

PINNACLE POINTE OFFICE

±5,000 SF MEDICAL/OFFICE

FOR LEASE

📍 5431 W PINNACLE POINTE DR | ROGERS, AR



HaagBrown
COMMERCIAL
Real Estate & Development

overview

This 5,096 SF office/medical office opportunity at 5431 W Pinnacle Point Dr features an existing buildout designed to accommodate a wide range of healthcare, wellness, and professional office users. The space includes five exam rooms, a dedicated laser treatment room, spa area, lab, nurse station, and a spacious waiting/reception area already in place.

In total, the layout provides up to eight private rooms, along with a private manager's office, nutritionist office, break room, IT closet, and three separate storage areas. The efficient floorplan allows a tenant to step into a fully improved space without the time and expense of starting from shell condition, while still offering flexibility to customize for nearly any medical or professional office operation.

CAM charges are \$6.58/SF NNN and are passed through transparently with no hidden costs.

Located in the heart of the Pinnacle Hills corridor, this prime office building sits within the strongest concentration of Fortune 500 and global corporate tenancy in Arkansas. Within a two-mile radius, major companies including Nestlé, Mars, Unilever, Kenvue, Mastercard, and Mondelez maintain offices supporting the Walmart vendor community.

The corridor is also home to thirteen banks, fourteen law firms, and a deep roster of the region's leading engineering, consulting, and financial advisory firms, creating a strong professional ecosystem with exceptional daytime population and business visibility.

Pinnacle Hills Parkway provides immediate access to I-49, while new office construction in the area is commanding rates between \$35 and \$39.50/SF NNN with very limited developable land remaining. Opportunities to secure space within this level of corporate tenancy and credibility at this price point are increasingly difficult to find anywhere in the state.

PROPERTY HIGHLIGHTS

- 5,096 SF medical/office space with 8 dedicated treatment/consultation rooms
- Located in NWA's Premium Corridor in Pinnacle Hills
- Surrounded by 20+ Fortune 500 and national company offices
- Average household income of \$137,680 in the 72758 zip code
- Close I-49 access via Pinnacle Hills Parkway

FOR LEASE

PRICE : \$25 / SF NNN

SIZE : 5,096 SF

CAM : \$6.58 / SF NNN

SUITE : #104





interior



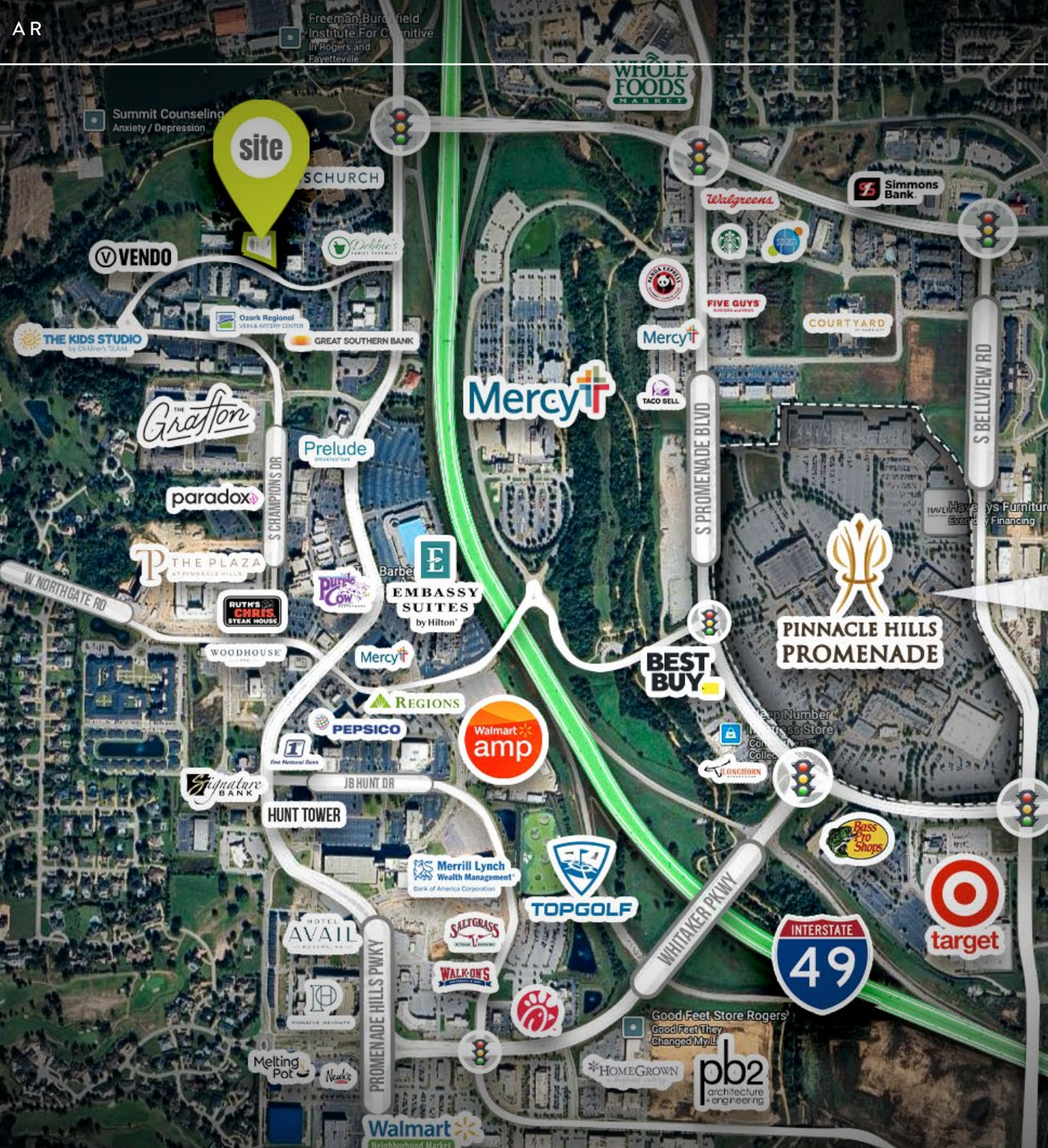


Logos and labels visible in the image include:

- THE PLAZA AT PINNACLE HILLS
- paradox
- STRATICE
- THE Grafton
- D-R HORTON America's Builder
- HERITAGE OAK WEALTH ADVISORS
- Uniti Solutions
- TWS TITLE
- THE KIDS STUDIO by Children's TEAM
- td
- VENDO
- HP ENGINEERING
- IMEG
- FAIRWAY HOME MORTGAGE
- cynergy REHAB GROUP
- citytitle & closing
- PHILLIPS PROPERTIES
- W Walsh Ln
- W Pinnacle Pointe Dr
- ARKANSAS PELVIC HEALTH
- YU ME
- DELTA DENTAL
- RHOADS & ARMSTRONG ATTORNEYS
- R&A
- Edward Jones
- CORETRET
- Ozark Regional VEIN & ARTERY CENTER
- Pinnacle CHIROPRACTIC + WELLNESS
- Ozark Pediatrics
- APEX TITLE & CLOSING SERVICES
- Twenty To Scratch
- Yanis Photo Studio
- FAIRWAY HOME MORTGAGE
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- cynergy REHAB GROUP
- citytitle & closing
- PHILLIPS PROPERTIES



*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact.



Dillard's

TJ-MAXX

ULTA

OLD NAVY

MALCO

POTTERY BARN

WILLIAMS SONOMA

JCPenney

KENDRA SCOTT

lululemon

ATHLETA

Bath & Body Works

LOCAL LIME

GHO

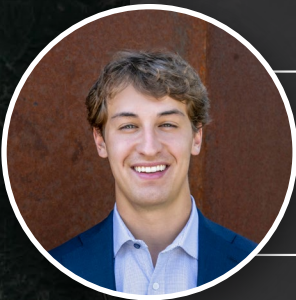
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CONTACT



ISAAC CROW
COMMERCIAL BROKERAGE
870.336.8000
isaac@haagbrown.com



DAWSON WAGNER
COMMERCIAL BROKERAGE
870.336.8000
dawson@haagbrown.com



JOSH BROWN
EXECUTIVE BROKER
870.336.8000
josh@haagbrown.com



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“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. We strive to place our client’s needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Commercial is a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

NEA OFFICE
2221 HILL PARK CV.
JONESBORO, AR

NWA OFFICE
700 SE 5TH ST. | STE 150
BENTONVILLE, AR



870.336.8000 | HAAGBROWN.COM



MEET OUR NORTHWESTAR BROKERAGE TEAM

ISAAC CROW

COMMERCIAL AGENT - INVESTMENTS

Isaac Crow is a commercial agent in Haag Brown's Northwest Arkansas office. A Conway native and Ouachita Baptist University graduate with a degree in Finance, Isaac brings a strong financial foundation and a people-first mindset to the firm. His background in investment and insurance gives him a unique perspective that extends beyond the transaction, allowing him to help clients make informed, strategic decisions.

Known for his energy and authenticity, Isaac is passionate about building relationships rooted in trust and integrity. He approaches each deal with genuine care, ensuring clients feel heard and supported throughout the process. Outside the office, Isaac enjoys golfing, hiking, fishing, and spending time outdoors with family and friends.



DAWSON WAGNER

COMMERCIAL AGENT - LEASING

A Jonesboro High School graduate and University of Arkansas alumnus, Dawson brings a strong business foundation and a genuine passion for real estate to the firm. He earned his bachelor's degree in Supply Chain Management from the Sam M. Walton College of Business with a minor in Finance and a focus in investments. While at the University, he was involved in the Walton Finance Club, Walton Investments Club, Real Estate Club, and Sigma Chi fraternity.

Before joining Haag Brown, Dawson gained valuable professional experience through an internship with J.B. Hunt Transport Services in intermodal operations and later with a real estate firm, where he discovered his enthusiasm for the dynamic, community-

driven nature of commercial real estate. Driven by a client-first mindset and guided by his faith, Dawson is committed to providing responsive, relationship-based service that prioritizes his clients' goals and investments.

After earning his real estate license, he quickly joined Haag Brown's Northwest Arkansas office. Outside of work, Dawson enjoys golfing, hunting, fishing, and traveling.



JOSHUA BROWN

PRINCIPAL, CCIM

I believe...

In the “I am third” principal - Jesus first, others second, self third.

"Do nothing out of selfish ambition or conceit, but in humility consider others as more important than yourselves. Everyone should look not to his own interests, but rather to the interests of others." Philippians 2:4

There is no separation between who we are professionally and who we are with our loved ones. Who you are at home is who you will be at work.

Our team should be faithful, serving spouses and exceptional, engaged parents. I believe in creating loyal, lasting business relationships with clients based on the same principals.

We add real tangible value to the businesses, property owners, and brokers we work for and with.

In over-delivering in our world that is full of over-promising.

Ideas are great, but implementation is key. If you can't execute, nothing happens. I believe in making things happen.

AWARDS & ACHIEVEMENTS

Named to Arkansas 250 **every year** since the creation of the group in

2017 | **Youngest in Arkansas** to receive CCIM designation | Arkansas

State University College of Business **Executive of the Year** | ARA

Award of Excellence “**Triple Diamond Level**” (\$21MM+) **Recipient**

every year since 2010 | Arkansas Business' The New Influentials, **20**

in Their 20's | Arkansas Business' Arkansas **40 under 40** | Arkansas

Money & Politics **Top 100 Professionals**



CLICK OR SCAN TO LISTEN

The Paragould Podcast with Jared Pickney
Featuring Joshua Brown



2010

LAUNCHED

HAAG BROWN COMMERCIAL

Led HBC to be the face of commercial real estate brokerage in Jonesboro for over a decade, with fingerprints on 50+ national retail and restaurant projects in NEA alone.

Former Indian Mall :: 16+ AC Mall/Sears Transformation into The Uptown, Hottest Retail Development in Jonesboro, AR

Fairgrounds Re-Development :: 38 AC Re-Development of the NEA District Fairgrounds Property in the heart of Jonesboro, AR

Phoenix Flyover :: 8+ AC Retail Development along I-540 in Fort Smith, AR

Highland Square Center :: 80,000 SF Re-Development of Longstanding Kmart Space in Jonesboro, AR

2016

co-FOUNDER

HAAG BROWN ASSET MANAGEMENT

Dedicated to advising and representing buyers and sellers of investment real estate across Arkansas.

2400 Building :: 5-Story Office Building & Home of Regions Bank in Jonesboro, AR

Turtle Creek Crossing :: 36,000 SF Retail Center with Strong National Tenants in Jonesboro, AR

Ritter Communications Headquarters :: 33,000 SF Leed Certified Office Building in Jonesboro, AR

Chenal Shopping Center :: 63,000 SF former Kroger Center in Little Rock, AR

 **Manages Numerous Notable Retail, Office, and Industrial Assets in Arkansas**

 **Over \$150MM of Investment Transactions**

 **50+ 1031 tax exchanges Successfully Completed**

 **Emphasis on Portfolio Diversification, Wealth Management, and Sale Leasebacks**

2021

co-FOUNDER

HAAG BROWN INDUSTRIAL

With the vision of being the top industrial brokerage team in Arkansas, HB Industrial acquires existing industrial properties, lists and sells warehouse related properties, and develops modern, e-commerce driven industrial projects.

E-Commerce Park :: Northeast Arkansas' First Ultramodern Logistics, Warehouseing & Digital Fulfillment Park On 250+ AC In Jonesboro, AR

 **Formed Real Estate for E-Commerce, LLC for Industrial Development & Acquisitions**

 **Established 3 MM SF E-Commerce Park on I-555 in Jonesboro, AR**

 **Partnered with Hytrol Conveyors on the First 150,000 SF Project within E-Commerce Park**

 **Acquired 41,000 SF FedEx Freight Facility**

 **\$700MM+ CRE Sales / Lease Volume**
 **100+ National Retail & Restaurants in Arkansas**
 **Arkansas Business' Small Business Of The Year In 2016, Finalists in 2012 & 2013**

2012

co-FOUNDER

HAAG BROWN DEVELOPMENT

Specializes in expanding many companies throughout the southern United States - Arkansas, Oklahoma, Texas, Missouri, Tennessee, Kentucky, and Mississippi.



 **100+ Ground-Up Projects In Numerous States**

 **New Unit Development for Starbucks, Slim Chickens, Panera Bread, Freddy's Frozen Custard & Steakburgers, and Chipotle**

 **Emphasis in Carve-Out Development Completing Multiple Deals with Wal-Mart, Kroger and Target**

 **Expert in Shopping Center Re-Development and Creating Premier Lifestyle Oriented Office Developments**

2018

co-FOUNDER

HAAG BROWN MEDICAL HOLDINGS

Regional expert on brokering and developing medical related real estate in Arkansas and the contiguous states.

Reserve at NEA Baptist :: 11+ AC Lifestyle Focused Medical Development Adjacent to NEA Baptist Health System Campus in Jonesboro, AR

Reserve At Hill Park :: First Life-Style Oriented Office Development In Jonesboro, AR

NEA Sale Leaseback :: \$17mm Purchase Of 11 NEA Baptist Clinics Across Northeast Arkansas

 **Formed HB Medical Holdings, LLC for Medical Development & Acquisitions**

 **Over \$50MM in Medical Real Estate Assets**

 **Multiple Ground-Up Urgent Care & Specialized Medical BTS**

 **Over \$200MM in Medical Real Estate Brokerage**

2023

co-FOUNDER

HAAG BROWN AG

Regional expert on advising and representing buyers and sellers of agricultural real estate & land investments across Arkansas.

JOSH@HAAGBROWN.COM

870.336.8000

HAAGBROWN.COM