

# FOR LEASE



**2113 S. 54th STREET, SUITE 3 | VILLAGE ON THE CREEKS, ROGERS, AR**

Village on the Creeks is the largest garden office park in Northwest Arkansas. It houses office, retail, restaurant, and medical tenants and enhances quality of life by offering a walking trail on Razorback Greenway and a lake with beautiful views. Suite 3 features 9 offices, a large conference/breakroom, open area for cubes or layout, upstairs open area, and more.



**Suite 1**  
**4,814 SF Total**  
**1st Fl: 3,716 SF**  
**2nd Fl: 1,098 SF**



**9 Offices**  
**Lake View (back)**  
**Conference/Break Rm.**  
**Upstairs Open Area**

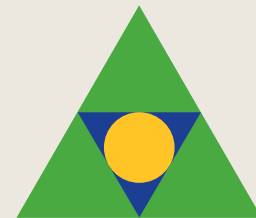


**Direct access to**  
**Razorback Greenway**  
**and walking trails in a**  
**beautiful setting**



**Quick and easy**  
**access to**  
**Interstate 49**

**\$25.50 PSF**  
**+ Gas and Electric**



**Devereux**  
Real Estate Investments

**PAT MORRISON**  
**EXECUTIVE BROKER**

**5309 W. VILLAGE PKWY | SUITE 2**  
**ROGERS, AR 72758**

**P. 479-464-4292**  
**C. 479-936-4200**

**PatMorrison@DevereuxREI.com**

# FLOOR PLAN

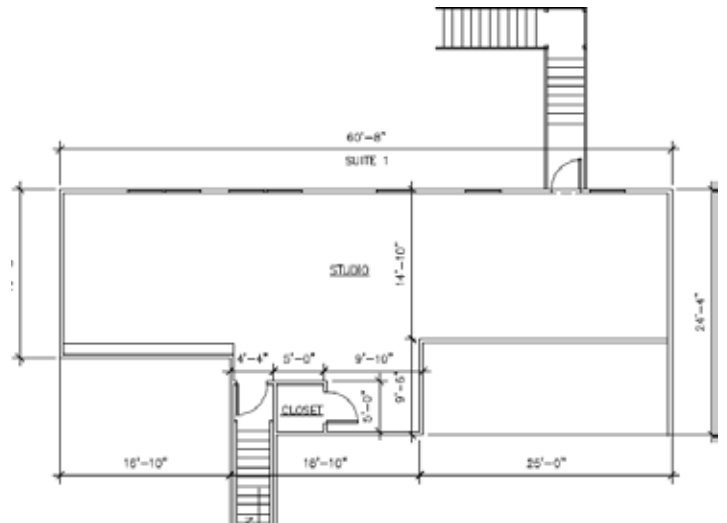
**2113 S. 54th Street  
Suite 3**

**4,814 SF Total  
1st Floor: 3,716 SF  
2nd Floor: 1,098 SF**

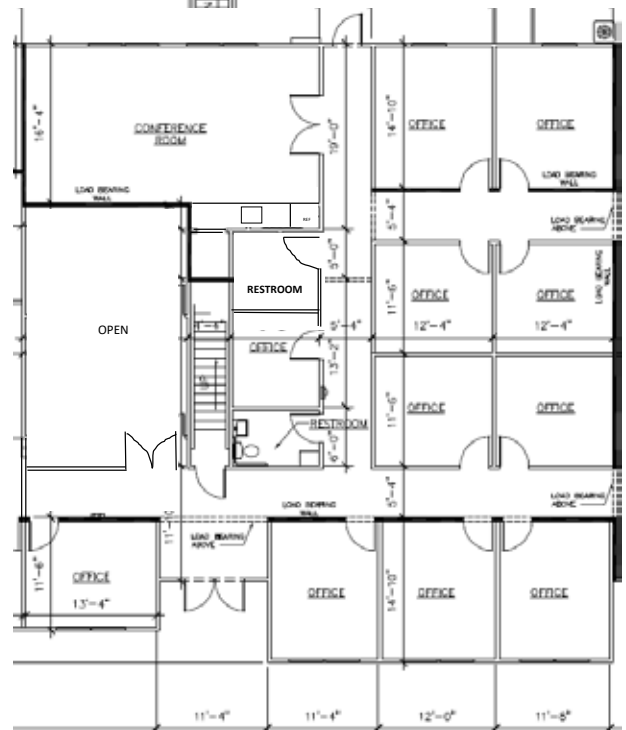
- **9 Offices**
- **Large Conference/Breakroom**
- **Open Area for Cubes or Layout**
- **Upstairs Open Area**
- **Reception Office with Interior Window**
- **Lake View (back)**



**SECOND  
FLOOR  
1,098 SF**



**FIRST FLOOR  
3,716 SF**



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