

FOR SALE

PINNACLE OFFICE BUILDING

3350 S PINNACLE HILLS PKWY | ROGERS, AR



CUSHMAN &
WAKEFIELD



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY OVERVIEW

Cushman & Wakefield | Sage Partners is pleased to exclusively market for sale a multi-tenant Class A office building in the heart of Pinnacle Hills.

The 43,500 square foot building is within walking distance to Topgolf, the Walmart Amp, retail and restaurants. The site itself is 3 minutes to I-49, 22 minutes to Northwest Arkansas Regional Airport (XNA) and 11 minutes to Walmart’s new corporate campus.

OFFERING PRICE \$12,500,000

CAP RATE 6.0%
**leases and financial information available upon request*

BUILDING SIZE 43,500 ± SF

SITE AREA 2.05 ± Acres

TENANTS Citizens Bank, Friday Firm, Cameron Smith & Associates, New Nexus, Pabst Blue Ribbon

RECENT IMPROVEMENTS
— Newly renovated lobby
— New exterior paint

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THE OFFERING

- 100% occupied commercial office building located in the heart of the Pinnacle Hills area of Rogers, AR.
- Surrounded by over 2,000,000 SF of Class A and B office and retail space.
- Office vacancy in Northwest Arkansas is 4.4%. Outperforming the national trends.
- Northwest Arkansas expected to exceed one million people by 2045.
- Adjacent to a new \$116M mixed-use development featuring 304 upscale apartments, 16,000 SF of Class A retail space, and an 18,000 SF 2 story Ruth's Chris Steakhouse.
- Adjacent to Pinnacle Country Club, which has more homes valued at over \$1M than any other neighborhood in Northwest Arkansas and home to the LPGA Walmart NW Arkansas Championship.
- Less than a mile from Interstate 49 access

AREA DEMOGRAPHICS



**31 % POPULATION
GROWTH IN NWA**



33.8 MEDIAN AGE



5,368 TOTAL BUSINESSES



**36 PEOPLE MOVING TO
NWA PER DAY**



**\$93,245 AVG HOUSEHOLD
INCOME**



87,464 TOTAL EMPLOYEES

**Demographics based on a 5 mile radius. Source: NWA Council, ESRI*

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PROPERTY AERIAL



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