



CUSHMAN &  
WAKEFIELD



**NOW  
LEASING**  
3800 S JB HUNT DRIVE  
ROGERS, AR 72758

# THE VISIONARY

**193,772 TOTAL RSF ±**

**FOR MORE INFORMATION  
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# THE VISIONARY

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Welcome to The Visionary, a brand-new Class A office space in the epicenter of Northwest Arkansas's commercial hub. The Visionary sits in the heart of Pinnacle Hills, offering 193,772 rentable square feet of office space within walking distance to Topgolf, the Walmart Amp, retail and restaurants. The site itself is 1 minute to I-49, 18 minutes to Northwest Arkansas Regional Airport (XNA), and 12 minutes to Walmart's new corporate campus.

Here, you'll find:

- Common area gathering/collaboration space.
- Building amenities such as on-site conference/event space, fitness center, and an outdoor courtyard
- Close proximity to Pinnacle Hills Promenade — a lifestyle center featuring retailers such as Dillard's, William Sonoma, Banana Republic, Pottery Barn, Lululemon, Tacovas, Kendra Scott, Dry Goods, and more
- Nearby access to the Razorback Greenway walking trails
- Plentiful parking within the attached parking deck, surface lot, and on-street parking spaces

## Space Available:

**1st Floor:** 11,092 ± RSF  
**2nd Floor:** 13,392 ± RSF (turnkey executive suites)  
**3rd Floor:** 68,782 ± RSF (remaining available)  
**4th Floor:** 32,194 ± RSF (remaining available)

## Lease Rate:

**1st Floor Suite:** \$37.50 / SF NNN + Utilities  
**2nd Floor Executive Suites:** Call for Pricing  
**3rd & 4th Floor Suites:** \$37.50 / SF NNN + Utilities

## Major Nearby Tenants:

Kellogg's, General Mills, Coca-Cola Company, Bayer, Mattel, Hormel Foods, PepsiCo, ConAgra, Campbell's Soup, NCR, Kutak Rock, Kimberly Clark, Unilever, Dr. Pepper/Keurig, Colgate, Del Monte, and more

## Est. Completion:

Summer 2026



3,810

Population



2.3

Average  
Household Size

35.3

Median Age

\$157,134

Median Household  
Income



492

Total Businesses



8,068

Total Employees

1 MILE RADIUS ESRI BUSINESS ANALYST

46,608

Population



2.7

Average  
Household Size

36.0

Median Age

\$102,050

Median Household  
Income



1,739

Total Businesses



29,814

Total Employees

3 MILE RADIUS ESRI BUSINESS ANALYST

\*information deemed reliable but not guaranteed



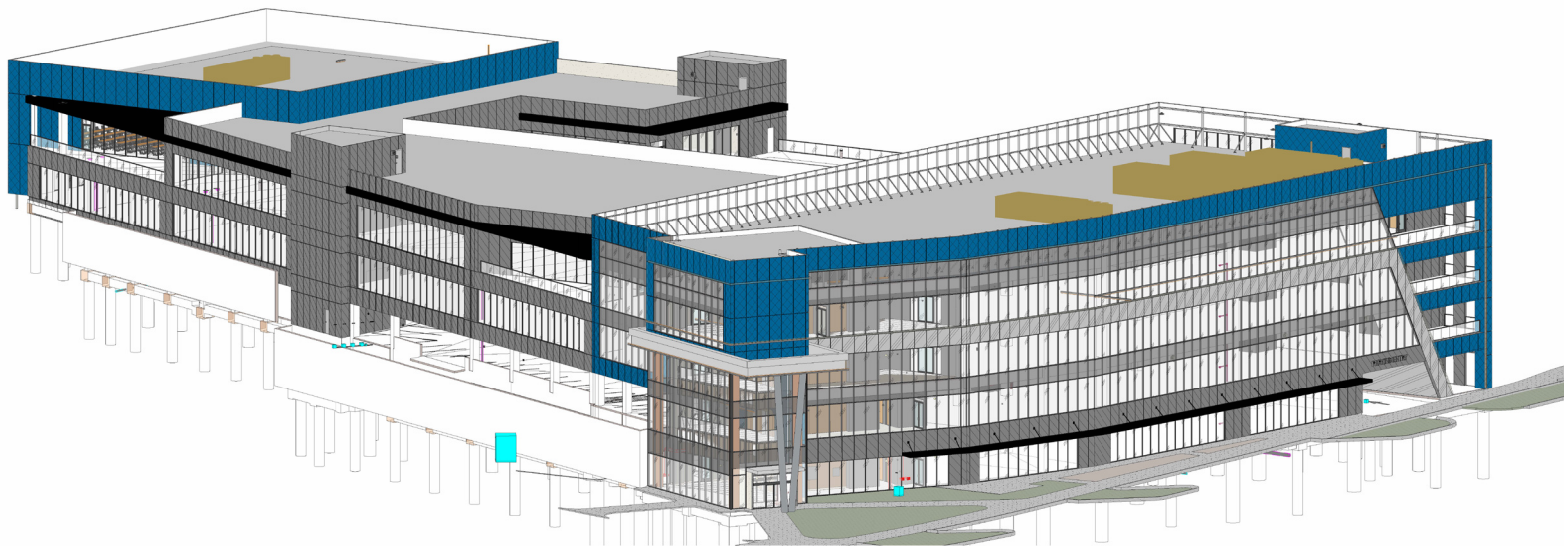
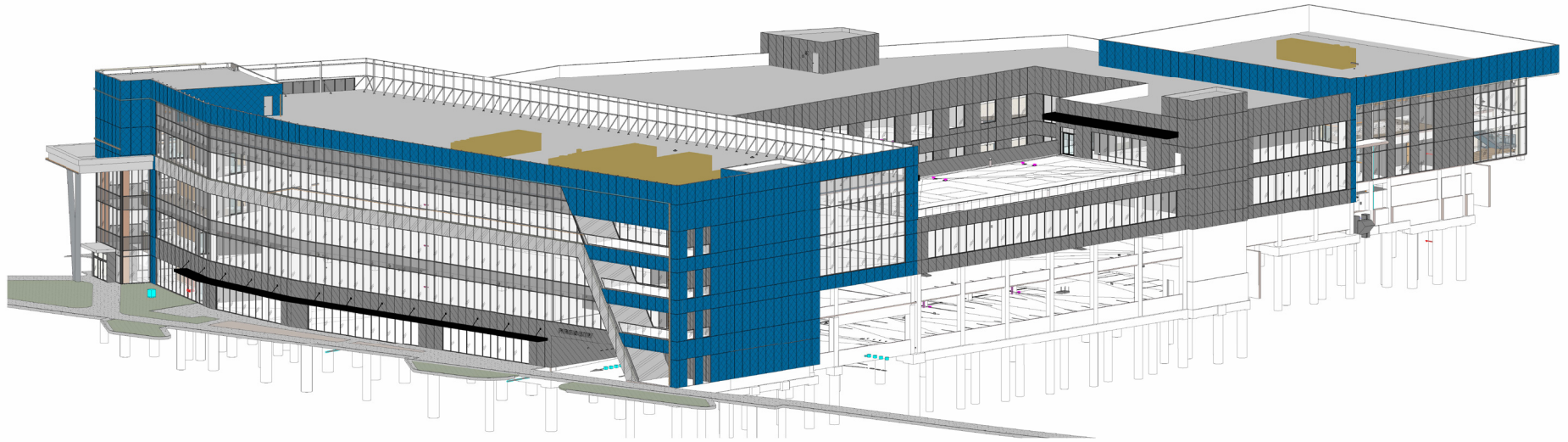
# EXTERIOR RENDERINGS

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# INTERIOR RENDERINGS

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*Main Lobby*



*Plaza Lobby*



*Seating Area*



*Seating Area*





# FLOOR PLANS

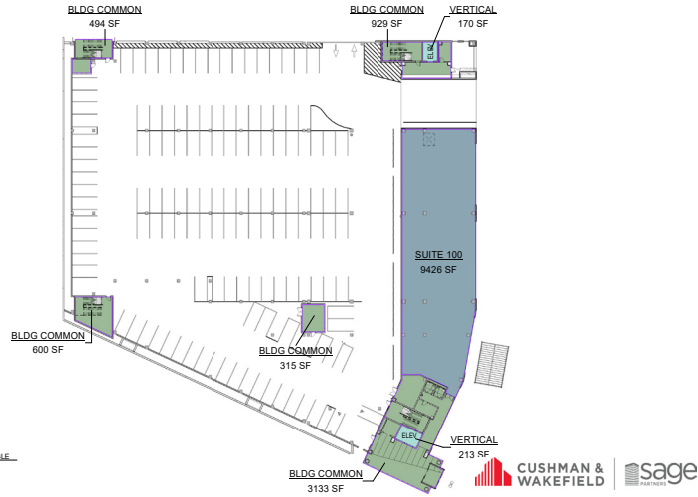
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## 1st Floor



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10.08.2025 1ST FLOOR USABLE

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## 2nd Floor



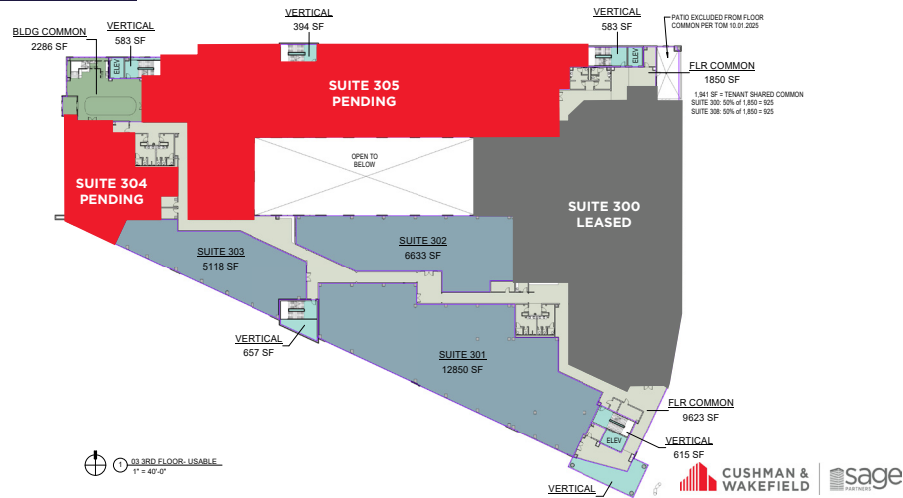
THE VISIONARY - BOMA

10.08.2025 2ND FLOOR USABLE

CORE  
ARCHITECTS



## 3rd Floor



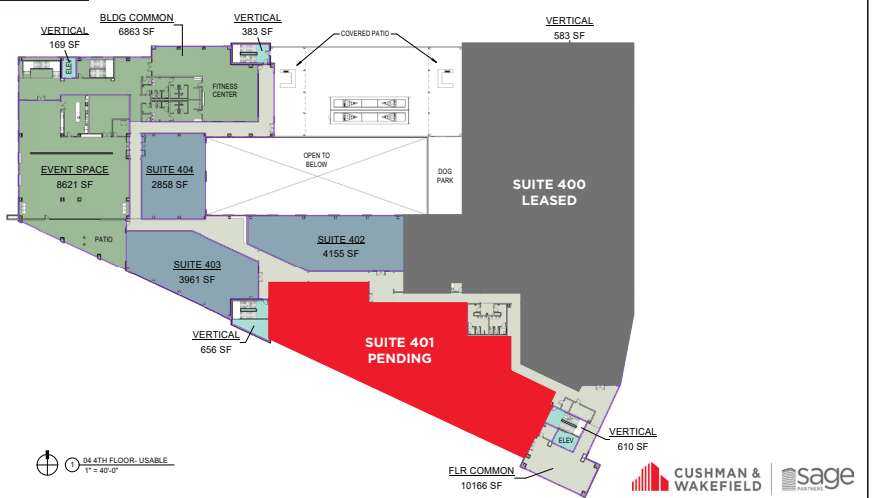
THE VISIONARY - BOMA

10.08.2025 3RD FLOOR USABLE

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## 4th Floor



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# CONSTRUCTION PHOTOS

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# DEVELOPMENT MAP

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