

Pinnacle Hills Office Space

3301 S Market Street, Suite 104 | Rogers, AR 72758



FOR SUBLEASE



PROPERTY HIGHLIGHTS

- Lease Rate: \$26.00/SF MG
- 2,565 ± SF
- Sublease Term: Expires March 31, 2026
- Fully furnished, turnkey office space located in Pinnacle
- Close proximity to the Embassy Suites, Rogers Convention Center, Top Golf, Theo's, Bonefish Grill, and the Pinnacle Hills Promenade
- Easy access to I-49

FOR MORE INFORMATION
PLEASE CONTACT:

MARSHALL SAVIERS

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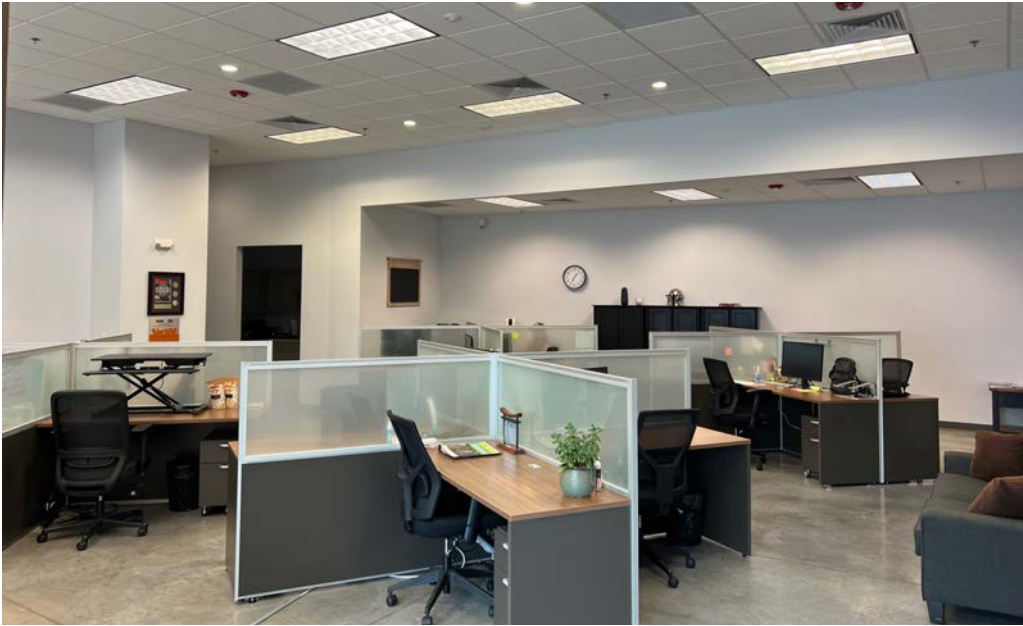
ETHAN FOWLER

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*information deemed reliable but not guaranteed

INTERIOR PHOTOS 3301 S MARKET ST, SUITE 104 | ROGERS, AR

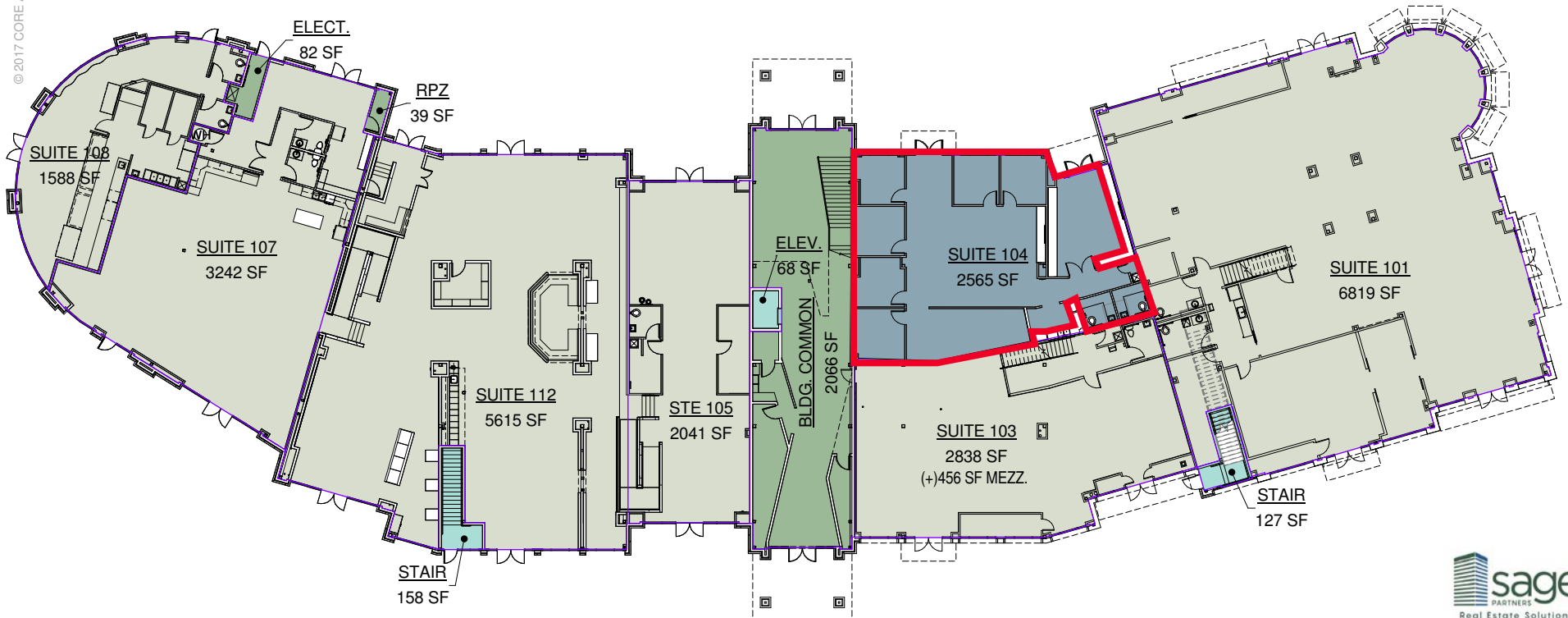


FLOOR PLAN 3301 S MARKET ST, SUITE 104 | ROGERS, AR



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- Building Common Area
- Major Vertical Penetration
- Office Area
- Store Area



PINNACLE CENTER II

DATE: 04.20.2017

1ST FLOOR BOMA

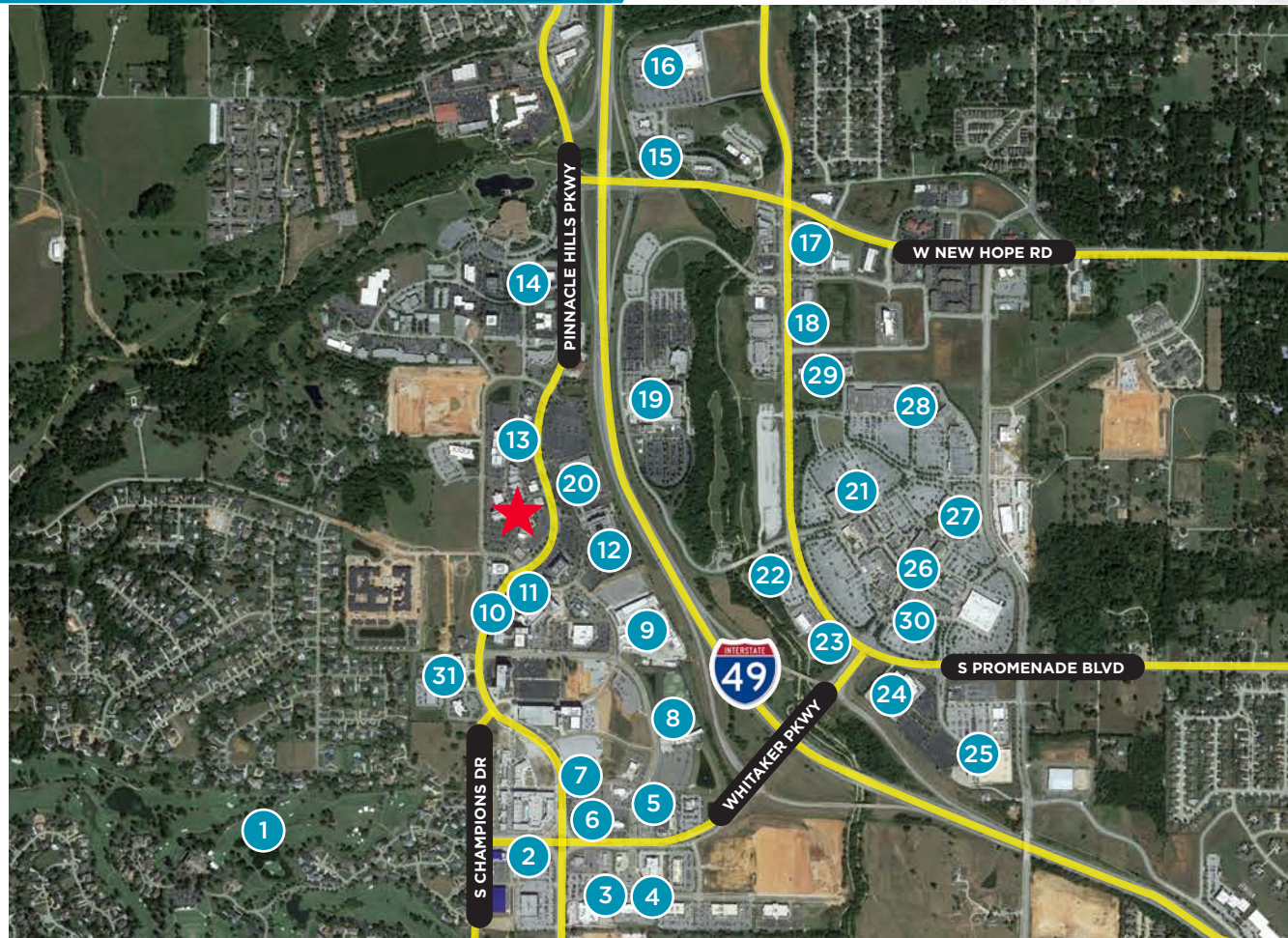


356
RETAIL

239
AREA
RESTAURANTS

33
HOTELS

*Information provided within 3 mile radius



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|--|--|--|---|--|
| 1. Pinnacle Country Club | 6. Chuy's Mexican Food | 13. Grub's, Bonefish Grill, Cold Stone | 18. Five Guys, Firehouse Subs, Mojitos, TCBY, Starbucks | 25. Target |
| 2. Newk's Eatery, Hero's Coffee, Wellingtons, Luma, Orange Theory, Walker Bros | 7. Wright's BBQ, Cappricio, Lavish Nail Lounge | 14. Debbie's Family Pharmacy, Howse | 19. Mercy Hospital | 26. Big Orange, P.F., Chang's, Local Lime |
| 3. Walmart Neighborhood Market, Torchy's Tacos | 8. Tacos4Life, Walkons, Saltgrass | 15. Red Lobster, Olive Garden, Steak n' Shake, Bariola's Pizzeria, Einstein Bros | 20. Rogers Convention Center | 27. Dave & Buster's |
| 4. Fuzzy's Taco Shop, Mirabella's Table, Uptown Taphouse, Arvest | 9. TopGolf | 16. The Home Depot | 21. Dillard's | 28. Ulta, Old Navy, Hobby Lobby, T.J. Maxx, Carter's |
| 5. Pei Wei, Chick-fil-A, | 10. Walmart Amp | 17. Walgreens, Splash, Culver's | 22. Best Buy | 29. Swig, Oasis Nail Bar |
| | 11. Ruth's Chris Steakhouse | | 23. Longhorn Steakhouse | 30. Pinnacle Hills Promenade |
| | 12. Tropical Smoothie | | 24. Bass Pro Shops | 31. Signature Bank |
| | 13. Embassy Suites | | | |