

EXECUTIVE OFFICES FOR LEASE



6 NORTH HALSTED CIRCLE

Rogers, AR 72756



PROPERTY DESCRIPTION

Prime office spaces ideal for individuals seeking a dedicated workspace in a convenient location. The property boasts a newly built deck, a bike rack at the entrance, and shared amenities, including a break room, conference room, and restrooms. Additionally, common areas are professionally cleaned by Molly Maids, and each suite benefits from individual trash collection services. Positioned right next to Osage Creek and a paved biking/walking trail, also situated approx. 1.5 miles from I-49, the major interstate system that runs through Northwest Arkansas. Don't miss this opportunity to secure a well-maintained office space in a prime location!

PROPERTY HIGHLIGHTS

- Compact Office Spaces for Individuals
- Situated off W Walnut (28,000 VPD)
- Full Service Gross Lease Structure
- Shared Conference Room and Common Restrooms
- Ample Parking for Employees and Visitors

OFFERING SUMMARY

| | |
|----------------|---|
| Lease Rate: | \$690 - 1,095 per month (Full Service; Gross) |
| Available SF: | 175 - 235 SF |
| Lot Size: | 2.51 Acres |
| Building Size: | 7,065 SF |

| SPACES | LEASE RATE | SPACE SIZE |
|--------------------|-------------------|------------|
| 6 Halsted Suite 5 | \$690 per month | 175 SF |
| 6 Halsted Suite 10 | \$1,095 per month | 235 SF |
| 6 Halsted Suite 11 | \$800 per month | 190 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|-----------|
| Total Households | 4,135 | 21,479 | 44,562 |
| Total Population | 11,204 | 55,699 | 120,918 |
| Average HH Income | \$83,420 | \$92,283 | \$119,124 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

SUITE 10 PHOTOS

Rogers, AR 72756



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

SUITE 10 FLOOR PLAN

Rogers, AR 72756



Suite 10: +/- 235 SF

NOT TO SCALE. DIMENSIONS ARE APPROXIMATE. DIMENSIONS ARE SUBJECT TO SURVEY.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

EXECUTIVE OFFICES FOR LEASE



SUITE 11

Rogers, AR 72756



Suite #11
+/- 190 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

EXECUTIVE OFFICES FOR LEASE



6 NORTH HALSTED CIRCLE

Rogers, AR 72756



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

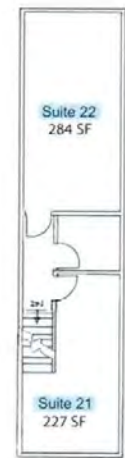
Each Office Independently Owned and Operated salmonsengroup.com

6 NORTH HALSTED CIRCLE

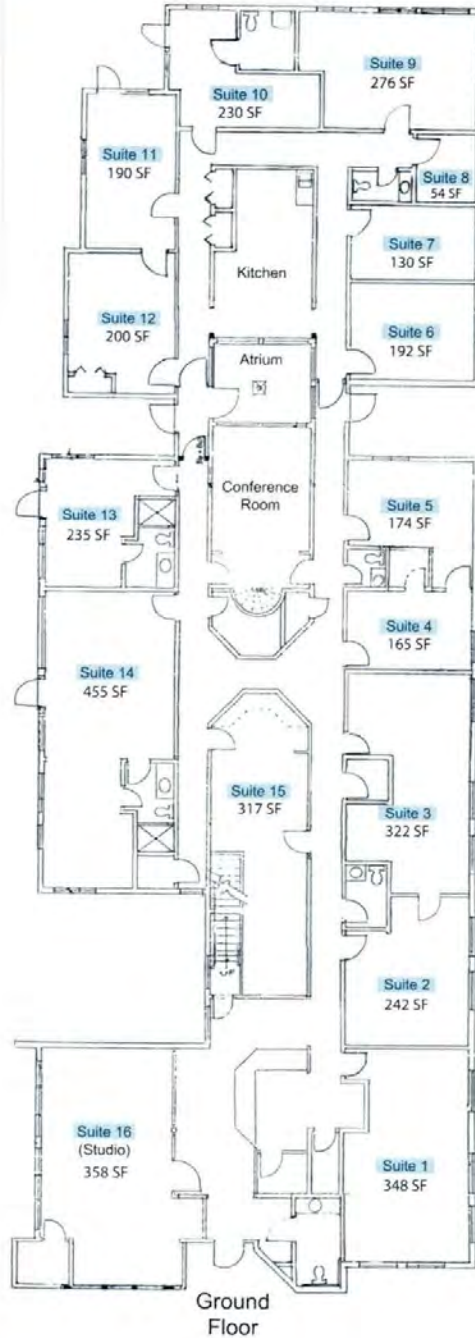
Rogers, AR 72756



FLOOR PLAN



Upper Floor



Ground Floor

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

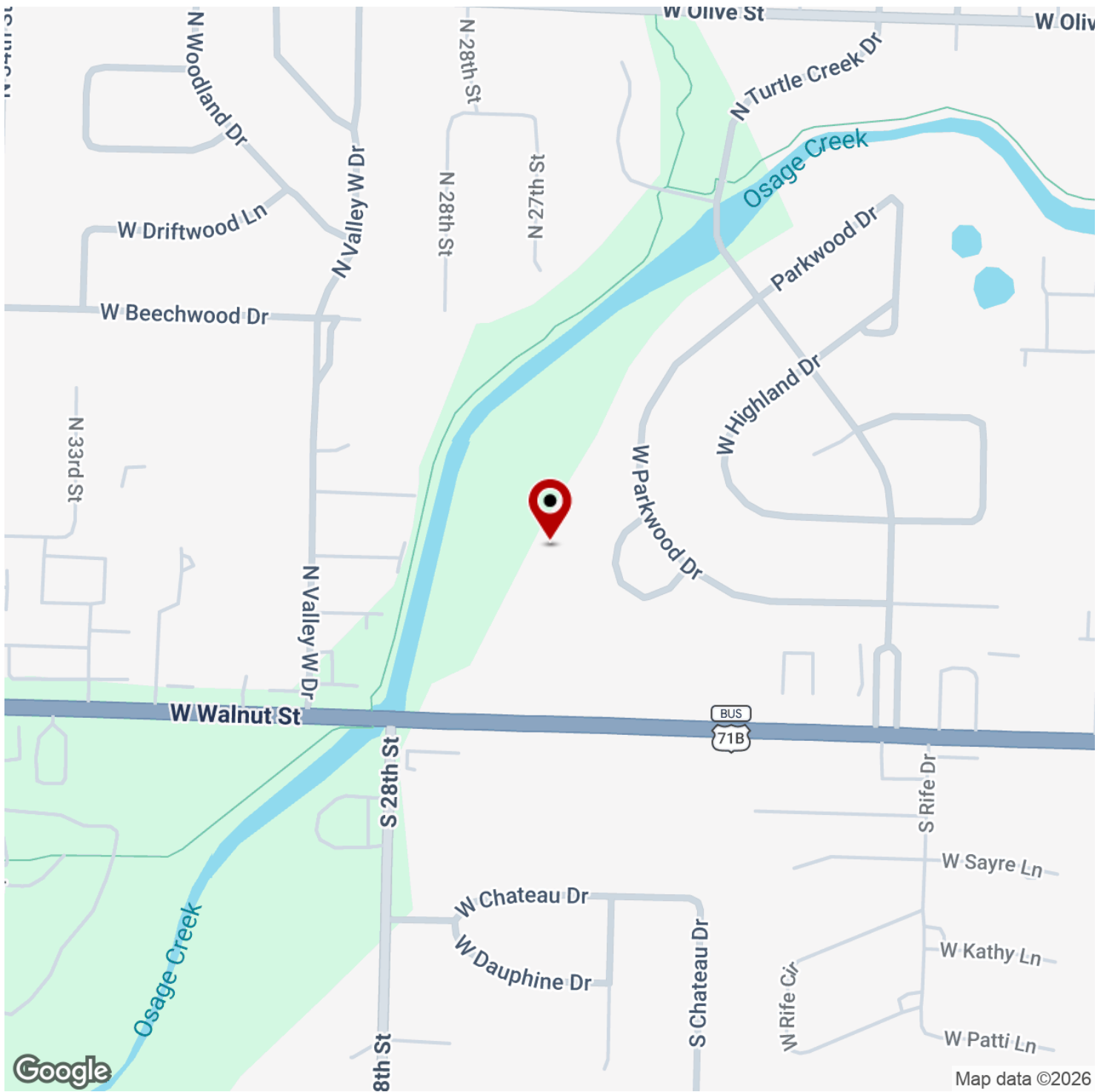
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com



6 NORTH HALSTED CIRCLE

Rogers, AR 72756



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

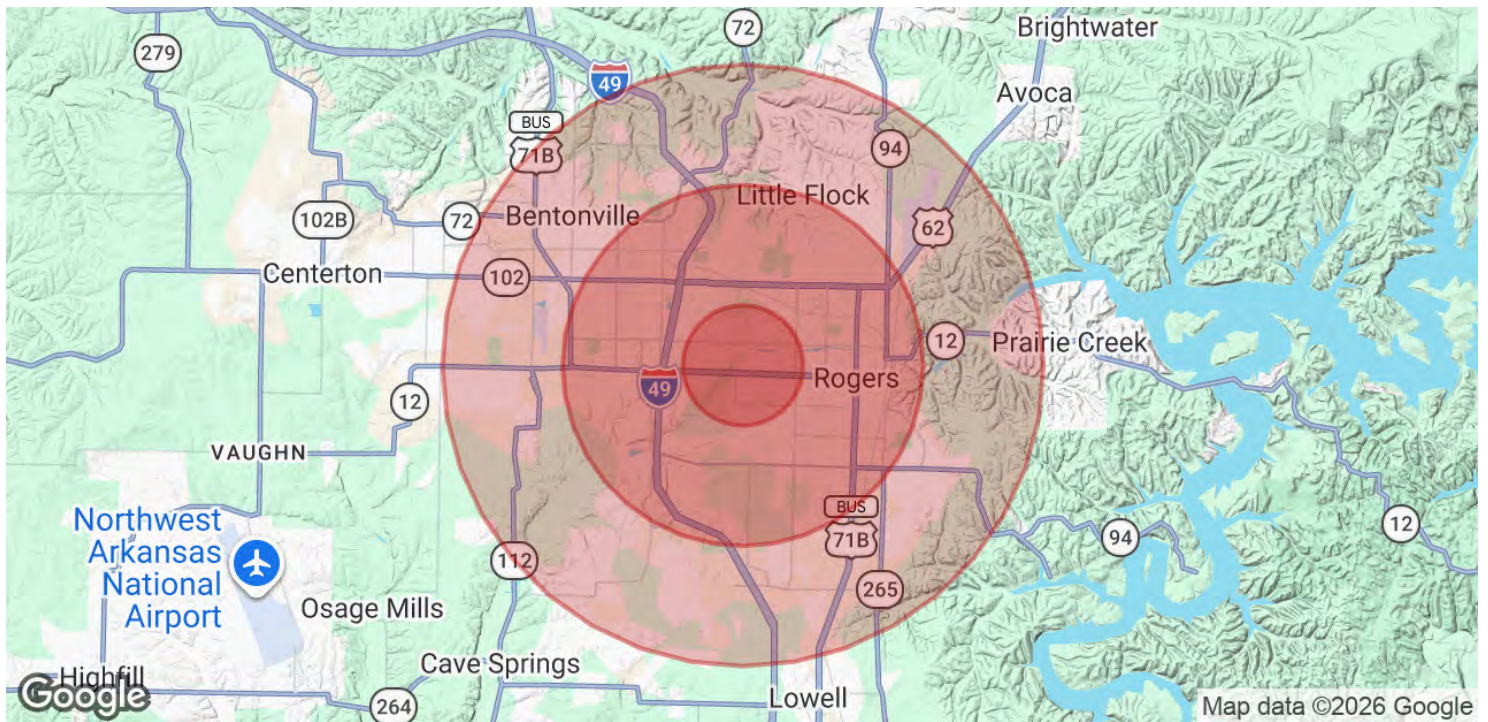
SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712



6 NORTH HALSTED CIRCLE

Rogers, AR 72756



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 11,204 | 55,699 | 120,918 |
| Average Age | 38 | 37 | 36 |
| Average Age (Male) | 36 | 36 | 35 |
| Average Age (Female) | 39 | 39 | 37 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 4,135 | 21,479 | 44,562 |
| # of Persons per HH | 2.7 | 2.6 | 2.7 |
| Average HH Income | \$83,420 | \$92,283 | \$119,124 |
| Average House Value | \$240,542 | \$292,635 | \$359,422 |

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
 Executive Broker
 O: 479.231.1355
 C: 479.330.1250
 sgrleadmanager@gmail.com
 AR #EB00066512

KW COMMERCIAL
 201 SW 14th St.
 Suite 203
 Bentonville, AR 72712