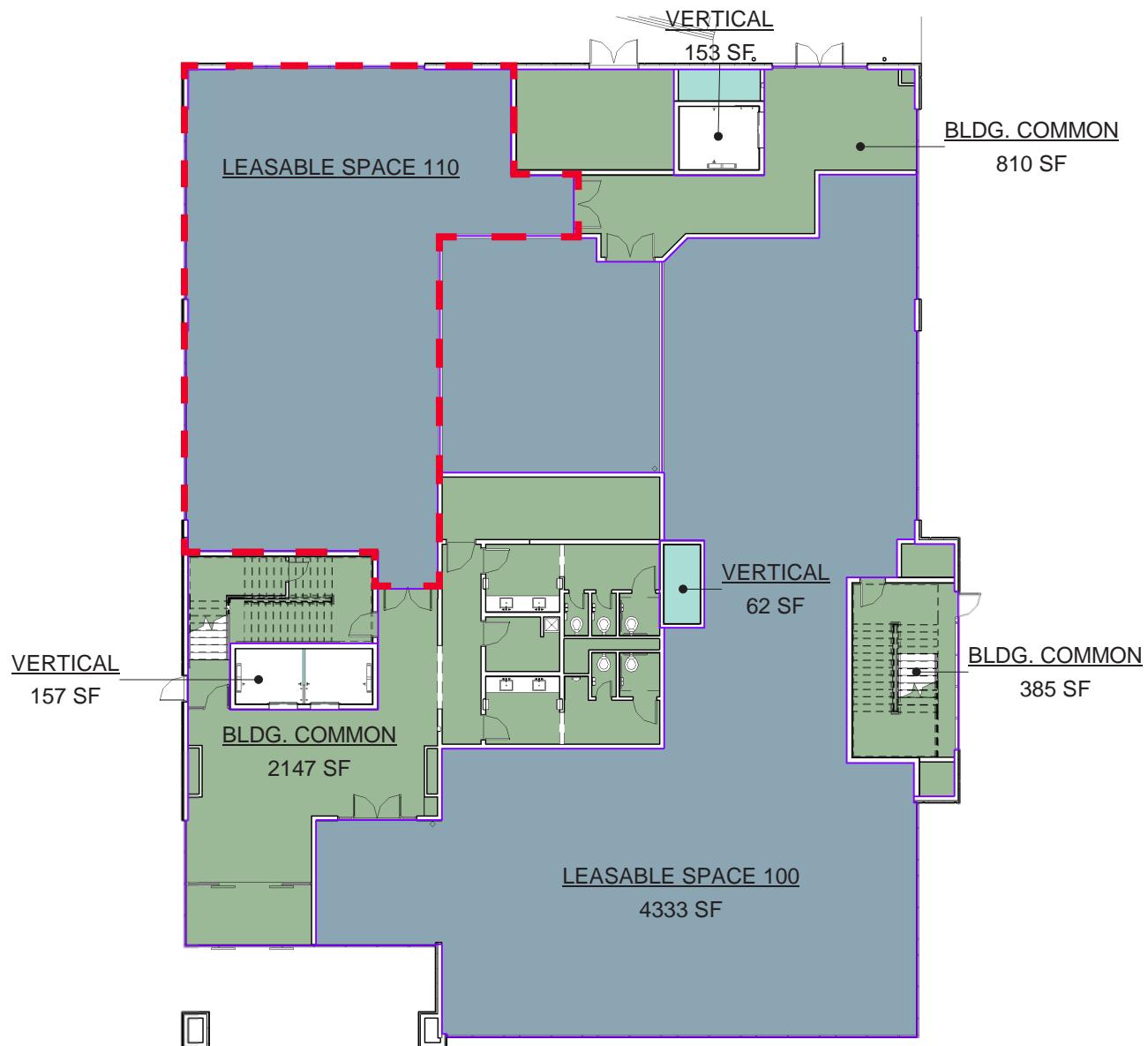
479 903 6331

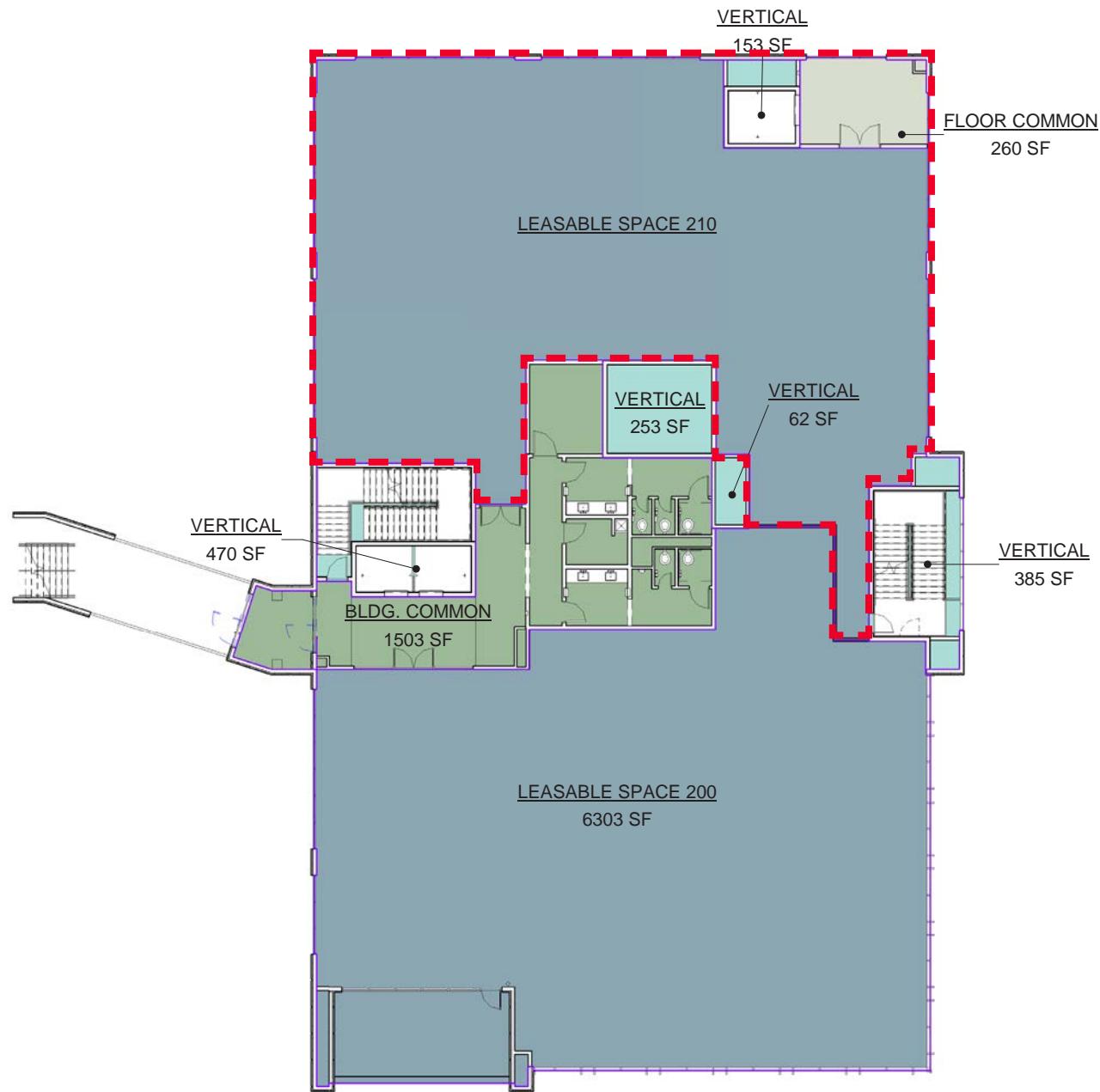
tallen@sagepartners.com

479 845 3000

sagepartners.com

*information deemed reliable but not guaranteed



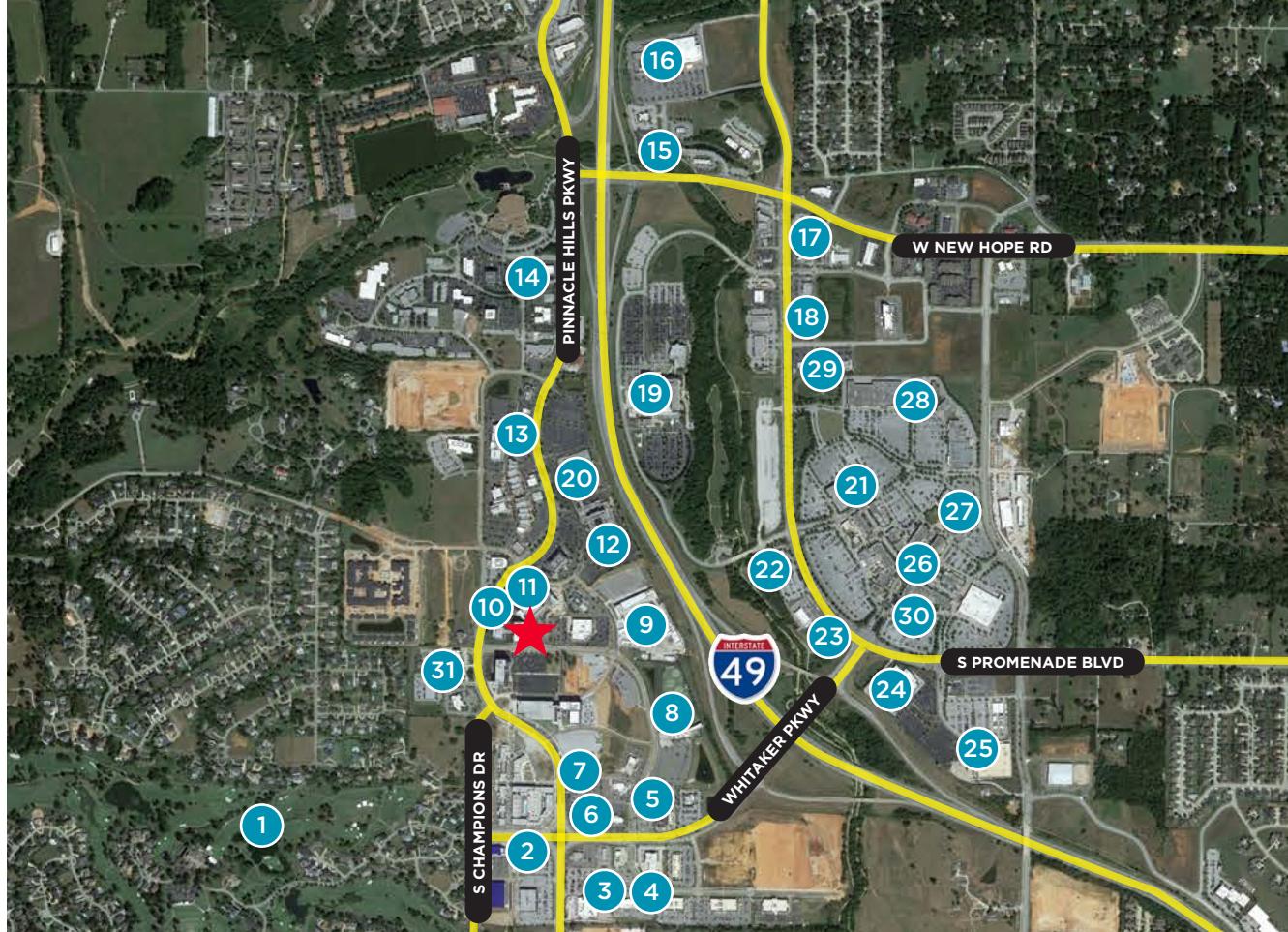


356
RETAIL

239
AREA
RESTAURANTS

33
HOTELS

*Information provided within 3 mile radius



- 1. Pinnacle Country Club
- 2. Newk's Eatery, Hero's Coffee, Wellingtons, Luma, Orange Theory, Walker Bros
- 3. Walmart Neighborhood Market, Torchy's Tacos
- 4. Fuzzy's Taco Shop, Mirabella's Table, Uptown Taphouse, Arvest
- 5. Pei Wei, Chick-fil-A,
- 6. Wright's BBQ, Capricio, Lavish Nail Lounge
- 7. Tacos4Life, Walkons, Saltgrass
- 8. TopGolf
- 9. Walmart Amp
- 10. Ruth's Chris Steakhouse
- 11. Tropical Smoothie
- 12. Embassy Suites
- 13. Grub's, Bonefish Grill, Cold Stone
- 14. Debbie's Family Pharmacy, Howse
- 15. Red Lobster, Olive Garden, Steak n' Shake, Bariola's Pizzeria, Einstein Bros
- 16. The Home Depot
- 17. Walgreens, Splash, Culver's
- 18. Five Guys, Firehouse Subs, Mojitos, TCBY, Starbucks
- 19. Mercy Hospital
- 20. Rogers Convention Center
- 21. Dillard's
- 22. Best Buy
- 23. Longhorn Steakhouse
- 24. Bass Pro Shops
- 25. Target
- 26. Big Orange, P.F. Chang's, Local Lime
- 27. Dave & Buster's
- 28. Ulta, Old Navy, Hobby Lobby, T.J. Maxx, Carter's
- 29. Dickey's Barbecue, Swig, Oasis Nail Bar
- 30. Pinnacle Hills Promenade
- 31. Signature Bank

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

Executive Assistant, 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

CUSHMAN & WAKEFIELD | SAGE PARTNERS DISCLOSURE

Cushman & Wakefield | Sage Partners has been engaged by the owner of the Property to market it. 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 buyer or tenant. Buyers and tenants should conduct their own independent investigation and inspection of the Property in evaluating a possible transaction. The information contained herein is subject to change.