

SUITE 212 | 2,228 SF OFFICE SPACE FOR LEASE

5506 W WALSH LANE

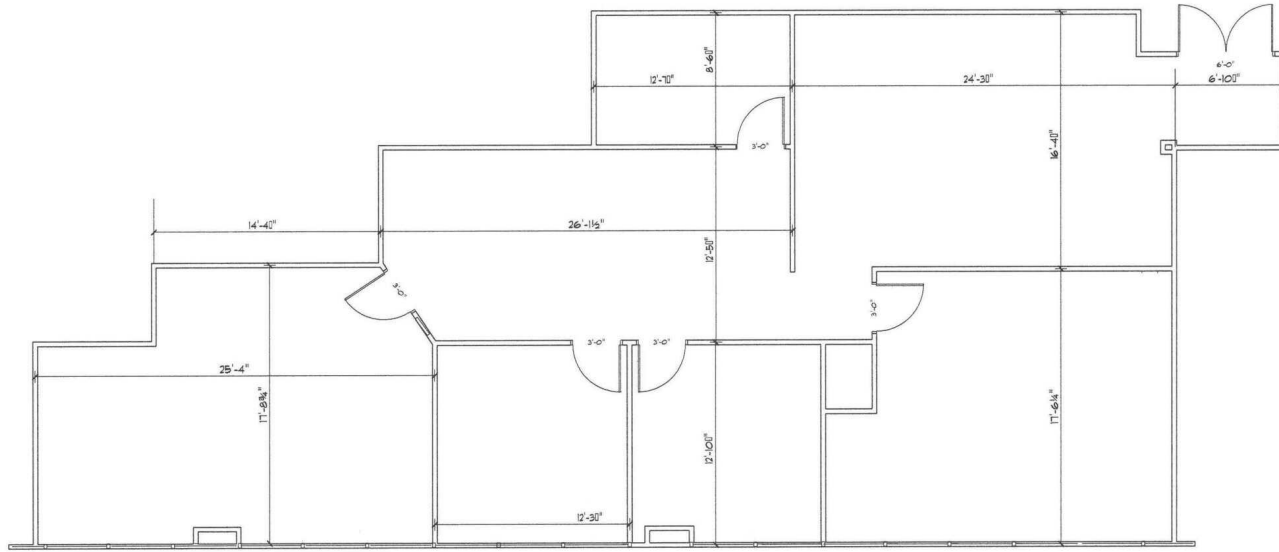
ROGERS, AR 72758



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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

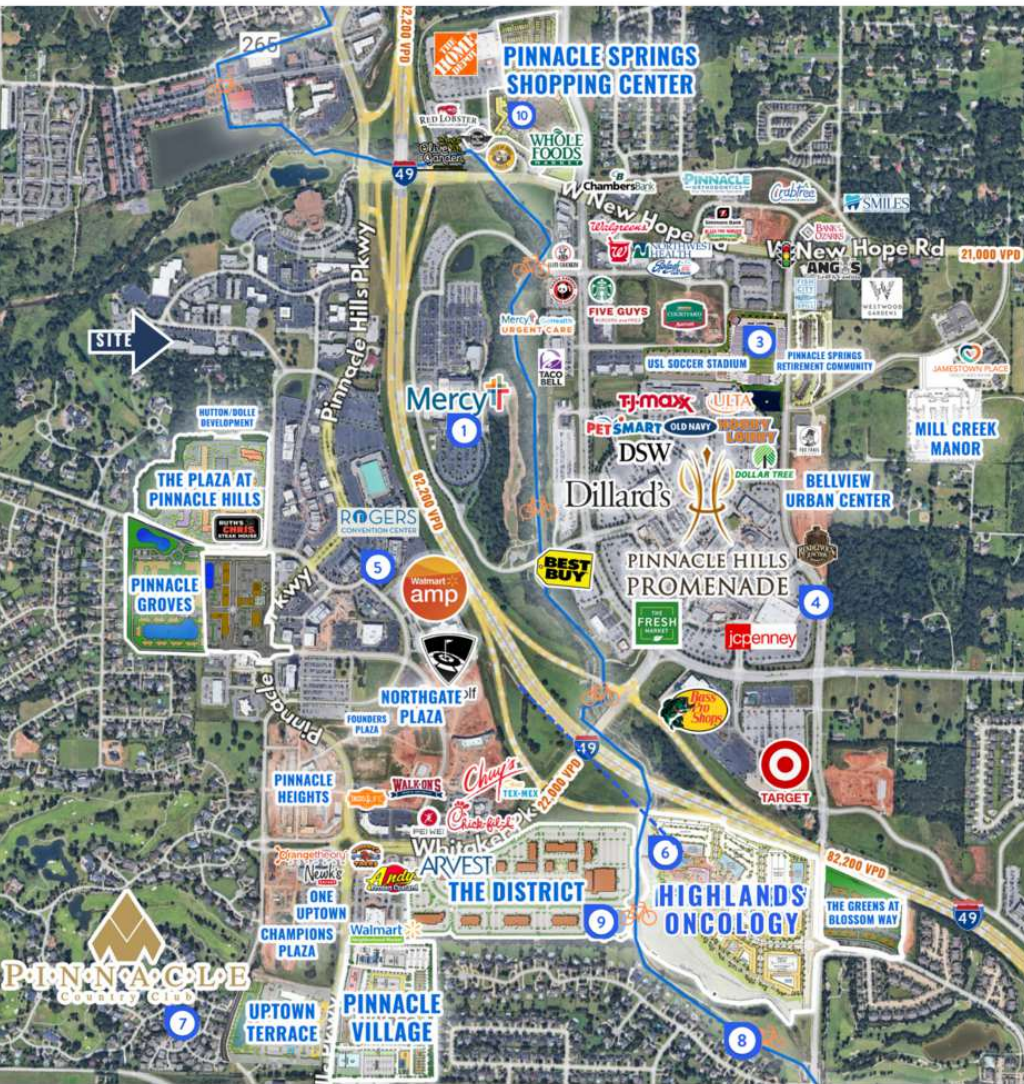
Located off Pinnacle Hills Parkway with easy access to Interstate 49, this contemporary, single level office building features an all-glass frontage and brick exterior, offering a sleek and professional appearance. The property has recently undergone renovations, with an updated lobby, restrooms, and hallways, providing a fresh, modern environment. Situated near brand new developments and in close proximity to major restaurants and retailers.

ASKING RENT	\$23.50 PSF
SUITE 212	2,228 SF
RENT TYPE	NET OF JANITORIAL



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LOCATION OVERVIEW

1 MERCY HOSPITAL

\$277 MILLION HOSPITAL EXPANSION ADDING 150 ADDITIONAL PATIENT BEDS, ROOMS AND EXPANDED SERVICES TO MEET THE NEEDS OF THE GROWING MARKET.

2 TOP GOLF

GOLF, PARTY, SPORTS BAR AND RESTAURANT VENUE ALONG INTERSTATE-49

3 UNITED SOCCER LEAGUE

PROPOSED MEN'S PROFESSIONAL SOCCER LEAGUE STADIUM THAT WILL ALSO BE A VENUE FOR CONCERTS AND OTHER GATHERINGS

4 PINNACLE HILLS PROMENADE

A PREMIER SHOPPING DESTINATION IN NORTHWEST ARKANSAS OFFERING OUTDOOR BOUTIQUE AND NATIONAL RETAILERS

5 ROGERS CONVENTION CENTER

NUMBER ONE MEETING AND EVENT FACILITY IN NORTHWEST ARKANSAS OFFERING EXPANSIVE AND VERSATILE SPACE FOR EVENTS OF ALL SIZES AND ANCHORED BY EMBASSY SUITES

6 MULTIMILLION DOLLAR DEVELOPMENTS

TOTALING MORE THAN \$450 MILLION AND GROWING, THE PINNACLE HILLS / UPTOWN SUBMARKET OF ROGERS IS SURROUNDED BY NEW OFFICE, RETAIL AND MIXED-USE DEVELOPMENTS EITHER COMPLETED, PLANNED OR UNDER CONSTRUCTION WITHIN THE PAST 18 MONTHS

7 PINNACLE HILLS COUNTRY CLUB

HOME TO MANY SENIOR-LEVEL EXECUTIVES AND PROFESSIONAL SERVICE PROVIDERS WITH AN AVERAGE OF \$260K OF ANNUAL MEDIAN NET WORTH INCOME AND ESTATE-SIZED HOMES.

8 RAZORBACK GREENWAY TRAIL SYSTEM

ACCESSIBILITY TO MORE THAN 450 MILES OF DIRT AND PAVED TRAILS SPANNING FROM BELLA VISTA TO FAYETTEVILLE

9 THE DISTRICT

A 368-ACRE MIXED-USE DEVELOPMENT INCLUDING OFFICE, RETAIL, OUTDOOR PLAZA, APARTMENTS, PARKING DECK AND HOTEL

10 PINNACLE SPRINGS SHOPPING CENTER

A 80,498-SQUARE-FOOT MIXED-USE DEVELOPMENT ANCHORED BY WHOLE FOODS WITH TWO PLANNED PHASES INCLUDING TOWNHOMES, PARKING GARAGE, RETAIL AND OFFICE BUILDINGS



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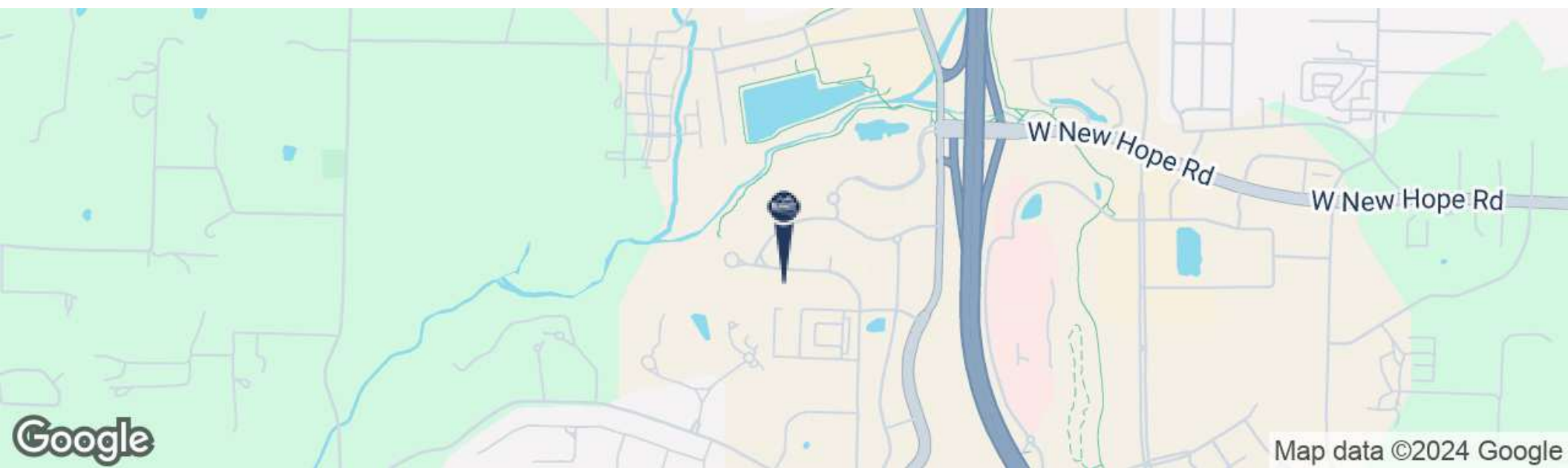
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,299	40,304	108,649
AVERAGE AGE	34.5	34.3	33.1
AVERAGE AGE (MALE)	36.7	34.4	32.8
AVERAGE AGE (FEMALE)	33.4	34.9	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,455	16,347	42,560
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$157,651	\$114,044	\$93,955
AVERAGE HOUSE VALUE	\$448,385	\$280,408	\$230,252

2020 American Community Survey (ACS)



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OFFICE BUILDING FOR LEASE

CLINTON BENNETT
 PRINCIPAL BROKER // CEO



Clinton Bennett has enjoyed a successful tenure in the Northwest Arkansas commercial real estate community for almost two decades. Some of his notable business achievements include brokering some of the more significant land, office, industrial and retail transactions in market. He has also grown multiple companies in the region in addition to growing a family with his wife, Elissa, of which they both are very proud. He is the only person in the market that has opened affiliate offices for multiple internationally recognized brokerage companies — CBRE in 2012 and Grubb & Ellis (now Newmark) in 2007. He most recently served as first vice president for CBRE, Inc. but departed that company in 2020 to open Bennett Commercial Real Estate. He enjoys the real estate business and loves finding opportunities to create value for his clients by using the knowledge that he has learned and earned by executing hundreds of commercial real estate transactions in Northwest Arkansas and surrounding States. He is one of the few brokers in the market to hold the prestigious designations of SIOR and CCIM.

ACHIEVEMENTS

- CCIM Designation
- SIOR President
- 2023 Top 250 Arkansas' Most Influential Leaders - Arkansas Business
- 2023 Q2 CoStar Power Broker
- Costar Power Broker - Best of the Best - 2022 Winner
- SIOR 2022 Top Office Sale
- Certified Leasing Specialist
- Private Aircraft Pilot

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CLIENTS REPRESENTED

- Boot Barn
- Planet Fitness
- Andy's Frozen Custard
- Smoothie King
- Walkon's
- Slim Chickens
- Johnson & Johnson
- Accenture
- IBM
- Bank of America
- Encore Bank
- Gearhead

SIGNIFICANT TRANSACTIONS

- 121,758 SF RETIREMENT BUILDING SALE: Fayetteville, AR
- 63,688 SF OFFICE BUILDING SALE: Fayetteville, AR
- 49,874 SF INDUSTRIAL PARK SALE: Little Rock, AR
- 80,000 SF OFFICE PARK SALE: Lowell, AR
- 41,000 SF OFFICE BUILDING SALE IN PINNACLE HILLS: Rogers, AR
- 40,127 SF OFFICE BUILDING SALE IN PINNACLE HILLS: Rogers, AR
- 6.31 AC LAND SALE IN PINNACLE HILLS: Rogers, AR
- 15,000 SF OFFICE BUILDING SALE IN PINNACLE HILLS: Rogers, AR
- 23,715 SF RETAIL SALE: Fort Smith, AR
- 20,470 SF OFFICE BUILDING SALE IN PINNACLE HILLS: Rogers, AR
- 9.03 AC LAND SALE: Rogers, AR
- 14,856 SF OFFICE BUILDING SALE IN PINNACLE HILLS: Rogers, AR
- 9,060 SF RTAIL BUILDING LEASE IN PINNACLE HILLS: Rogers, AR
- 23,183 SF OFFICE BUILDING LEASE: Rogers, AR
- 7,525 SF OFFICE BUILDING SALE: Rogers, AR
- 9,067 SF RETAIL BUILDING SALE: Wichita, KS
- 10 AC LAND SALE: Fayetteville, AR
- 4.14 ACRE LAND SALE OFF WALTON BLVD: Bentonville, AR

CLIENT TESTIMONIALS

"Clinton Bennett is THE go-to guy for commercial real estate in NWA. His market knowledge and professional network are unmatched. It was his personal connection that located a buyer, which resulted in a sale that far exceeded my expectations. He was extremely communicative throughout the process, and I highly recommend Bennett CRE." - **Scott Fretheim**

"I have worked with Clinton for almost ten years now and over that time he has proven his knowledge of the market along and ability to close and negotiate strong deals on my behalf. Since launching Bennett Commercial RE and growing out his team he has only increased his performance and ability to tackle more. I would highly recommend BCRE to anyone looking for a knowledgeable, honest commercial broker agency that is most certainly out for their clients best interests!" - **Brandon Sebald**



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