



**NOW  
LEASING**  
3800 S JB HUNT DRIVE  
ROGERS, AR 72758

# THE VISIONARIES

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**193,772 TOTAL RSF ±**

**FOR MORE INFORMATION  
PLEASE CONTACT:**

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# THE VISIONARIES

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Welcome to The Visionaries, a brand-new Class A office space in the epicenter of Northwest Arkansas's commercial hub. The Visionaries sits in the heart of Pinnacle Hills, offering 193,772 rentable square feet of office space within walking distance to Topgolf, the Walmart Amp, retail and restaurants. The site itself is 1 minute to I-49, 18 minutes to Northwest Arkansas Regional Airport (XNA), and 12 minutes to Walmart's new corporate campus.

Here, you'll find:

- Common area gathering/collaboration space.
- Building amenities such as on-site conference/event space, fitness center, and an outdoor courtyard
- Close proximity to Pinnacle Hills Promenade — a lifestyle center featuring retailers such as Dillard's, William Sonoma, Banana Republic, Pottery Barn, Lululemon, Tacovas, Kendra Scott, Dry Goods, and more
- Nearby access to the Razorback Greenway walking trails
- Plentiful parking within the attached parking deck, surface lot, and on-street parking spaces, plus covered bike storage to support flexible commuting options.



## Space Available:

**1st Floor:** 11,092 ± RSF  
**2nd Floor:** 13,392 ± RSF (turnkey executive suites)  
**3rd Floor:** 68,782 ± RSF (remaining available)  
**4th Floor:** 32,194 ± RSF (remaining available)

## Lease Rate:

**1st Floor Suite:** \$37.50 / SF NNN + Utilities  
**2nd Floor Executive Suites:** \$9,500 - \$14,000/mo  
**3rd & 4th Floor Suites:** \$37.50 / SF NNN + Utilities

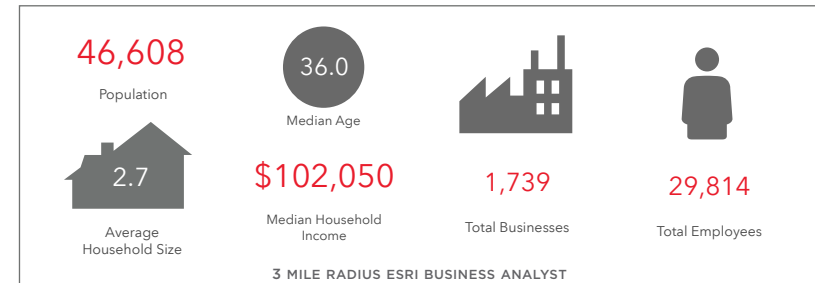
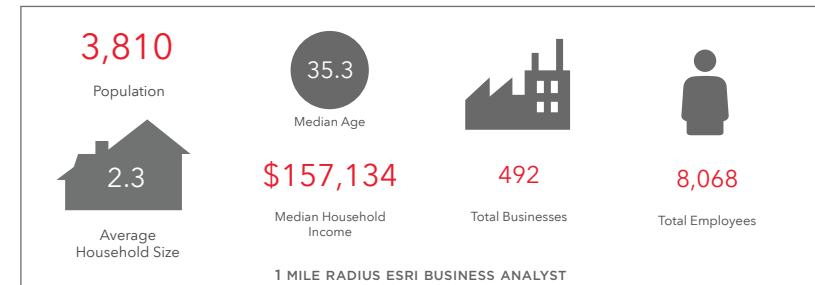
## Major Nearby Tenants:

Kellogg's, General Mills, Coca-Cola Company, Bayer, Mattel, Hormel Foods, PepsiCo, ConAgra, Campbell's Soup, NCR, Kutak Rock, Kimberly Clark, Unilever, Dr. Pepper/Keurig, Colgate, Del Monte, and more

## Est. Completion:

Summer 2026

\*information deemed reliable but not guaranteed



# EXECUTIVE SUITES

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The Visionaries' Executive Suites offer premium workspace designed for convenience and professionalism. Located on the second floor with direct access from the parking deck, the suites provide easy and efficient entry for tenants and guests. Multiple suites are available in a variety of sizes to accommodate different business needs. All suites are turnkey for an easy move-in, with select spaces available fully furnished for immediate occupancy.

Suite	Size	Lease Rate (5 Year Term)	Notes
201	1,957 ± RSF / 1,663 ± USF	\$14,000/month	Fully furnished
202	1,597 ± RSF / 1,357 ± USF	\$11,500/month	Fully furnished
203	2,099 ± RSF / 1,784 ± USF	\$10,000/month	—
204	1,924 ± RSF / 1,635 ± USF	\$9,500/month	—
205	2,089 ± RSF / 1,775 ± USF	\$10,000/month	—
206	1,967 ± RSF / 1,672 ± USF	\$14,000/month	Fully furnished
207	1,759 ± RSF / 1,495 ± USF	\$13,000/month	Fully furnished



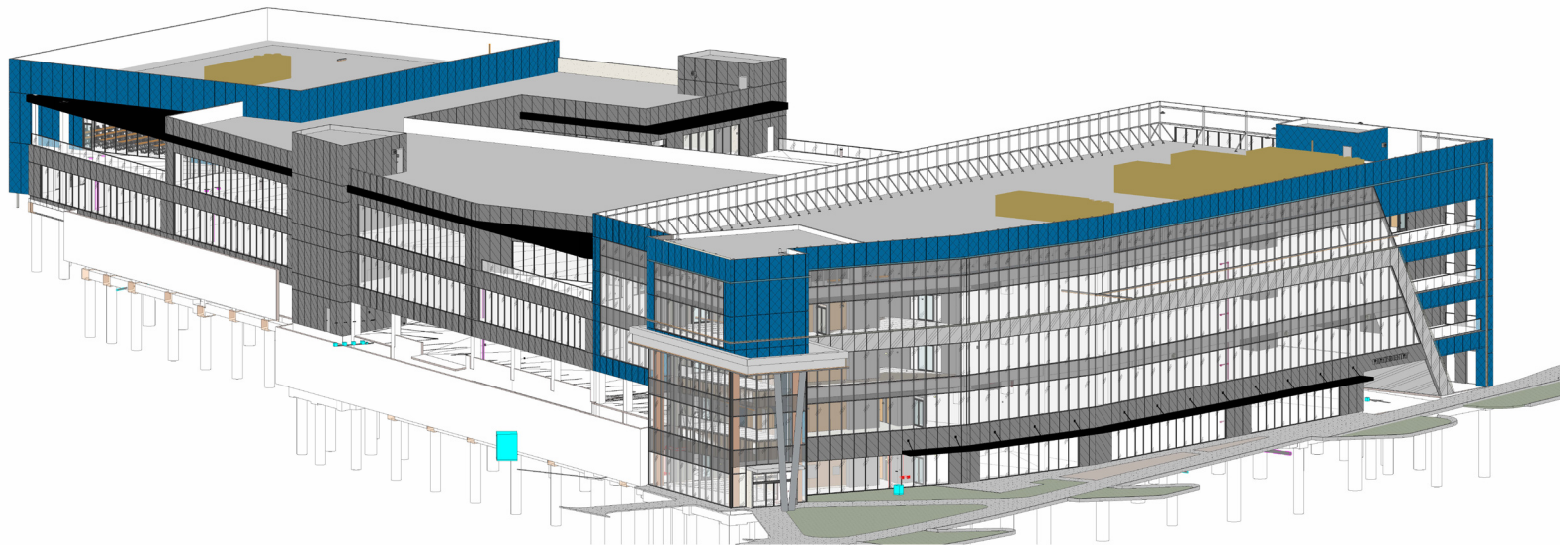
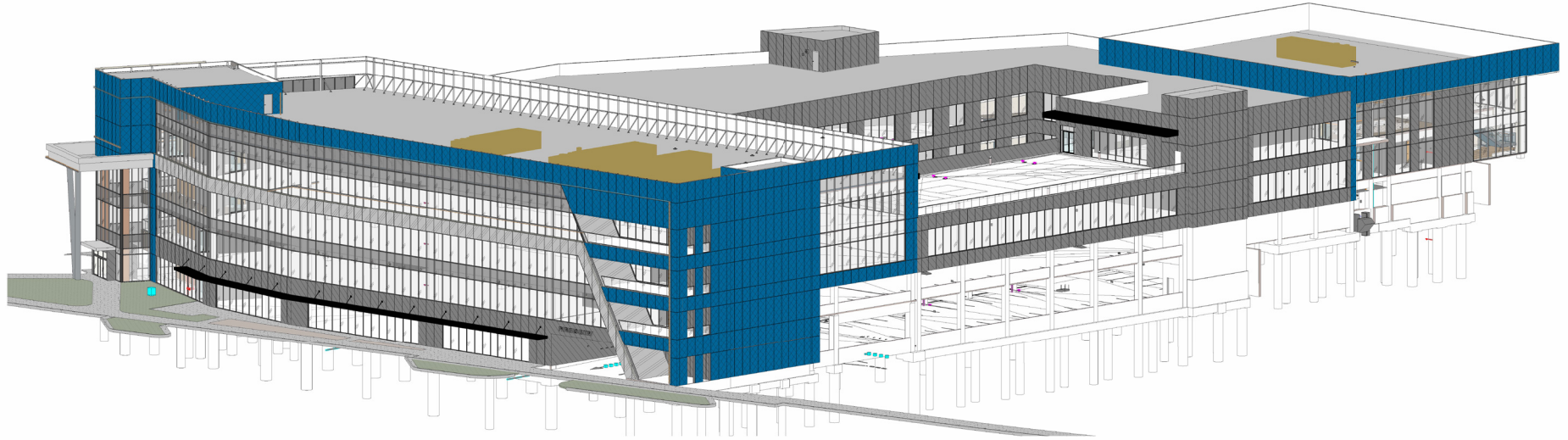
# EXTERIOR RENDERINGS

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# FLOOR PLANS

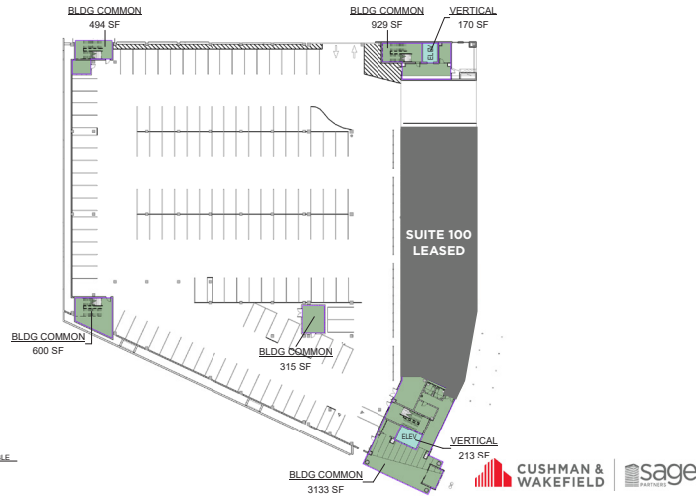
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## 1st Floor



THE VISIONARIES - BOMA  
03.06.2026 1ST FLOOR USABLE



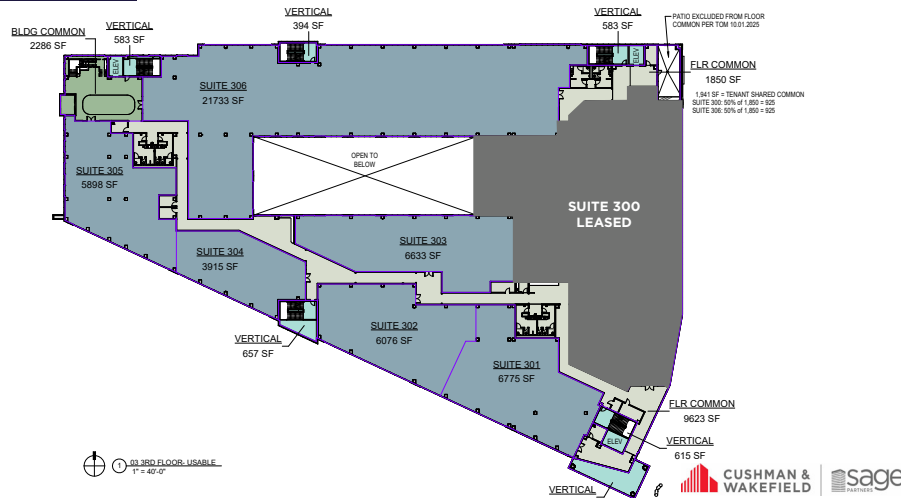
## 2nd Floor



THE VISIONARIES - BOMA  
03.06.2026 2ND FLOOR USABLE



## 3rd Floor



THE VISIONARIES - BOMA  
03.30.2026 3RD FLOOR USABLE



THE VISIONARIES - BOMA  
03.06.2026 4TH FLOOR USABLE



# CONSTRUCTION PHOTOS

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# DEVELOPMENT MAP

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