

715 S 8<sup>TH</sup> ST, ROGERS, AR 72756

# EXECUTIVE OFFICES FOR LEASE

COREY FUHRMAN  
OFFICE/MEDICAL SPECIALIST  
479.504.2034  
[COREY@FOCUSCREGROUP.COM](mailto:COREY@FOCUSCREGROUP.COM)

FOCUS  
COMMERCIAL REAL ESTATE

AUGUST WENDT  
OFFICE SPECIALIST  
512.720.9296  
[AUGUST@FOCUSCREGROUP.COM](mailto:AUGUST@FOCUSCREGROUP.COM)



## EXECUTIVE SUMMARY

Two well-appointed co-working style office suites totaling 140 SF and 256 SF. Conveniently located on HWY 71B just minutes from Downtown Rogers. Both suites are offered on an all-inclusive basis, with utilities included in the rental rate. The space features updated finishes throughout, a shared kitchen, and access to conference space. Well suited for individual professionals seeking a turnkey office solution without the overhead of a traditional lease.

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## PROPERTY HIGHLIGHTS

**140 SF & 256 SF  
AVAILABLE**

**140 SF: \$600/MONTH  
256 SF: \$900/MONTH  
LEASE RATE**

**FULL SERVICE  
LEASE TYPE**

**0.8 MILES  
DISTANCE FROM DT ROGERS**

**3.7 MILES  
DISTANCE FROM I-49**

**24,000 VPD  
TRAFFIC COUNTS**

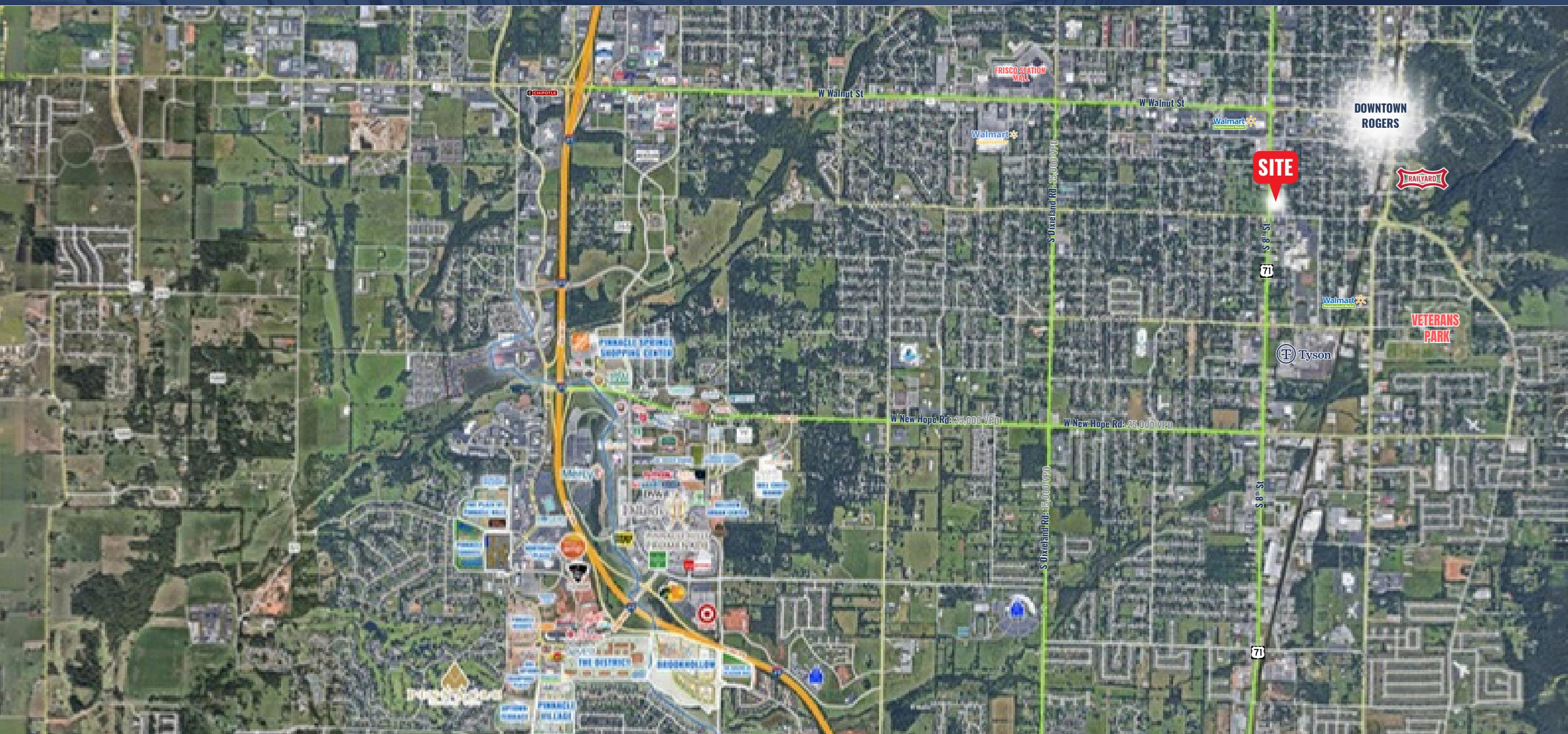
# INTERIOR PHOTOS



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5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

# AERIAL MAP LOCATION



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