

OFFICE SUITE FOR LEASE

5506 W WALSH LN

SUITE 204, ROGERS, AR 72758



CLINTON BENNETT
PRINCIPAL BROKER | OWNER
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5512 WEST WALSH LN, 201, ROGERS, AR 72758 | 479.278.4040 | BENNETTCRE.COM

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SITE SUMMARY | FLOOR PLAN



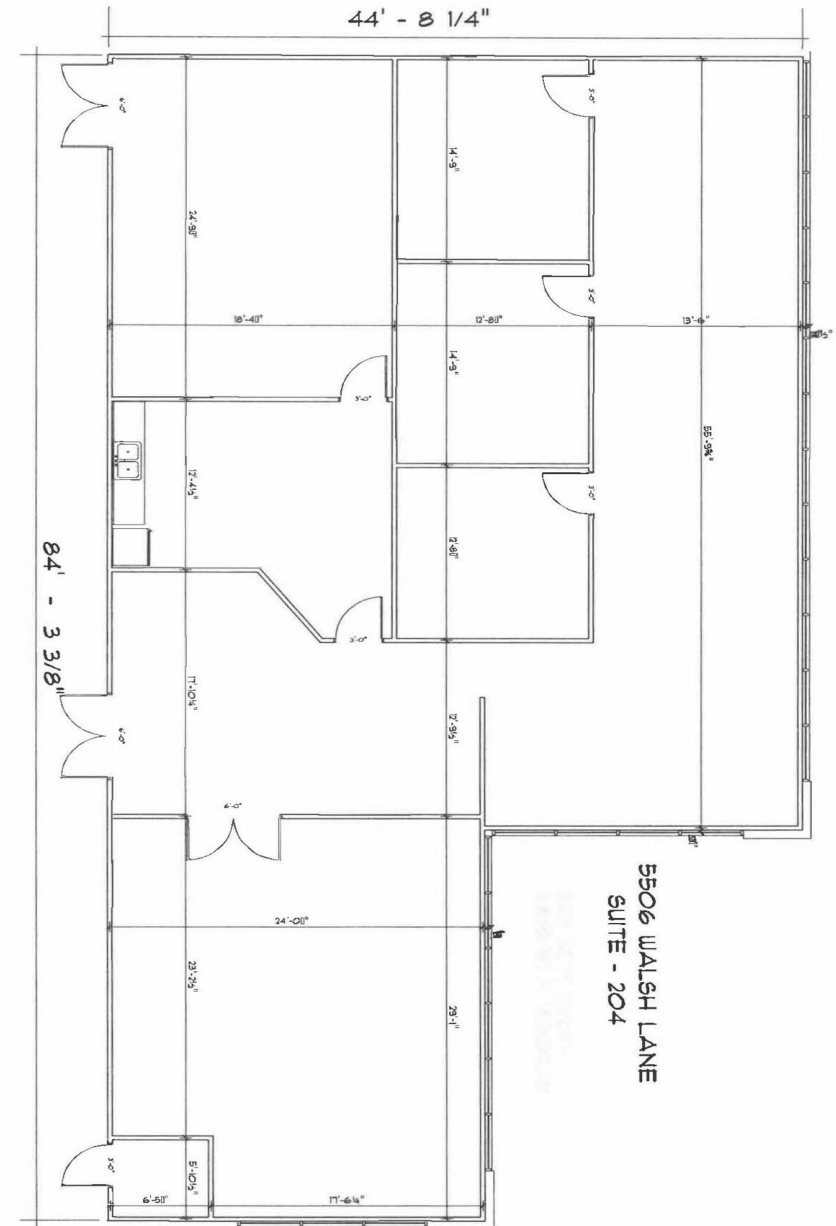
360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Located off Pinnacle Hills Parkway with easy access to Interstate 49, this contemporary, single-level office building at 5506 W Walsh Ln features an all-glass frontage and brick exterior, offering a sleek and professional appearance. The property has recently undergone renovations, with updated lobbies, restrooms, and hallways, providing a fresh, modern environment. Situated near brand new developments and in close proximity to major restaurants and retailers.

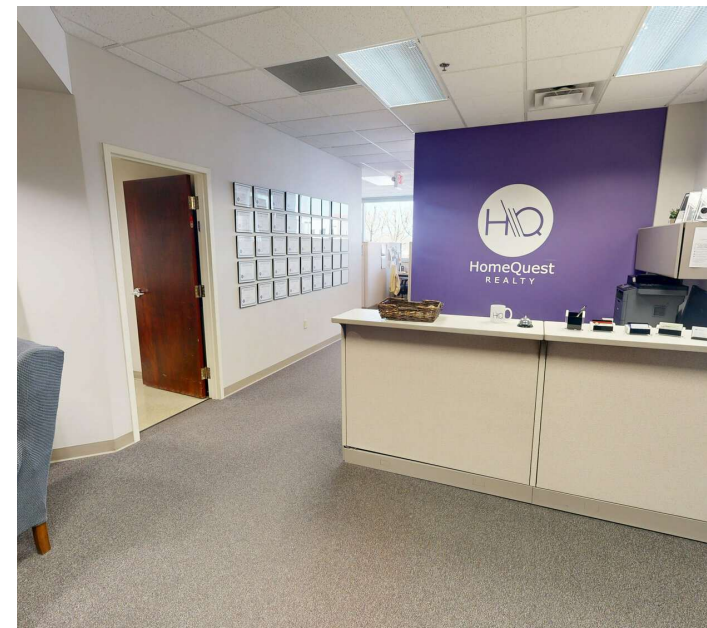
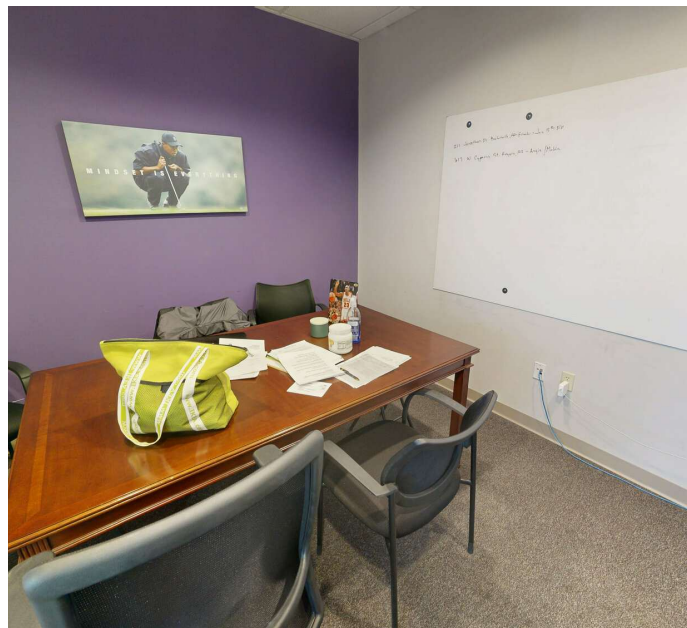
SITE OVERVIEW

SUITE 204	3,428 SF
ASKING RENT	\$27.00 PSF
RENT TYPE	MODIFIED GROSS
DATE AVAILABLE	MAY 1ST, 2025



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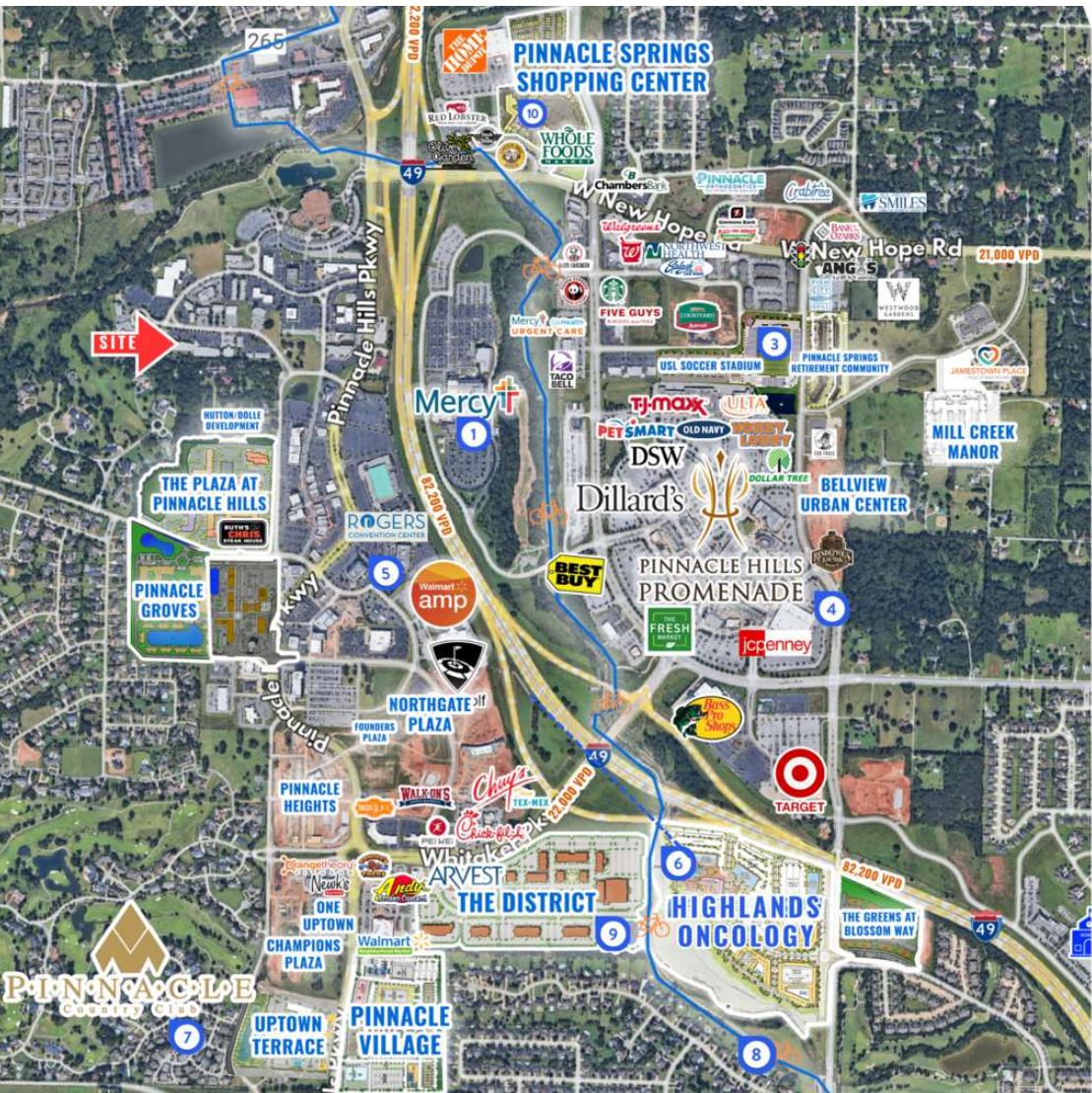
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LOCATION OVERVIEW

- 1 MERCY HOSPITAL**
\$277 MILLION HOSPITAL EXPANSION ADDING 150 ADDITIONAL PATIENT BEDS, ROOMS AND EXPANDED SERVICES TO MEET THE NEEDS OF THE GROWING MARKET.
- 2 TOP GOLF**
GOLF, PARTY, SPORTS BAR AND RESTAURANT VENUE ALONG INTERSTATE-49
- 3 UNITED SOCCER LEAGUE**
PROPOSED MEN'S PROFESSIONAL SOCCER LEAGUE STADIUM THAT WILL ALSO BE A VENUE FOR CONCERTS AND OTHER GATHERINGS
- 4 PINNACLE HILLS PROMENADE**
A PREMIER SHOPPING DESTINATION IN NORTHWEST ARKANSAS OFFERING OUTDOOR BOUTIQUE AND NATIONAL RETAILERS
- 5 ROGERS CONVENTION CENTER**
NUMBER ONE MEETING AND EVENT FACILITY IN NORTHWEST ARKANSAS OFFERING EXPANSIVE AND VERSATILE SPACE FOR EVENTS OF ALL SIZES AND ANCHORED BY EMBASSY SUITES
- 6 MULTIMILLION DOLLAR DEVELOPMENTS**
TOTALING MORE THAN \$450 MILLION AND GROWING, THE PINNACLE HILLS / UPTOWN SUBMARKET OF ROGERS IS SURROUNDED BY NEW OFFICE, RETAIL AND MIXED-USE DEVELOPMENTS EITHER COMPLETED, PLANNED OR UNDER CONSTRUCTION WITHIN THE PAST 18 MONTHS
- 7 PINNACLE HILLS COUNTRY CLUB**
HOME TO MANY SENIOR-LEVEL EXECUTIVES AND PROFESSIONAL SERVICE PROVIDERS WITH AN AVERAGE OF \$260K OF ANNUAL MEDIAN NET WORTH INCOME AND ESTATE-SIZED HOMES.
- 8 RAZORBACK GREENWAY TRAIL SYSTEM**
ACCESSIBILITY TO MORE THAN 450 MILES OF DIRT AND PAVED TRAILS SPANNING FROM BELLA VISTA TO FAYETTEVILLE
- 9 THE DISTRICT**
A 368-ACRE MIXED-USE DEVELOPMENT INCLUDING OFFICE, RETAIL, OUTDOOR PLAZA, APARTMENTS, PARKING DECK AND HOTEL
- 10 PINNACLE SPRINGS SHOPPING CENTER**
A 80,498-SQUARE-FOOT MIXED-USE DEVELOPMENT ANCHORED BY WHOLE FOODS WITH TWO PLANNED PHASES INCLUDING TOWNHOMES, PARKING GARAGE, RETAIL AND OFFICE BUILDINGS



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