

2323 W CHESTNUT STREET, ROGERS, AR

OFFICE SPACE FOR LEASE



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FOCUS
COMMERCIAL REAL ESTATE

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5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

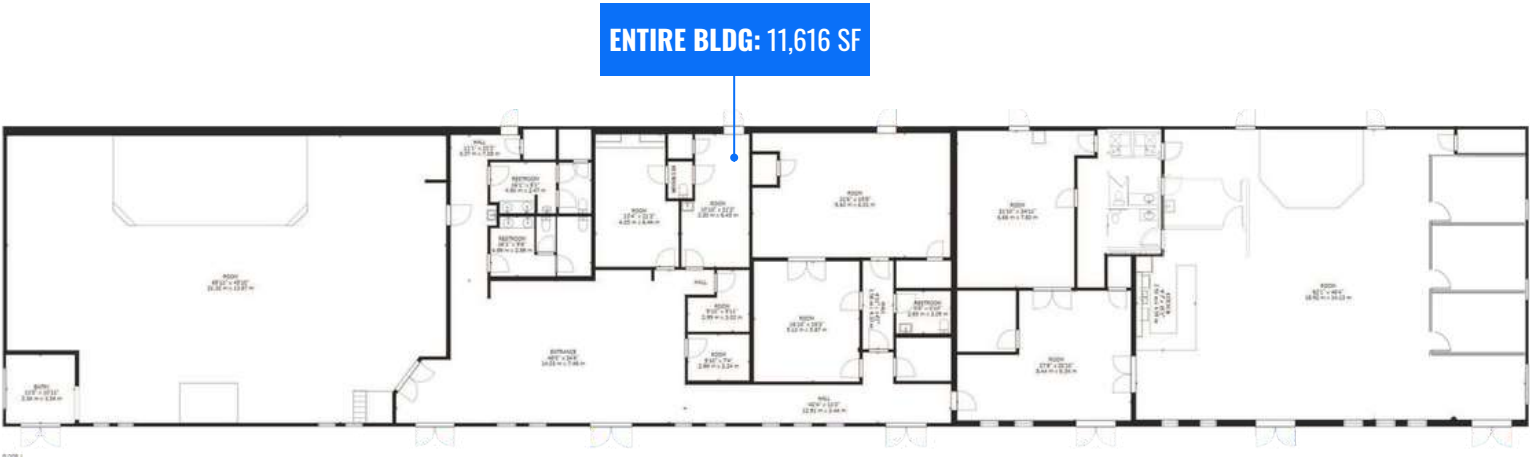
LEASE OVERVIEW

AVAILABLE:	3,200 — 11,616 SF
RENTAL RATE:	\$16.00 PSF
LEASE TYPE:	NNN
TENANT IMPROVEMENTS:	NEGOTIABLE

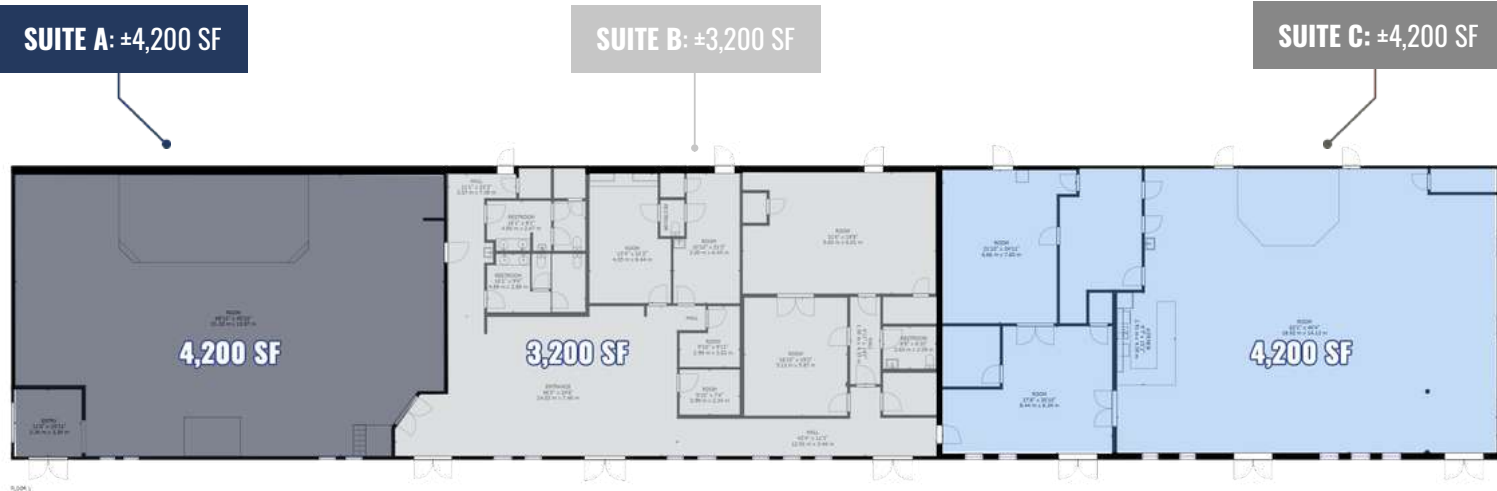
PROPERTY HIGHLIGHTS

PRIME OFFICE SPACE FOR LEASE IN WEST ROGERS, IDEALLY LOCATED NEAR FRISCO STATION MALL, DOWNTOWN ROGERS, AND WITH QUICK ACCESS TO W WALNUT STREET AND I-49. THE PROPERTY OFFERS AMPLE PARKING AND AN OPEN LAYOUT, MAKING IT PERFECT FOR MEDICAL, OFFICE, DAYCARE, THERAPY, OR SERVICE RETAIL USERS. PRIME OFFICE SPACE FOR LEASE IN WEST ROGERS, IDEALLY LOCATED NEAR FRISCO STATION MALL, DOWNTOWN ROGERS, AND WITH QUICK ACCESS TO W WALNUT STREET AND I-49.

VIRTUAL TOUR



*FLEXIBLE FLOOR PLANS AVAILABLE. PROPERTY CAN BE LEASED AS A FULL 11,616-SF BUILDING OR DEMISED INTO SUITES A,B,C BASED ON TENANT REQUIREMENTS AND LANDLORD APPROVAL.



PROPOSED DEMISE PLANS

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AERIAL VIEW

DOWNTOWN ROGERS



Chestnut St

W Walnut St

N 24th St

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AERIAL VIEW



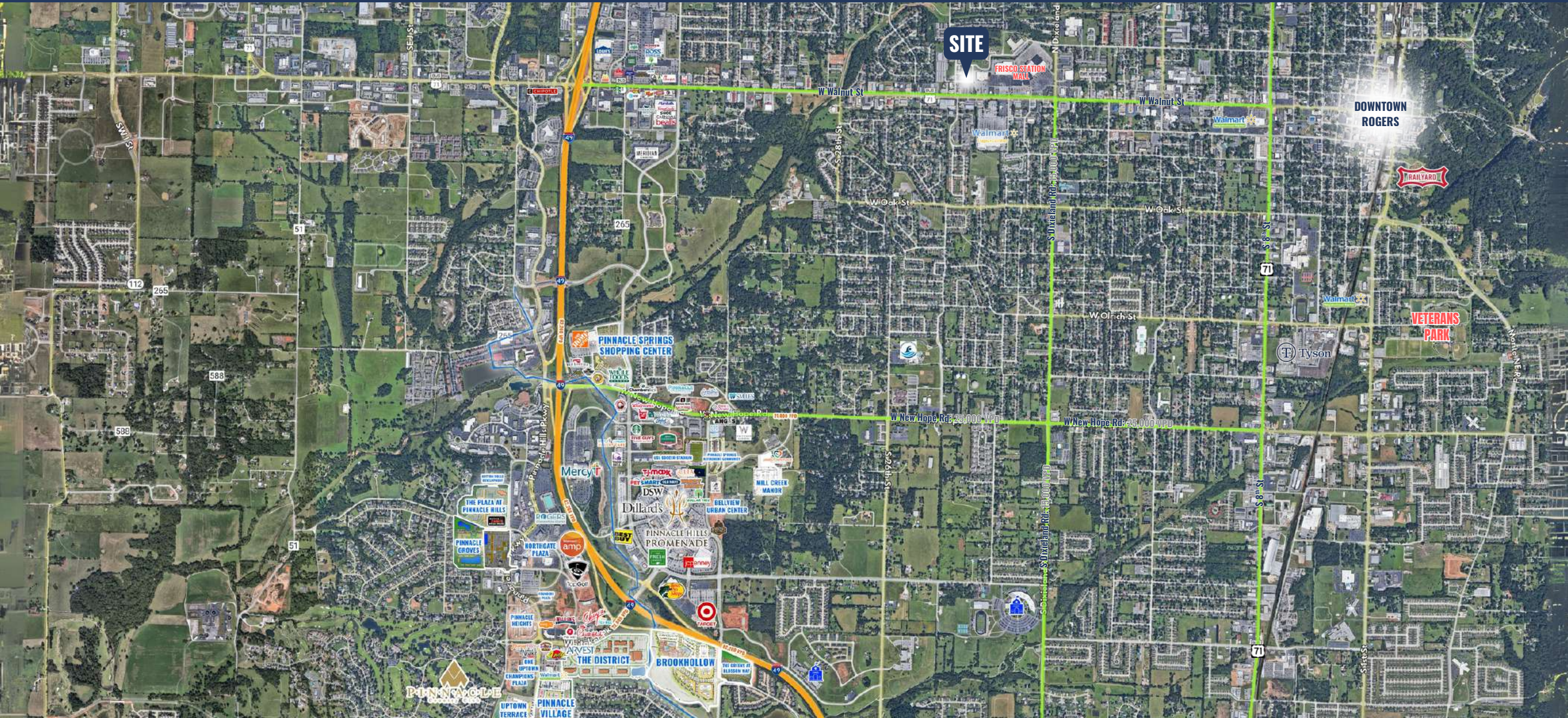
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AERIAL MAP VIEW



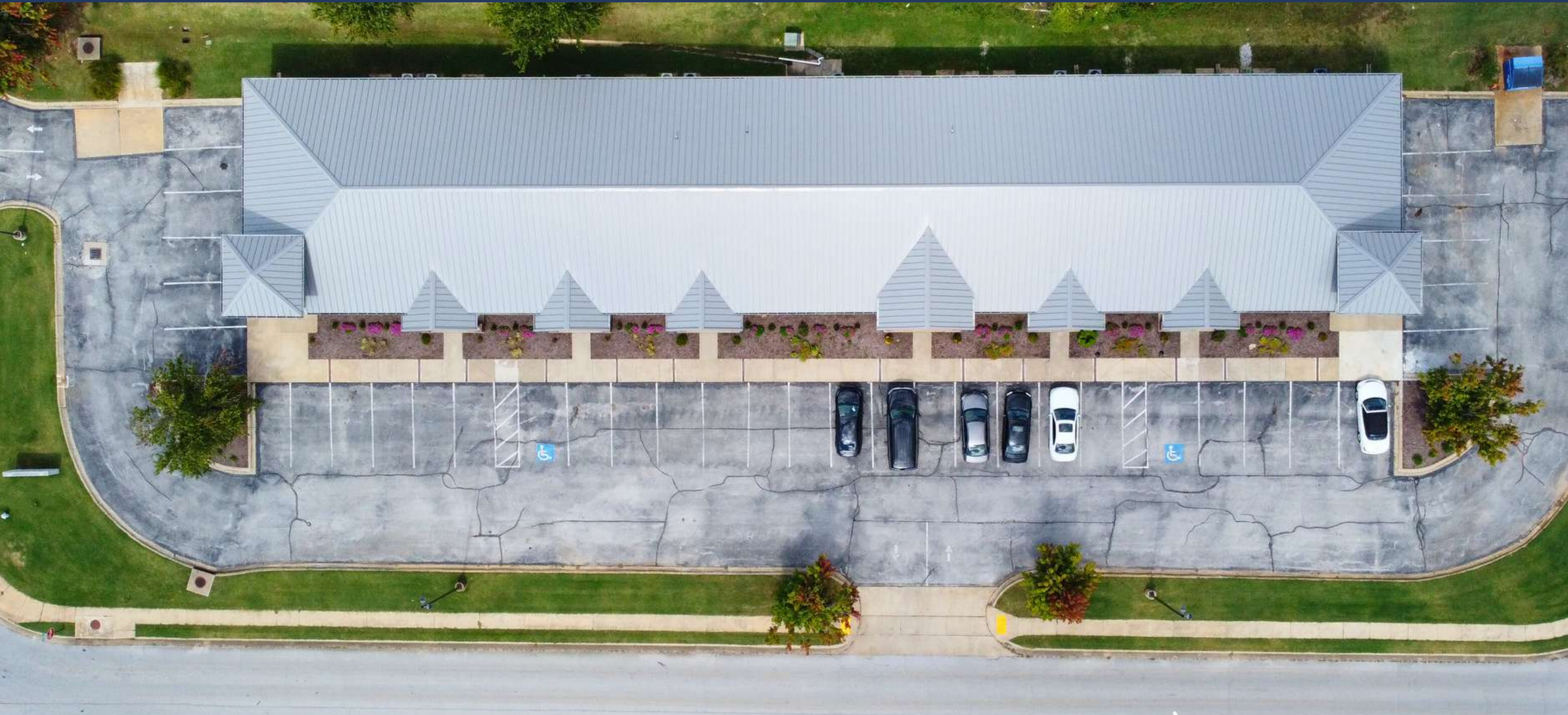
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AERIAL VIEW | PARKING



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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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