

# 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

\*information deemed reliable but not guaranteed

**FOR MORE INFORMATION  
PLEASE CONTACT:**

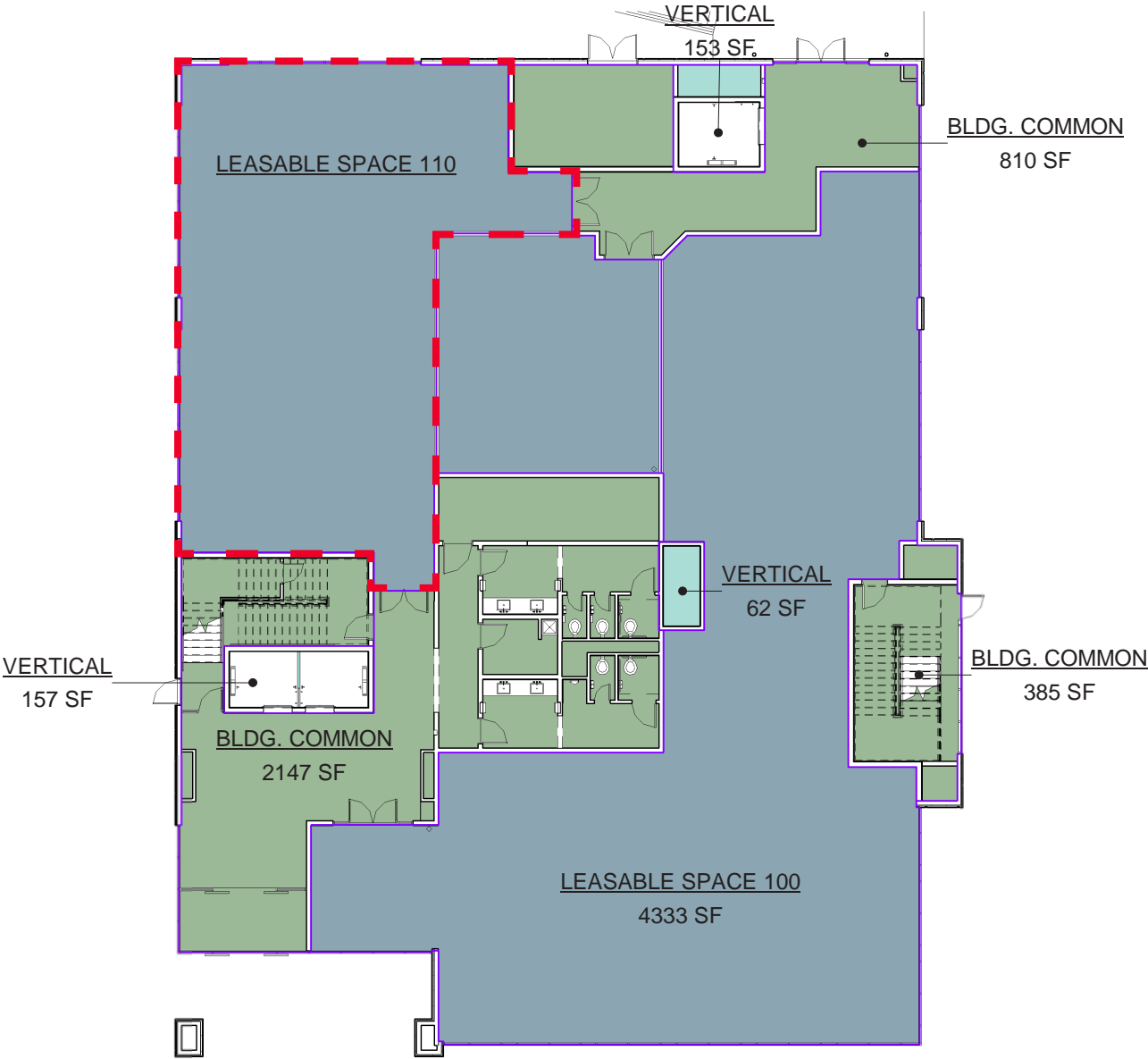
**TOM ALLEN, CCIM**

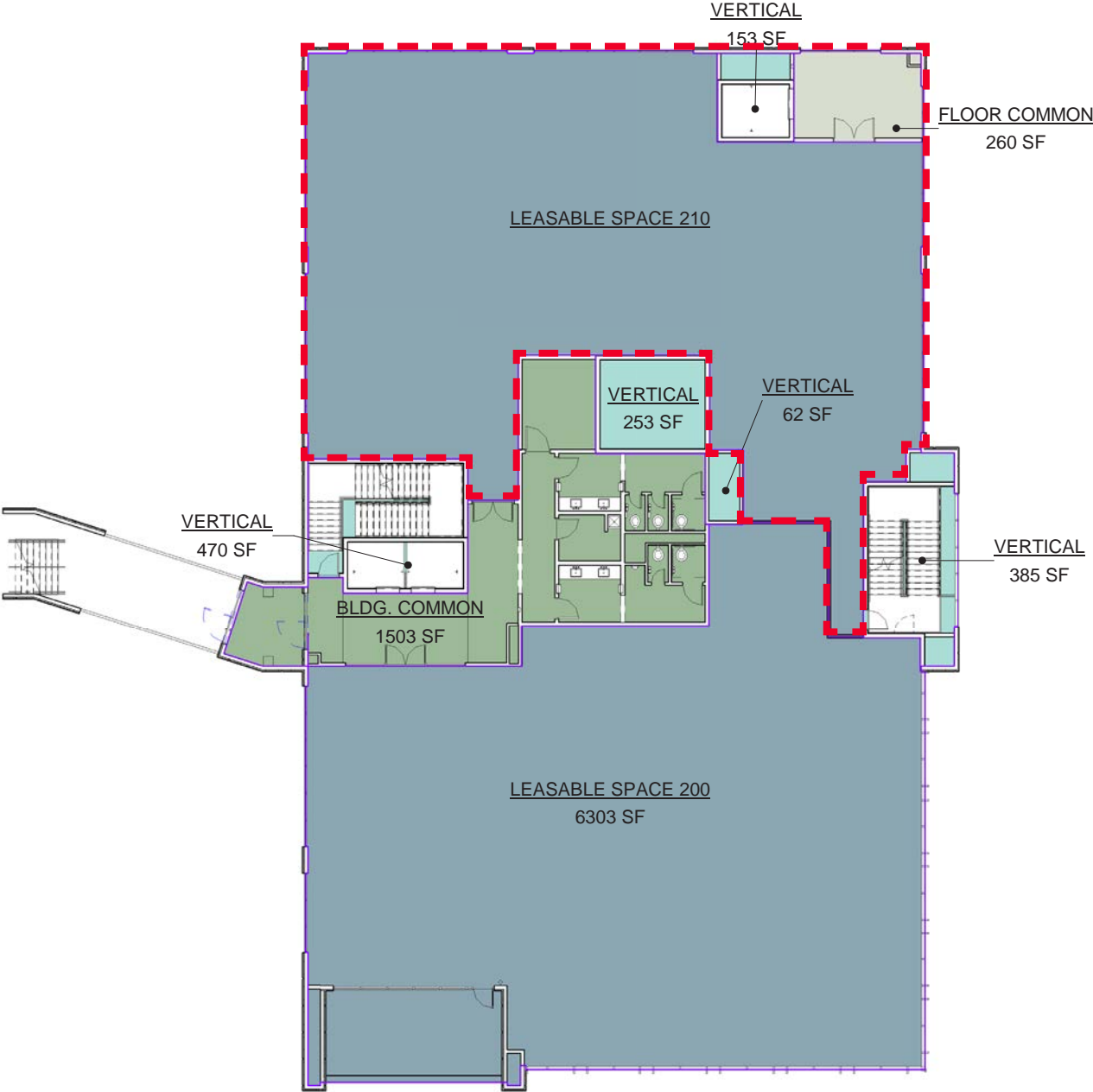
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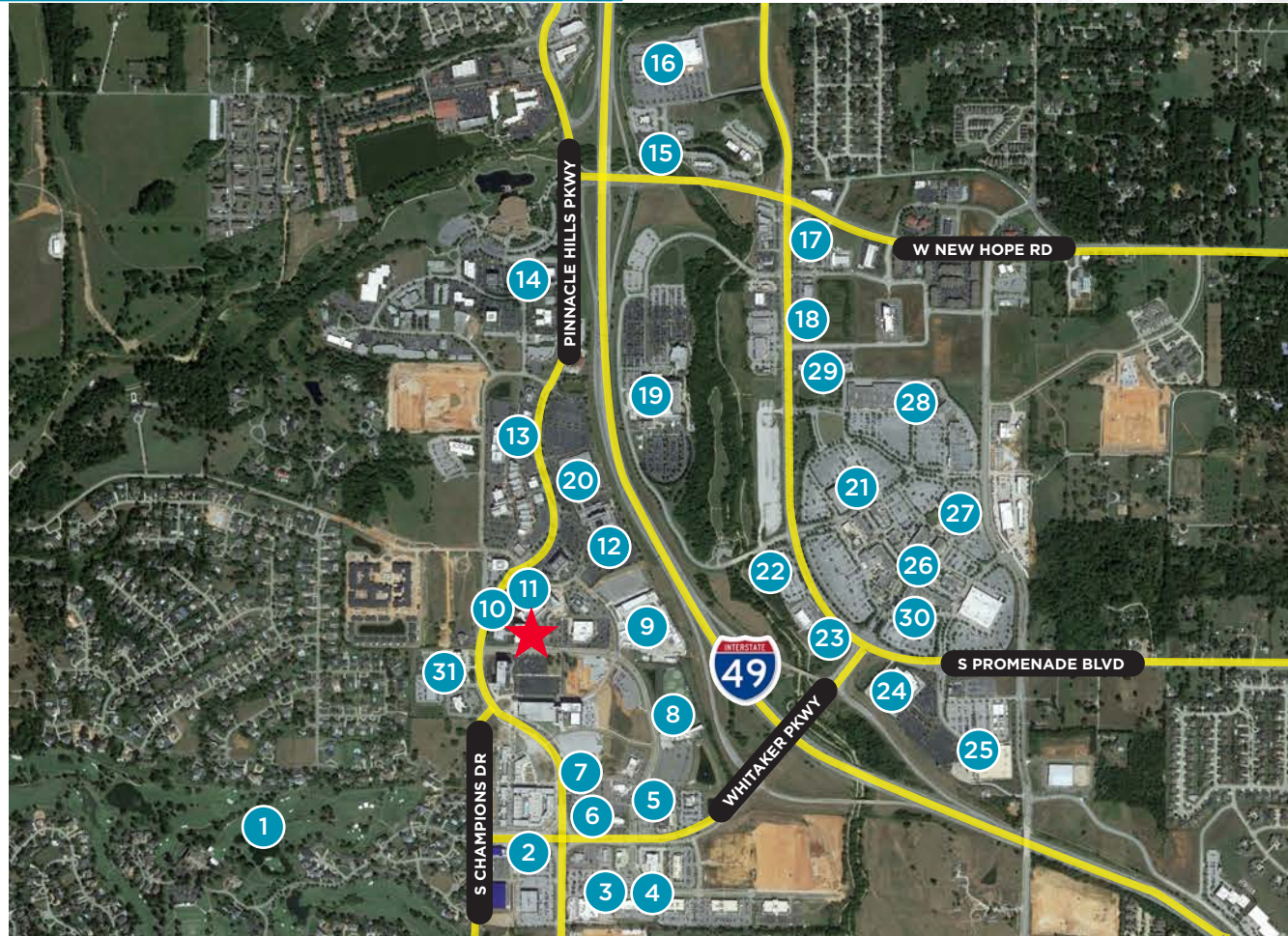


**356**  
RETAIL

**239**  
AREA  
RESTAURANTS

**33**  
HOTELS

\*Information provided within 3 mile radius



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

# 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  
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- 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 experience 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

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