



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

# THE VISIONARIES

**193,765 TOTAL RSF ±**

**FOR MORE INFORMATION  
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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 193,765 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, plus covered bike storage and electric vehicle chargers to support flexible commuting options.

## Space Available:

**2nd Floor:** 13,392 ± RSF (turnkey executive suites)

**3rd Floor:** 59,808 ± RSF (remaining available)

**4th Floor:** 32,194 ± RSF (remaining available)

## Lease Rate:

**2nd Floor Executive Suites:** \$9,500 - \$14,000/mo

**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



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

# EXECUTIVE SUITES

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The Visionaries' Executive Suites offer premium workspace designed for convenience and professionalism. Located on the second floor with direct access from the parking deck, the suites provide easy and efficient entry for tenants and guests. Multiple suites are available in a variety of sizes to accommodate different business needs. All suites are turnkey for an easy move-in, with select spaces available fully furnished for immediate occupancy.

| Suite | Size                      | Lease Rate<br>(5 Year Term) | Notes           |
|-------|---------------------------|-----------------------------|-----------------|
| 201   | 1,957 ± RSF / 1,663 ± USF | \$14,000/month              | Fully furnished |
| 202   | 1,597 ± RSF / 1,357 ± USF | \$11,500/month              | Fully furnished |
| 203   | 2,099 ± RSF / 1,784 ± USF | \$10,000/month              | —               |
| 204   | 1,924 ± RSF / 1,635 ± USF | \$9,500/month               | —               |
| 205   | 2,089 ± RSF / 1,775 ± USF | \$10,000/month              | —               |
| 206   | 1,967 ± RSF / 1,672 ± USF | \$14,000/month              | Fully furnished |
| 207   | 1,759 ± RSF / 1,495 ± USF | \$13,000/month              | Fully furnished |



# EXTERIOR PHOTOS

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# INTERIOR PHOTOS

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# FLOOR PLANS

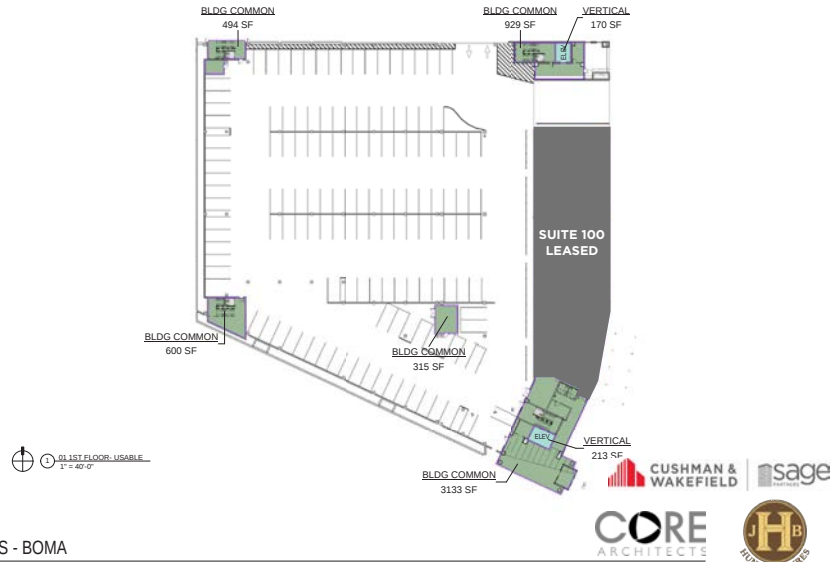
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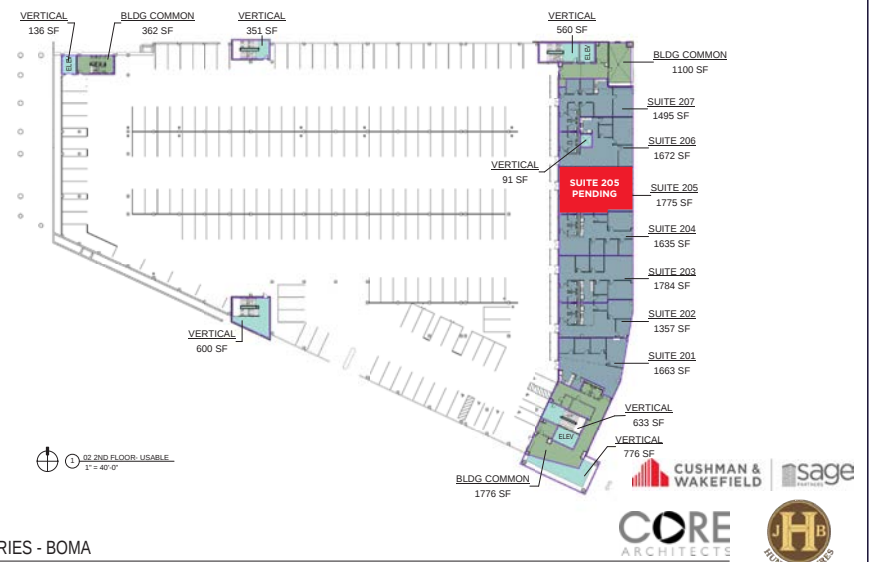
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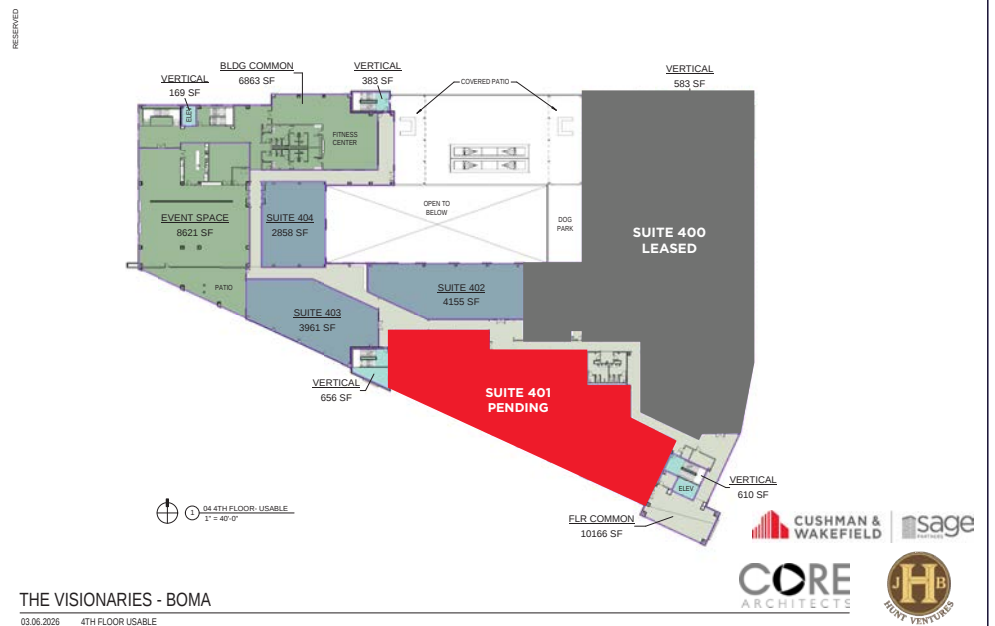
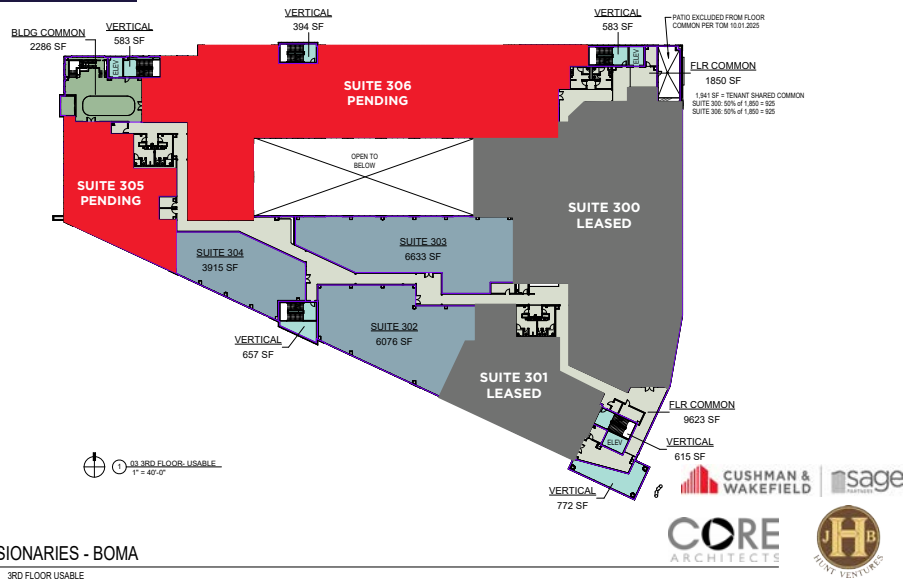
## 1st Floor



## 2nd Floor



## 3rd Floor



# DEVELOPMENT MAP

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