



**FOR LEASE**

# PINNACLE MEDICAL OFFICE BUILDING

## Property Highlights

- Lease Rate: \$35.00 / SF NNN + Utilities with 3% Annual Increases
- Suite 310: 4,596 ± RSF / 3,967 ± USF
- Minimum 5-year term
- TI Allowance: \$60.00 / SF
- Easy access to I-49
- High visibility and frontage along JB Hunt Drive
- Across from Walmart Amp and Topgolf
- Located in Rogers Pinnacle Hills area with close proximity to amenities including: hospitality, restaurants, multi-family, retail and major medical

**For more information, please  
contact:**

**Tom Allen**

479 903 6331

tallen@sagepartners.com

**479 845 3000**

**sagepartners.com**

\*information deemed reliable but not guaranteed



