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# NOW LEASING

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

# THE VISIONARIES

**193,772 TOTAL RSF ±**

FOR MORE INFORMATION  
PLEASE CONTACT:

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# THE VISIONARIES

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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

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**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)

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**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

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**Major Nearby Tenants:**

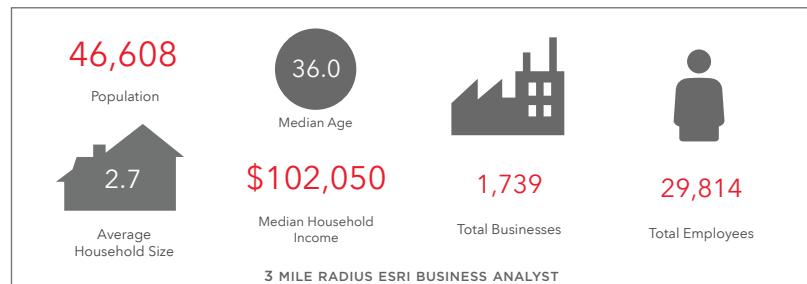
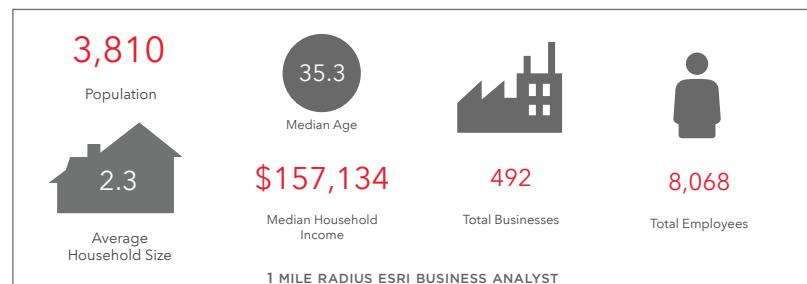
Kellogg's, General Mills, Coca-Cola Company, Bayer, Mattel, Hormel Foods, PepsiCo, ConAgra, Campbell's Soup, NCR, Kutak Rock, Kimberly Clark, Unilever, Dr. Pepper/Keurig, Colgate, Del Monte, and more

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**Est. Completion:**

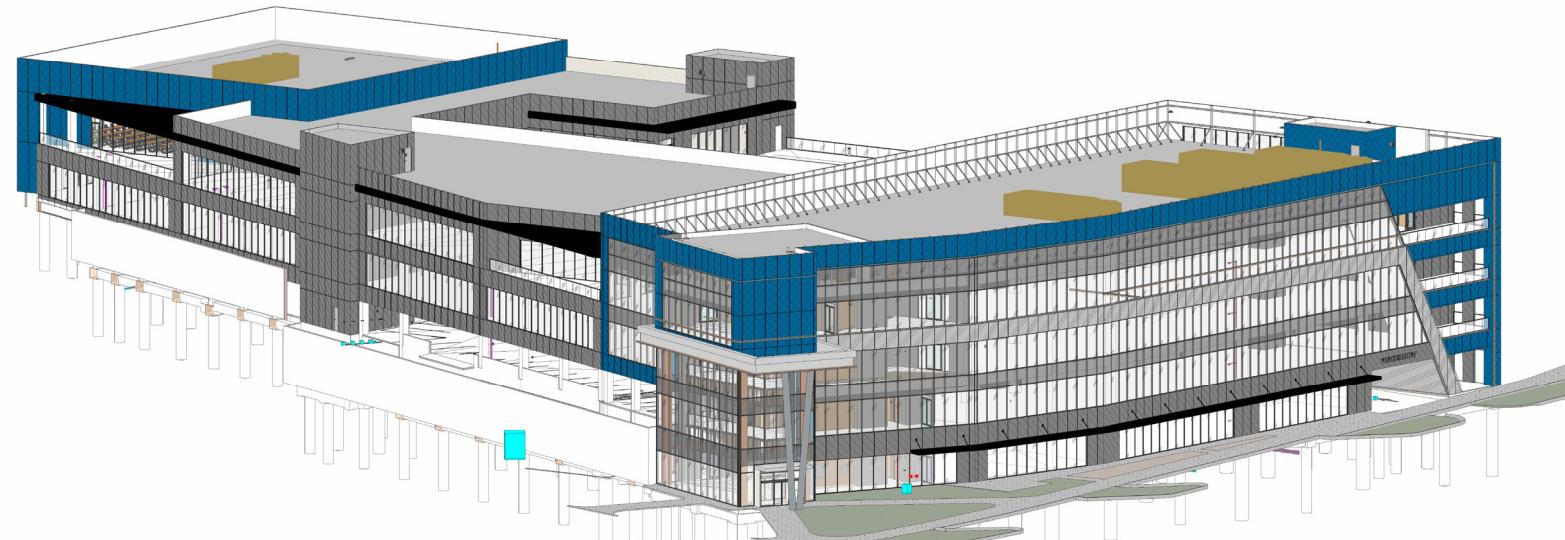
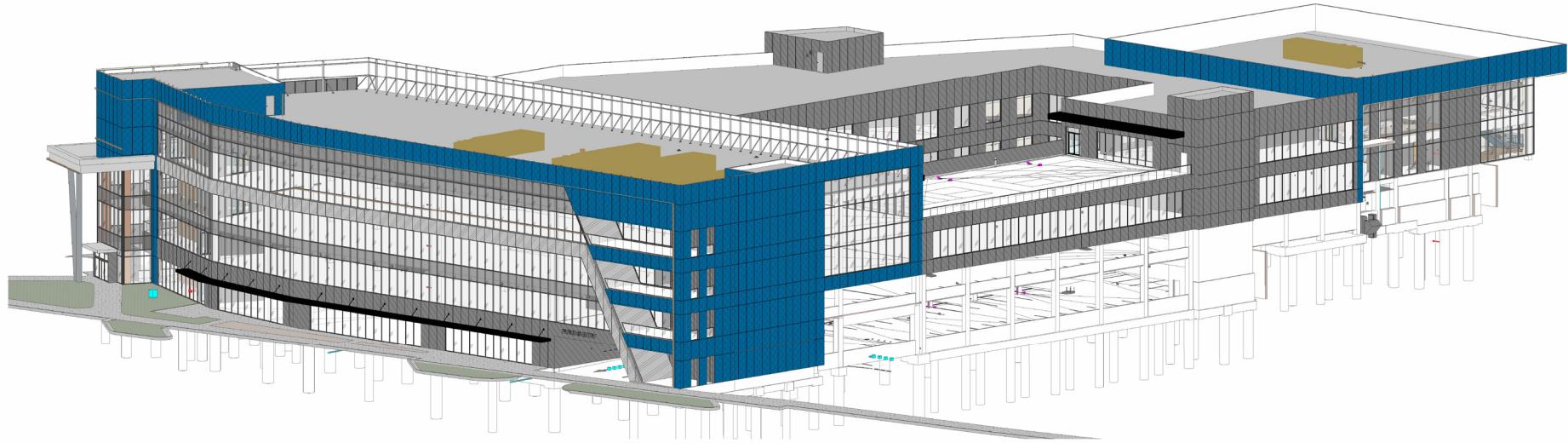
Summer 2026

\*information deemed reliable but not guaranteed



# EXTERIOR RENDERINGS

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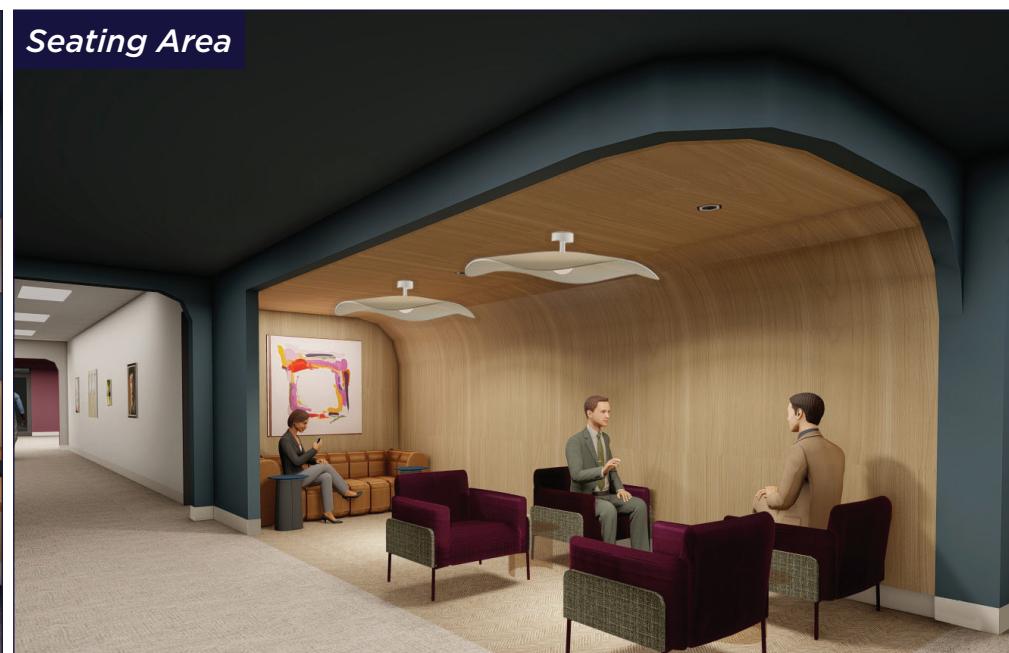


# INTERIOR RENDERINGS

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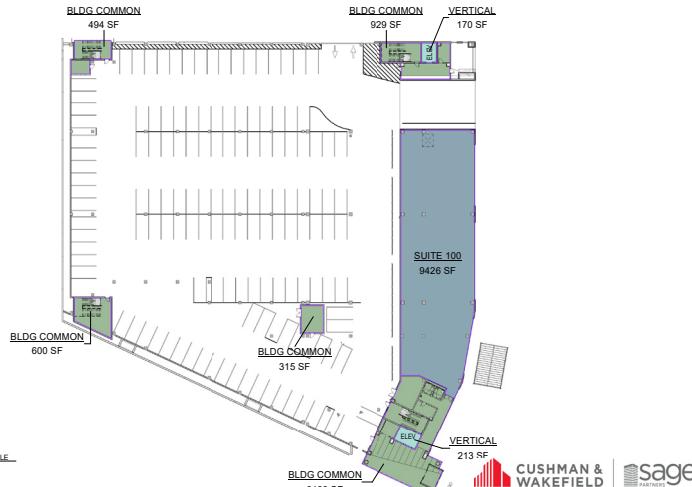
# FLOOR PLANS

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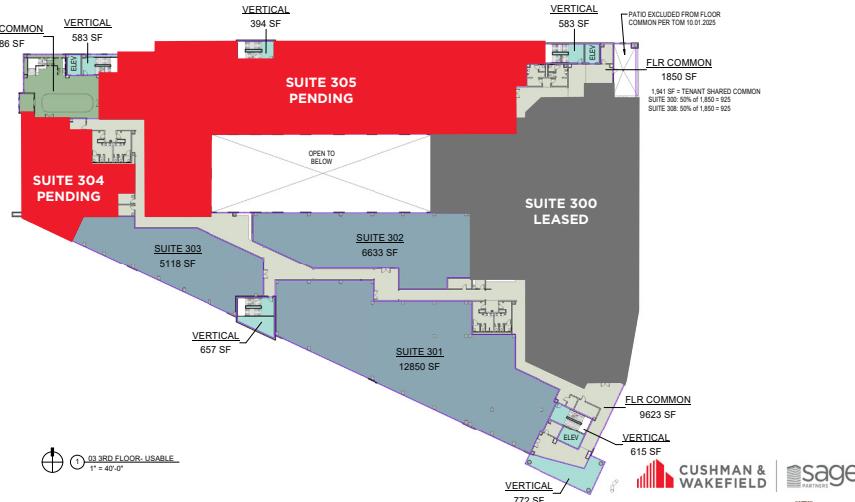
## 1st Floor



THE VISIONARY - BOMA

10.08.2025 1ST FLOOR USABLE

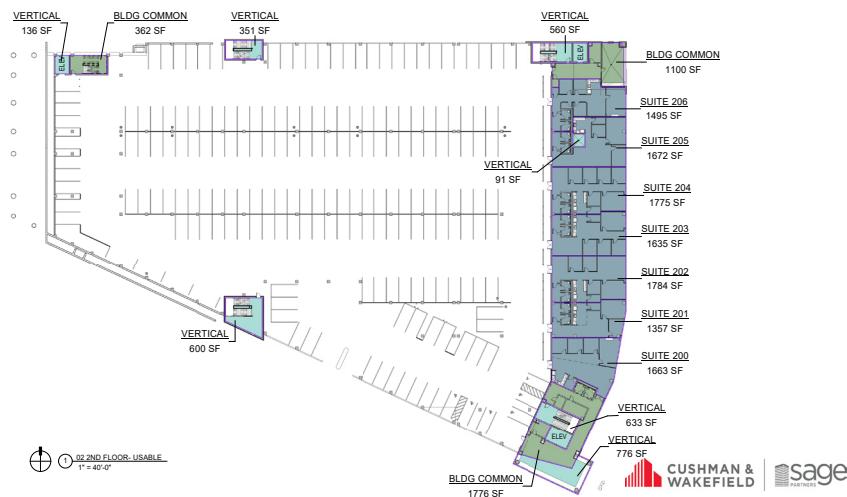
## 3rd Floor



THE VISIONARY - BOMA

10.08.2025 3RD FLOOR USABLE

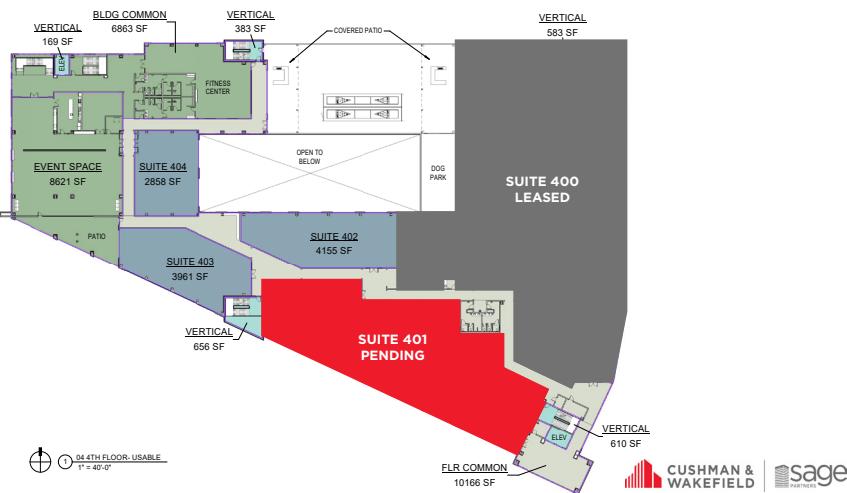
## 2nd Floor



THE VISIONARY - BOMA

10.08.2025 2ND FLOOR USABLE

## 4th Floor



THE VISIONARY - BOMA

10.08.2025 4TH FLOOR USABLE

# CONSTRUCTION PHOTOS

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# DEVELOPMENT MAP

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