



CUSHMAN &
WAKEFIELD



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

THE VISIONARIES

193,772 TOTAL RSF ±

**FOR MORE INFORMATION
PLEASE CONTACT:**

TOM ALLEN, CCIM
479 903 6331
tallen@sagepartners.com

479 845 3000
sagepartners.com

THE VISIONARIES

3800 S JB HUNT DRIVE | ROGERS, AR



CUSHMAN &
WAKEFIELD



Welcome to The Visionaries, a brand-new Class A office space in the epicenter of Northwest Arkansas's commercial hub. The Visionaries 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

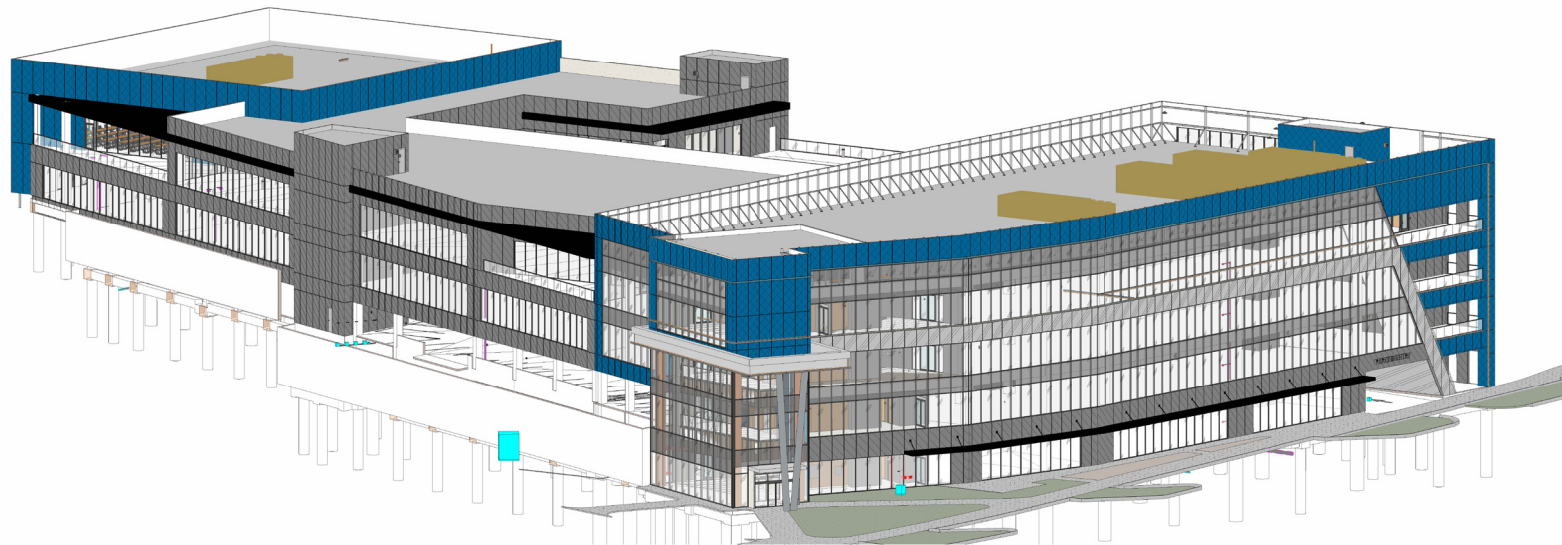
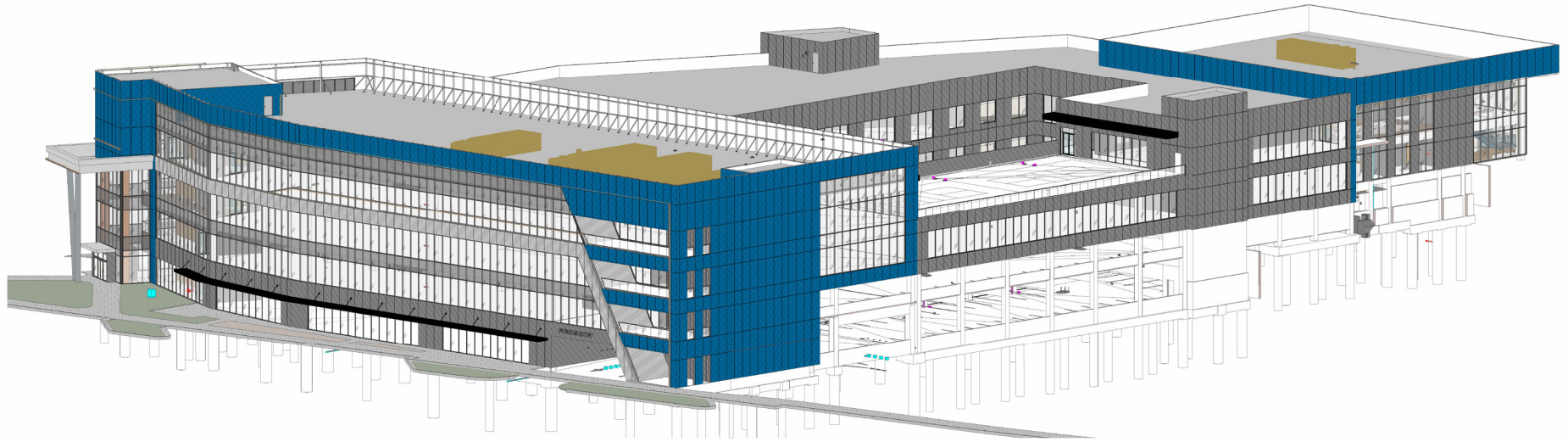
EXTERIOR RENDERINGS

3800 S JB HUNT DRIVE | ROGERS, AR



CUSHMAN &
WAKEFIELD

sage
PARTNERS



EXTERIOR RENDERING

3800 S JB HUNT DRIVE | ROGERS, AR



CUSHMAN &
WAKEFIELD

sage
PARTNERS



INTERIOR RENDERINGS

3800 S JB HUNT DRIVE | ROGERS, AR



CUSHMAN &
WAKEFIELD

sage
PARTNERS

Main Lobby



Plaza Lobby



Seating Area



Seating Area



FLOOR PLANS

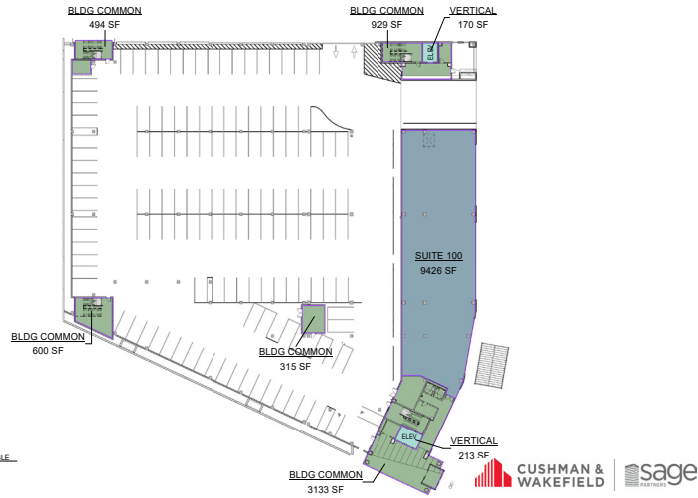
3800 S JB HUNT DRIVE | ROGERS, AR



CUSHMAN &
WAKEFIELD

sage
PARTNERS

1st Floor



THE VISIONARY - BOMA

10.08.2025 1ST FLOOR USABLE

CORE
ARCHITECTS



2nd Floor



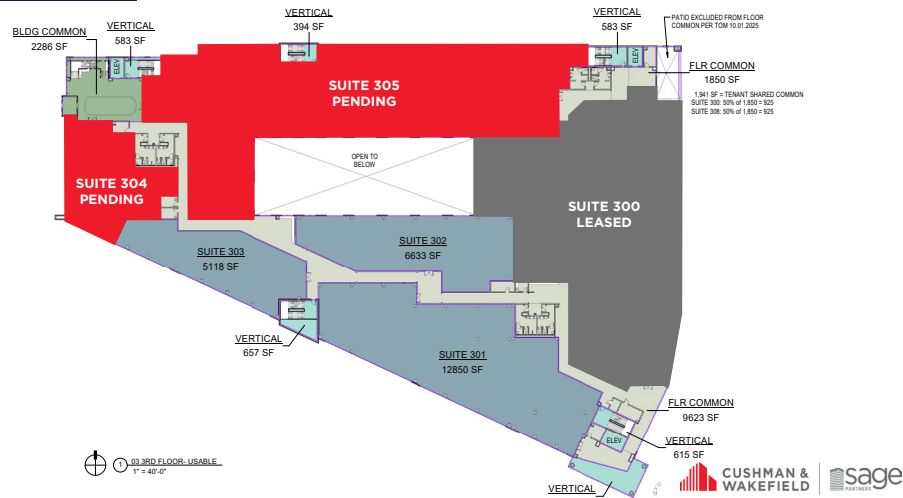
THE VISIONARY - BOMA

10.08.2025 2ND FLOOR USABLE

CORE
ARCHITECTS



3rd Floor



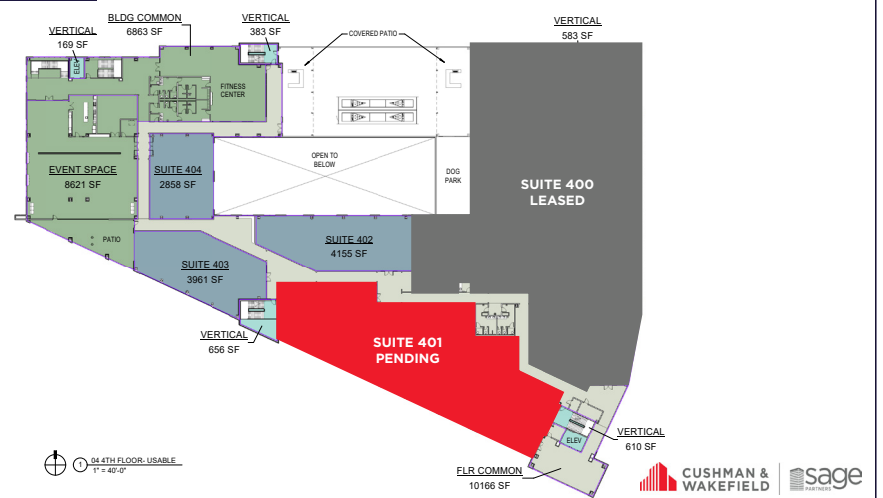
THE VISIONARY - BOMA

10.08.2025 3RD FLOOR USABLE

CORE
ARCHITECTS



4th Floor



THE VISIONARY - BOMA

10.08.2025 4TH FLOOR USABLE

CORE
ARCHITECTS



CONSTRUCTION PHOTOS

3800 S JB HUNT DRIVE | ROGERS, AR



CUSHMAN &
WAKEFIELD

sage
PARTNERS



DEVELOPMENT MAP

3800 S JB HUNT DRIVE | ROGERS, AR



CUSHMAN &
WAKEFIELD

sage
PARTNERS

