

PROMENADE WELLNESS CAMPUS

MEDICAL OFFICE FOR LEASE
S PROMENADE BLVD & W OAK ST. ROGERS, AR 72758



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THE PROJECT

The Promenade Wellness Campus offers healthcare providers the opportunity to lease Class-A space in one of the most dynamic healthcare markets in the country.

The 115,000 square foot campus is located at the nexus of a multi-billion dollar trade area on S. Promenade Boulevard and W. Oak Street (extension across I49).

Phase I - Expected delivery Q3 2024
43,000 SF (MOB A - 15,000 SF and MOB B - 28,000 SF)

Phase II - Expected delivery Q3 2025
MOB C - 74,000 SF

PHYSICIAN INVESTMENT OPPORTUNITIES AVAILABLE

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THE PROPERTY

AVAILABLE
115,000 SF
43,000 SF in Phase I

RATE
\$36.00/SF
Tenant Improvement Allowance: \$65.00/SF

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CAMPUS AERIAL

MOB C / Phase II - 74,000 SF

MOB A / Phase I - 15,000 SF

MOB B / Phase I - 28,000 SF

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PHASE I RENDERINGS



Building A



Building B



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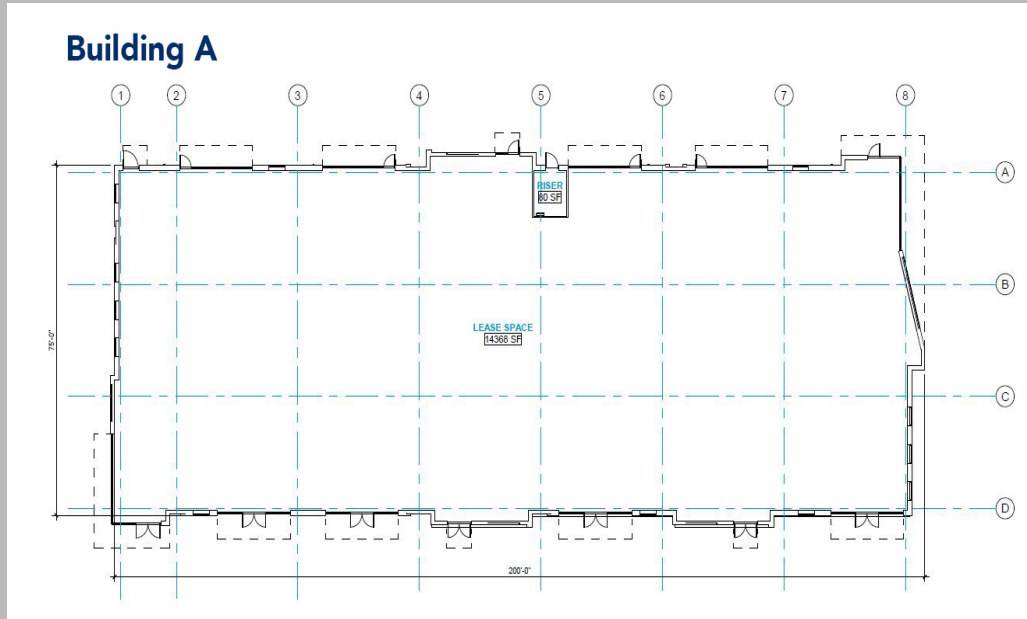
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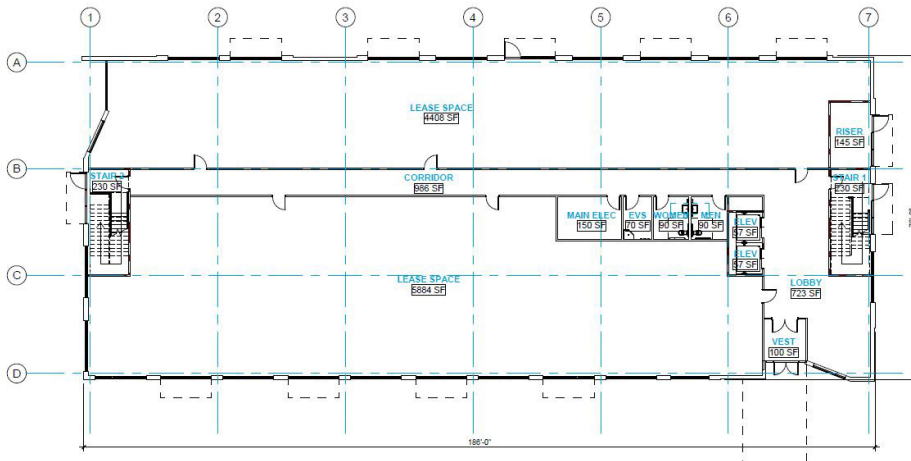


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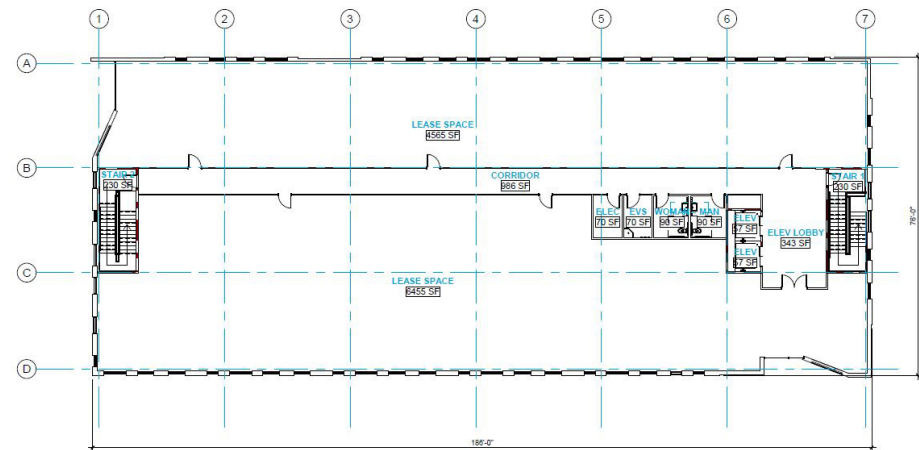
PHASE I FLOOR PLANS



Building B - Level 1



Building B - Level 2



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HEALTHCARE ECONOMY



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DYNAMIC ECONOMY



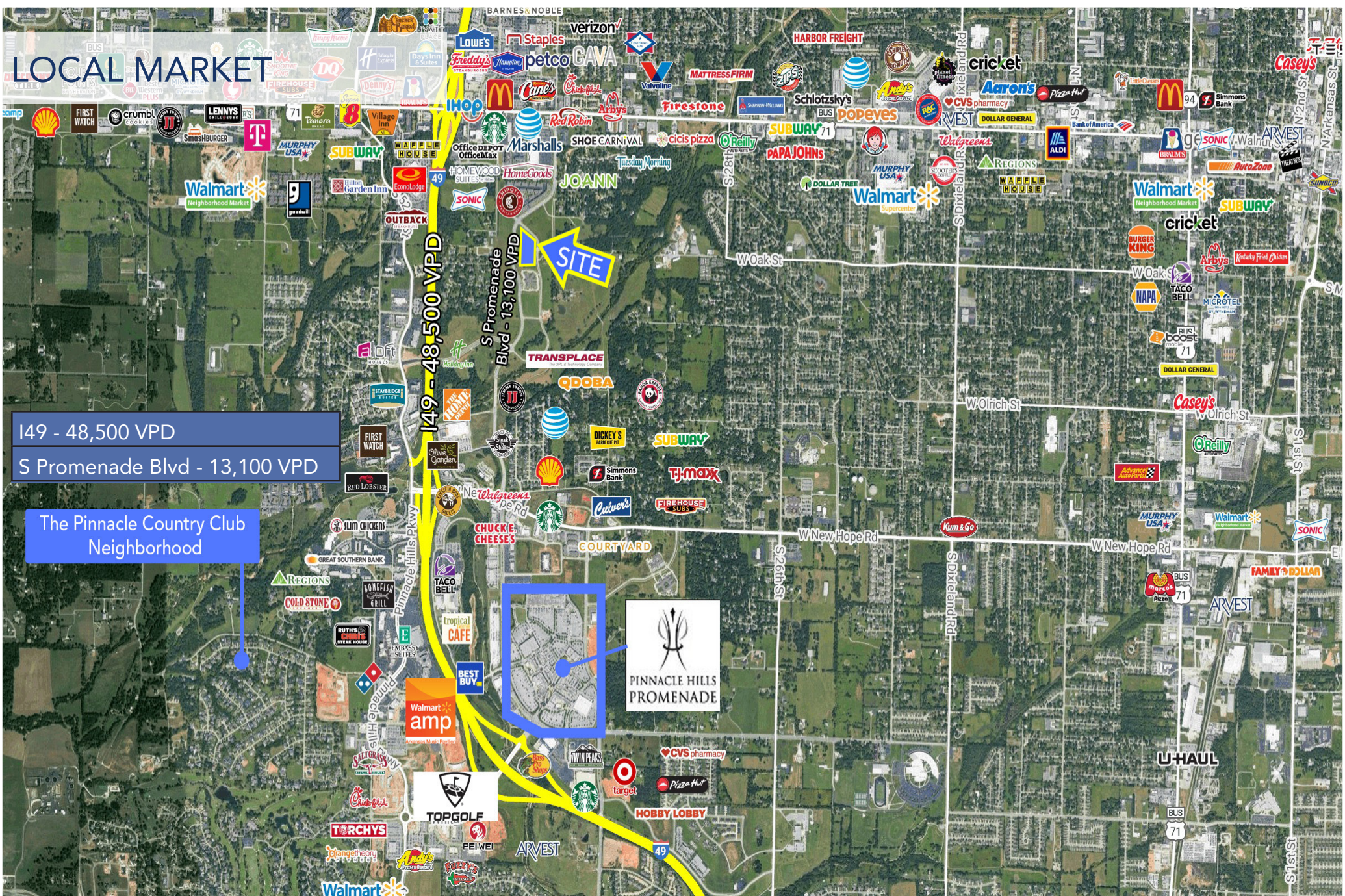
DRIVE TIME	
United Soccer League Stadium	4 Minutes
Pinnacle Hills Promenade	4 Minutes
Walmart Amp / Top Golf	6 Minutes
JB Hunt	11 Minutes
Walmart Home Office	14 Minutes
Tyson Foods World Headquarters	18 Minutes
Northwest Arkansas National Airport	20 Minutes
University of Arkansas	23 Minutes

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LOCAL MARKET

I-49 - 48,500 VPD
 S Promenade Blvd - 13,100 VPD

The Pinnacle Country Club
 Neighborhood

SITE

**PINNACLE HILLS
 PROMENADE**

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WHY PROMENADE MEDICAL CAMPUS

Economic Drivers

Three Fortune 500 Headquarters with \$100M+ in annual revenue

Walmart – New 350 acre HQ to be completed 2025 (“the largest capital improvement project” in the history of Arkansas)
More than 14,000 people work at the Walmart Headquarters in Bentonville, Arkansas

Tyson - Corporate offices nationwide to be consolidated into One Tyson HQ bringing 1,000 jobs to NWA
1,700 people work at the Tyson Headquarters in Springdale, Arkansas

JB Hunt - New operations to be added nationwide
Nearly 15,000 people work for JB Hunt in Lowell, Arkansas

Northwest Arkansas National Airport

Excellent connectivity to the world. Twenty three direct destinations and six airlines serving the region

University Presence

The University of Arkansas, John Brown University, and Northwest Arkansas Community College are all located in Northwest Arkansas

Growth

NWA population expected to double by 2045
Population growth faster than 94 of top 100 MSAs

NORTHWEST ARKANSAS BY THE NUMBERS

U.S. NEWS AND WORLD REPORT 2022

#7

Best Places to Live

#18

Fastest Growing Places

#83

Best Place to Retire

WALL STREET JOURNAL

#3

Best Job Market for
Small Cities

Healthcare Advancement

Mercy Health System

\$500M expansion announced in May

UAMS Expansion

Multiple projects underway in Northwest Arkansas: 2021 acquisition of 40 acres of land near I-49 in Rogers and \$85M orthopedic and sports medicine center near I-49 in Springdale adjacent to the Arkansas Children's Northwest

Arkansas Children's NW Hospital

Completed in 2018 with an overall financial investment of \$427.7M

Whole Health Institute Opening 2024

Founded by Alice Walton and focused on taking a “transformative approach to health and wellbeing.”

Alice L. Walton School of Medicine Opening Fall 2025 (Bentonville)

For more details on NWA's healthcare demand: [Northwest Arkansas Council's 2019 Healthcare Impact Report](#)

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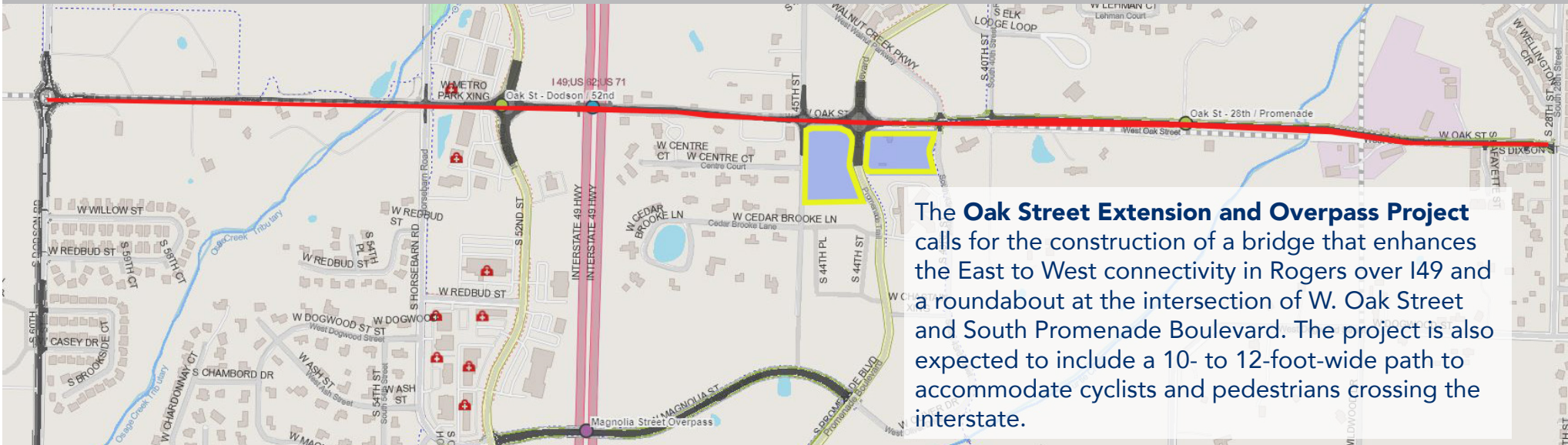
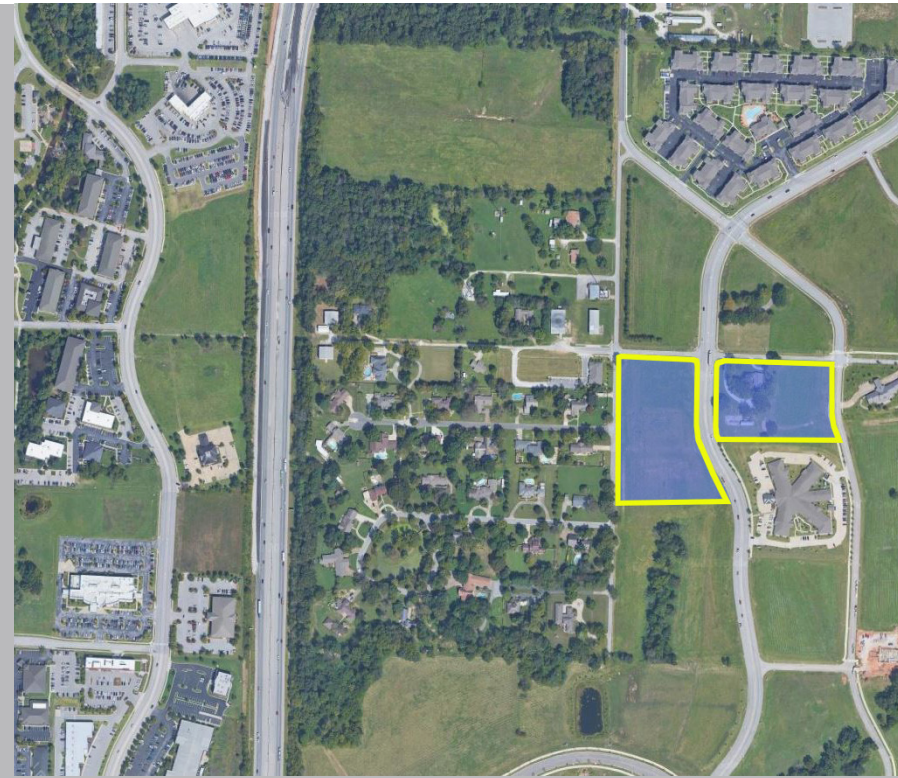
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ADDITIONAL INFORMATION

Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Daytime Population	3,689	51,704	130,911	250,723
Average Household Income	\$82,066	\$84,717	\$96,712	\$94,577
Total Households	1,473	19,879	47,912	89,235
Average Household Size	2.5	2.6	2.7	2.8
Education (Some College or Higher)	1,504 58.4%	19,873 58.8%	51,091 60.8%	96,379 59.8%



The **Oak Street Extension and Overpass Project** calls for the construction of a bridge that enhances the East to West connectivity in Rogers over I49 and a roundabout at the intersection of W. Oak Street and South Promenade Boulevard. The project is also expected to include a 10- to 12-foot-wide path to accommodate cyclists and pedestrians crossing the interstate.

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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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