



**FOR LEASE**

# PINNACLE HILLS OFFICE SPACE

## Property Highlights

- 50,040 ± SF New Construction Office Space Available
- Lease Rate: \$30.00/SF NNN
- Demisable to 16,680 ± SF
- Build-to-suit available
- Direct access to the Razorback Greenway and Horsebarn Trailhead
- Located in the highly desirable Pinnacle area of Rogers, Arkansas with close and easy access to I-49
- Close proximity to Pinnacle Hills Promenade, Walmart Arkansas Music Pavilion, Topgolf, and Mercy Hospital

**For more information, please contact:**

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\*information deemed reliable but not guaranteed

# RENDERINGS HORSEBARN RD & S 52ND ST | ROGERS, AR



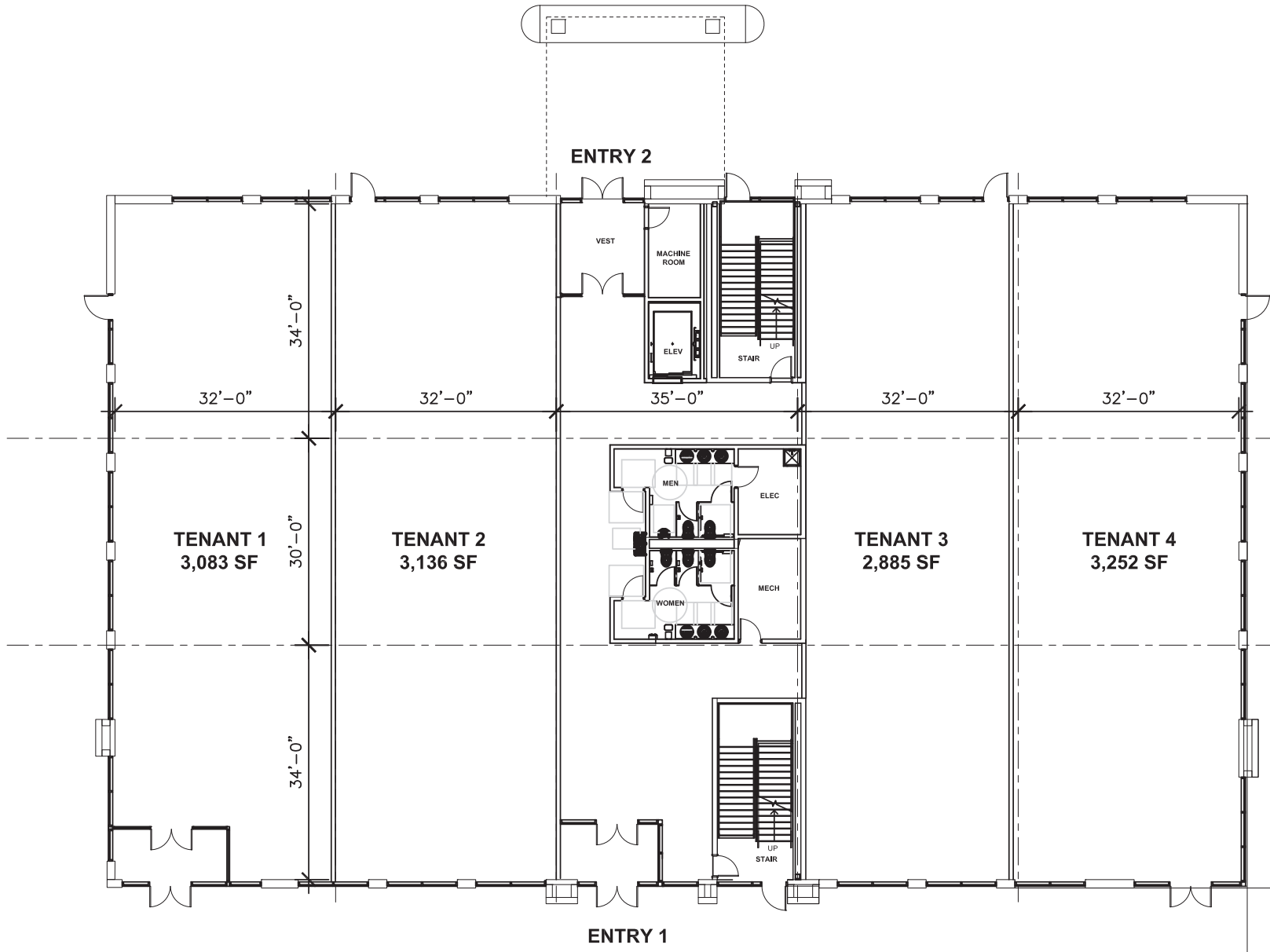
CUSHMAN &  
WAKEFIELD

sage  
PARTNERS

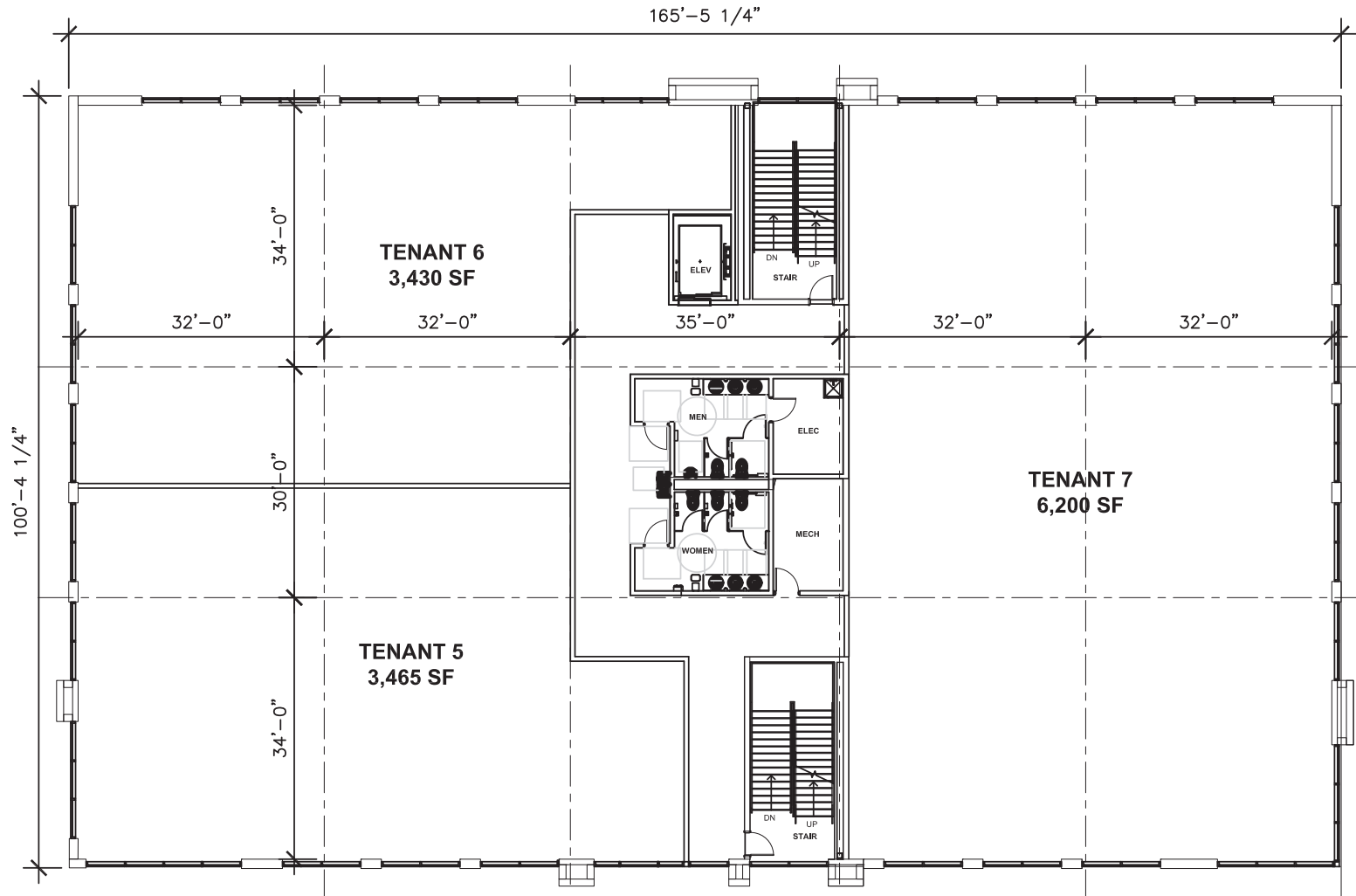




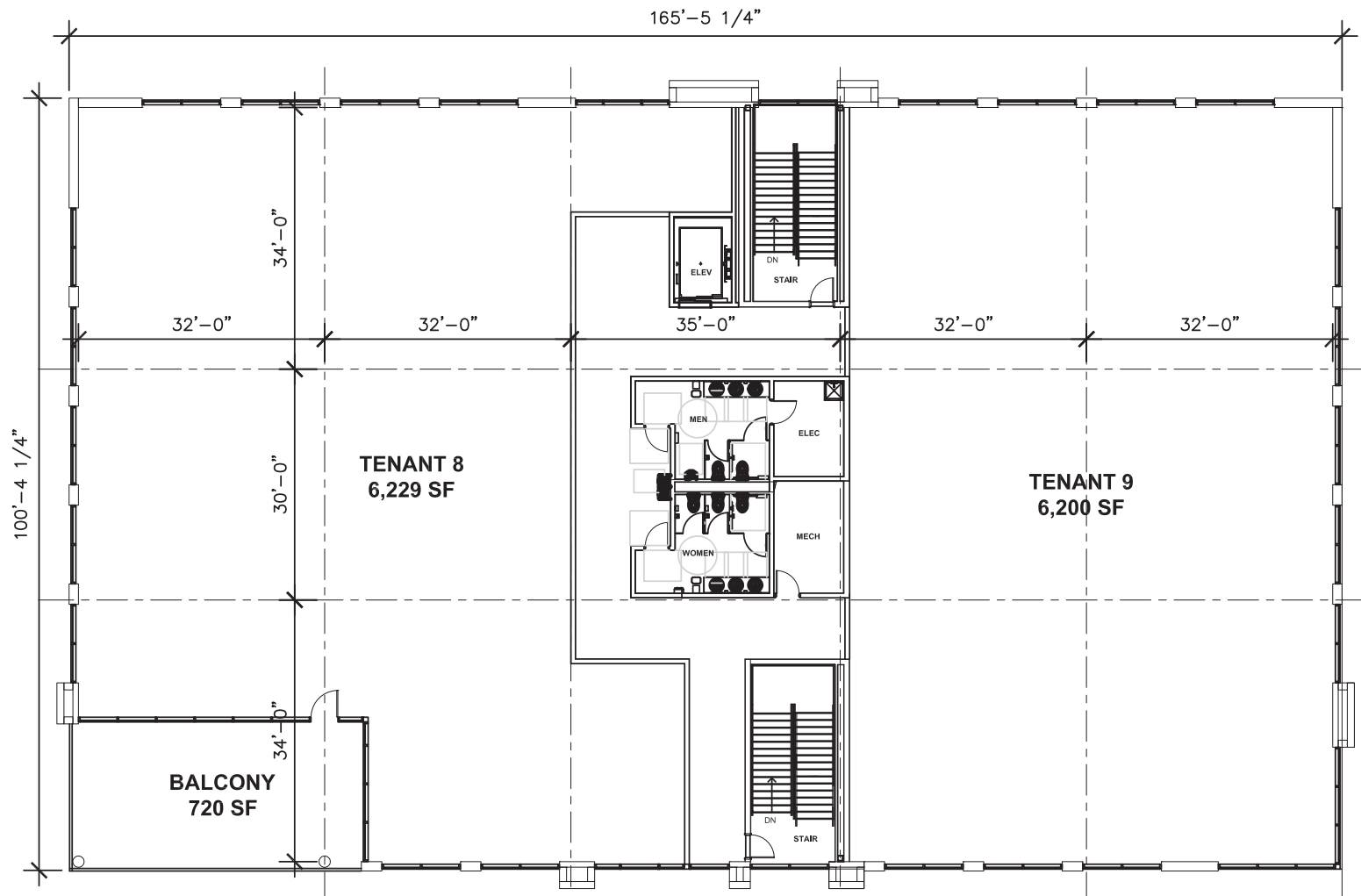
# FIRST FLOOR PLAN HORSEBARN RD & S 52ND ST | ROGERS, AR

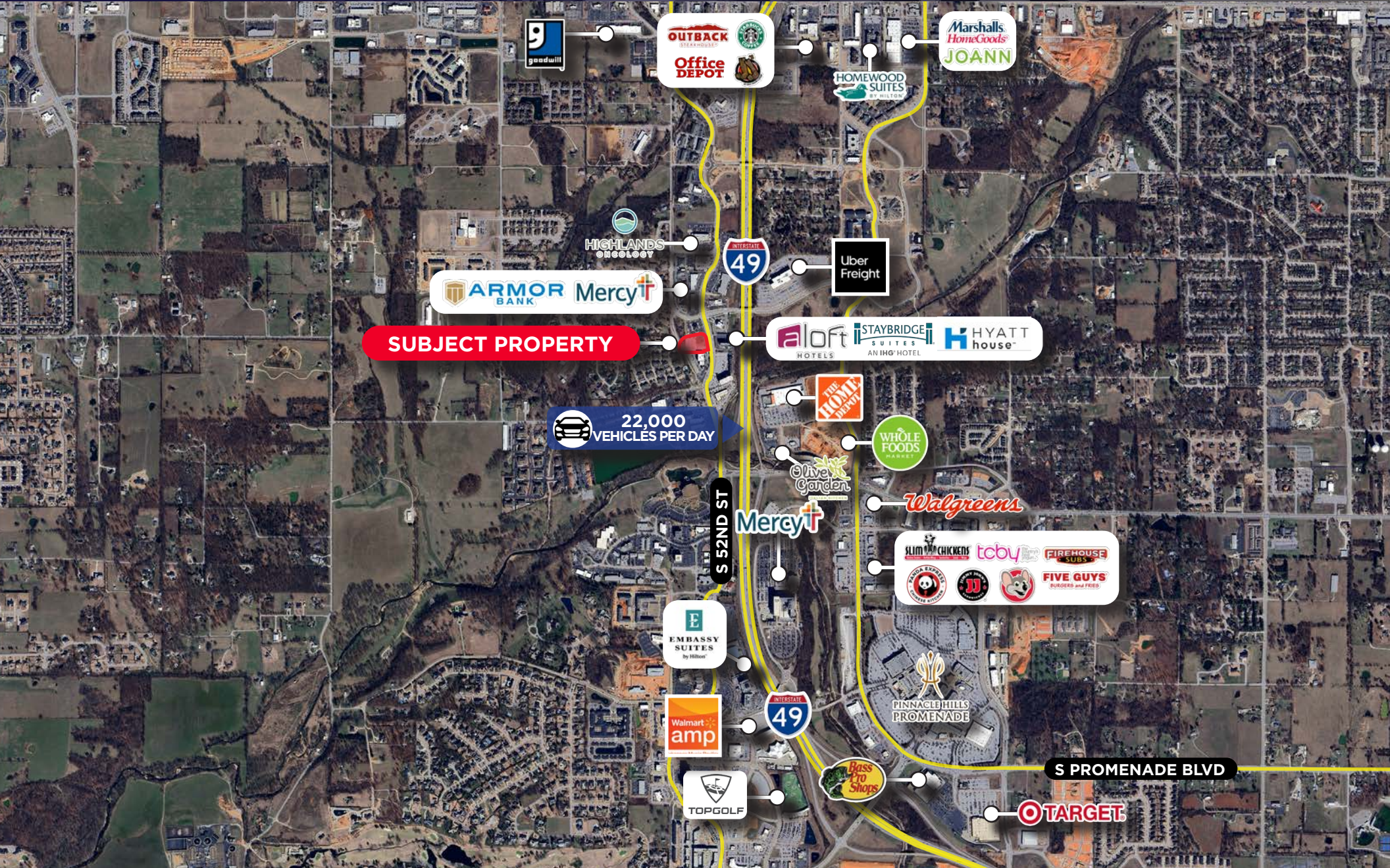


# SECOND FLOOR PLAN HORSEBARN RD & S 52ND ST | ROGERS, AR



# THIRD FLOOR PLAN HORSEBARN RD & S 52ND ST | ROGERS, AR





**SUBJECT PROPERTY**

**22,000 VEHICLES PER DAY**

**S 52ND ST**

**S PROMENADE BLVD**

