



5100 W PARK AVE
ROGERS, AR

FOR LEASE

Pinnacle Heights

OFFERING

5100 W PARK AVE | ROGERS, AR

LEASE RATE:	\$25.00 SF/YR + Utilities (Live / Work Units) \$27.00 SF/YR + NNN (Retail Units)
AVAILABLE RETAIL SPACE	1,326 SF Live / Work ◀ LEASED 1,233 SF Retail
PROPERTY TYPE:	Live / Work and Retail
LOCATION:	Uptown Rogers
PARKING:	Street parking & public deck spaces
TENANT IMPROVEMENTS:	Negotiable
YEAR COMPLETED:	2020

FEATURES

- Over 1.5 million SF of adjacent office/retail space in Pinnacle Hills
- Walkable amenities include Top Golf, Walmart AMP, Rogers Convention Center, Walmart Neighborhood Market, Restaurants and Retail
- True Live/Work/Play development with 295 Apartments above retail and live/work spaces.
- Numerous opportunities to participate in community events at Pinnacle heights and market to thousands of people who live in Pinnacle Hills





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Located in the heart of Rogers, Arkansas, Pinnacle Heights is the premier destination for your business. Pinnacle Heights is just steps from the Walmart AMP, Northwest Arkansas' largest music venue. It also offers easy access to nearby attractions such as Top Golf, as well as several Class "A" office buildings, restaurants, and coffee shops. This prime location draws thousands of daily visitors to Pinnacle Hills.

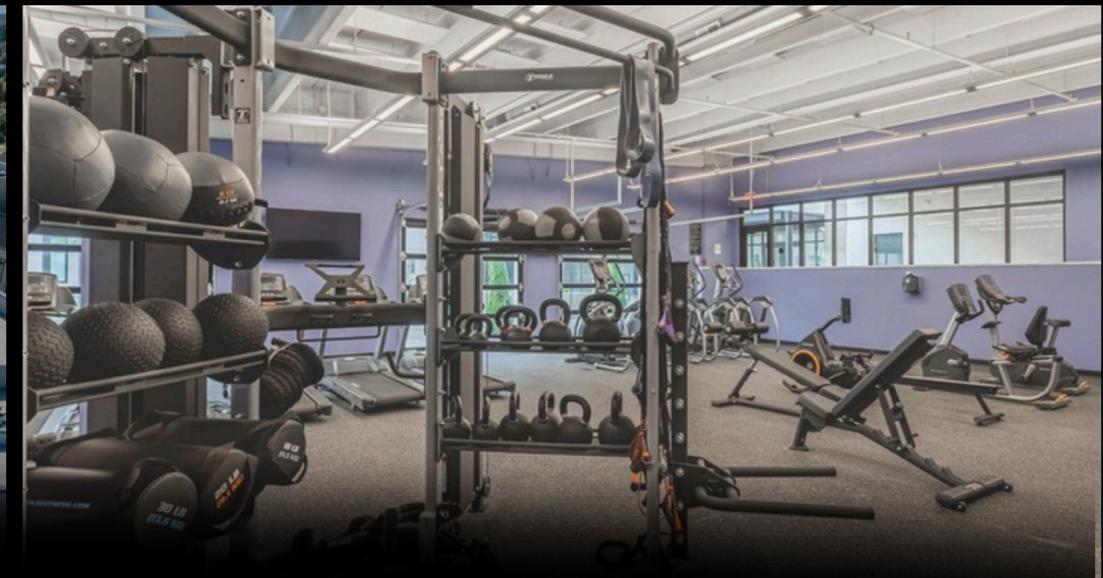
Designed with a live/work/play concept in mind, Pinnacle Heights features ground-floor retail and live/work spaces that benefit from the hundreds of tenants living above them. Tenants also get to enjoy numerous community events hosted annually, including tenant appreciation parties, lawn concerts, and various opportunities to connect with potential customers and clients. Parking for retail and live/work spaces is available unreserved on the street and in the on-site parking deck.



Pinnacle Heights

COMMUNITY PHOTOS

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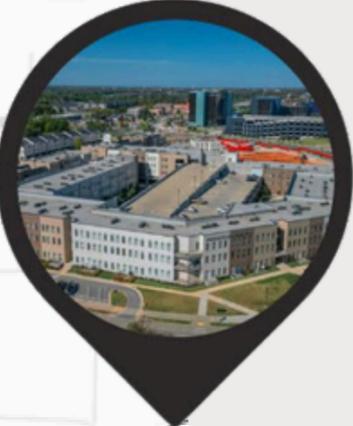
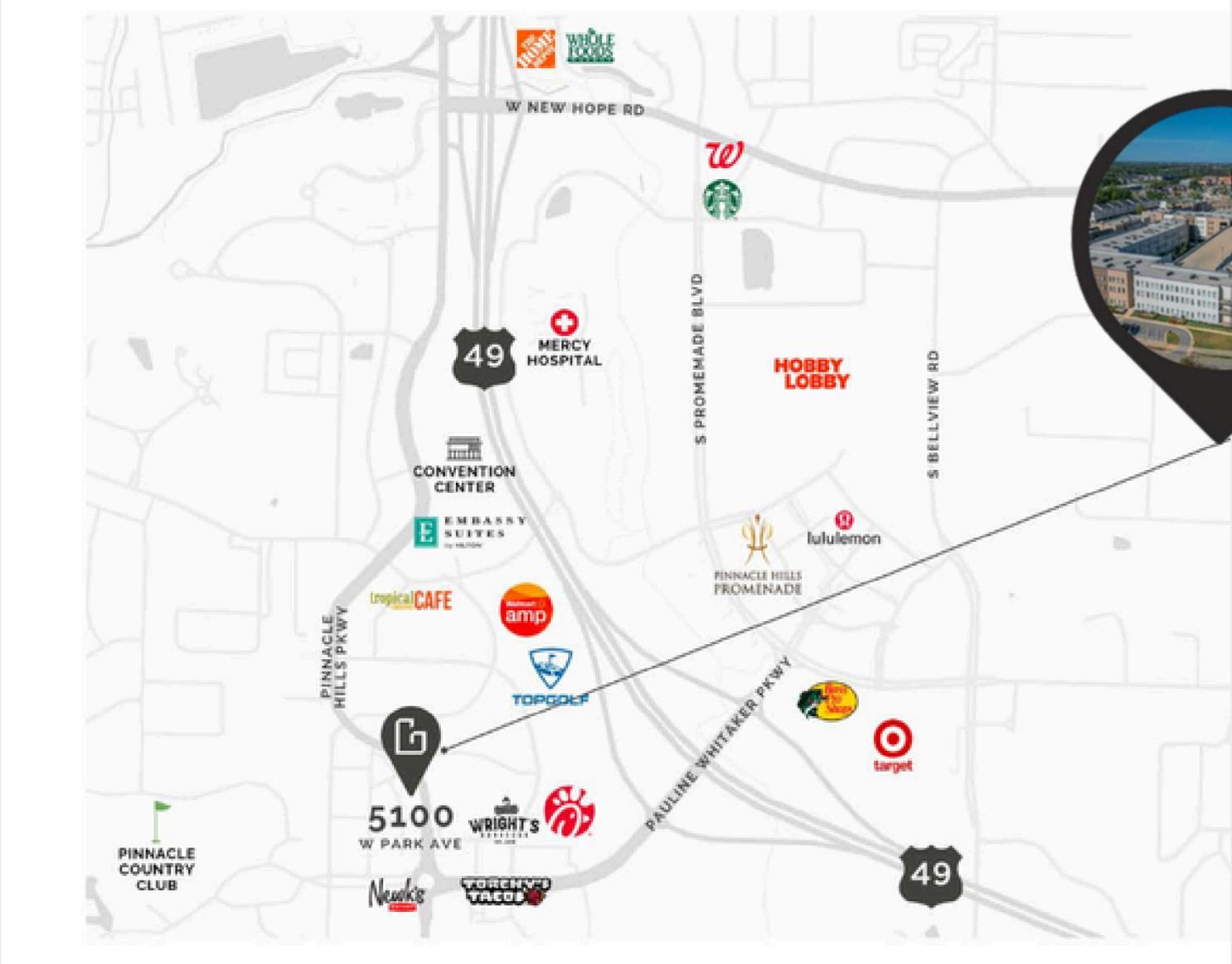
LIVE / WORK PHOTOS

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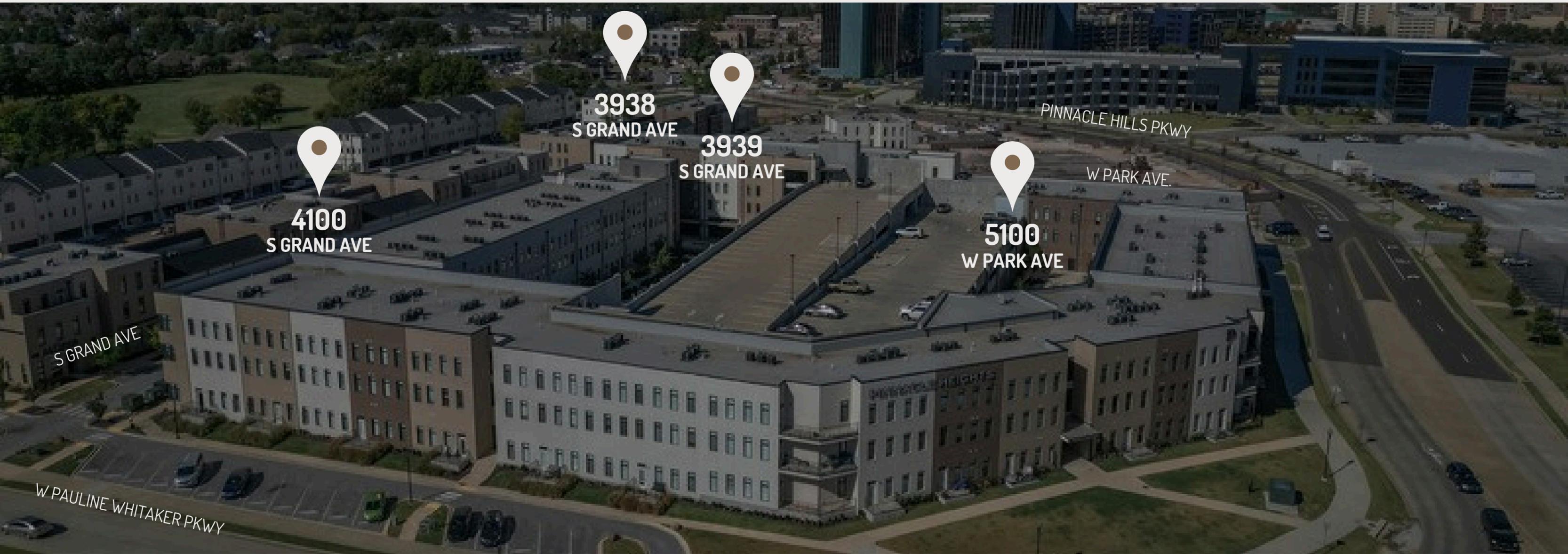
AERIAL VIEW

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AVAILABLE SUITES

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Leased

- A100 - 2,890 SF - Dotted Pig
- A120 - 1,136 SF - The Beauty Lounge
- A122 - 1,425 SF - Collier and Associates
- A124 - 1,425 SF - First Community Bank
- A126 - 2,885 SF - Mixd Gallery
- A892 - 517 SF - Shelter Insurance

- B100 - 1,520 SF - Label Boutique
- B109 - 1,520 SF - Joseph Gatlin
- B120 - 1,520 SF - Greenwood Gearhart
- B122 - 1,326 SF - MD Hair Labs
- B107 - 1,520 SF - Paige Davis - Esthetician

- C100 - 1,528 SF - Apricot Lane
- C104 - 1,326 SF - Kristen Boozman
- C108 - 1,520 SF - Ramona Munsell
- C120 - 1,520 SF - Sweet Mia Nail Salon

- D104 - 1,520 SF - All Things Kindred
- D108 - 1,326 SF - Deka Lash
- D100 - 1,520 SF - Half Baked Cookies
- D112 - 1,520 SF - Confident Coffee

Available

- C118 - 1,312 SF - Retail
- D104 - 1,520 SF - Live/Work



Long term



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