



FOR LEASE

PINNACLE MEDICAL OFFICE BUILDING

Property Highlights

- Lease Rate: \$35.00 / SF NNN + Utilities with 3% Annual Increases
- Suite 310: 4,596 ± RSF / 3,967 ± USF
- Minimum 5-year term
- TI Allowance: \$60.00 / SF
- Easy access to I-49
- High visibility and frontage along JB Hunt Drive
- Across from Walmart Amp and Topgolf
- Located Rogers Pinnacle Hills area with close proximity to amenities including: hospitality, restaurants, multi-family, retail and major medical

**For more information, please
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*information deemed reliable but not guaranteed



