



**NOW  
LEASING**

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

# THE VISIONARY

**194,463 TOTAL RSF ±**

**FOR MORE INFORMATION  
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# THE VISIONARY

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Welcome to The Visionary, a brand-new Class A office space in the epicenter of Northwest Arkansas's commercial hub. The Visionary sits in the heart of Pinnacle Hills offering 194,463 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, outdoor courtyard and a pickleball court
- 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

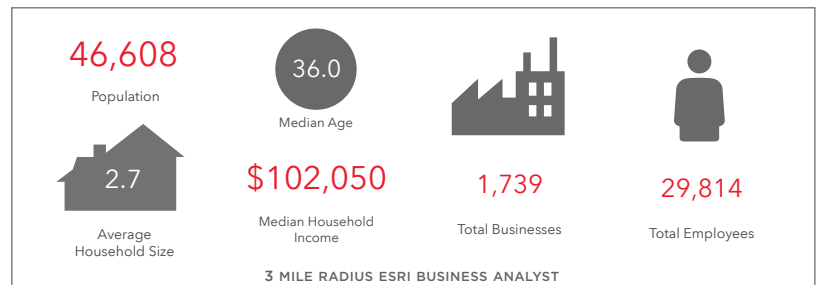
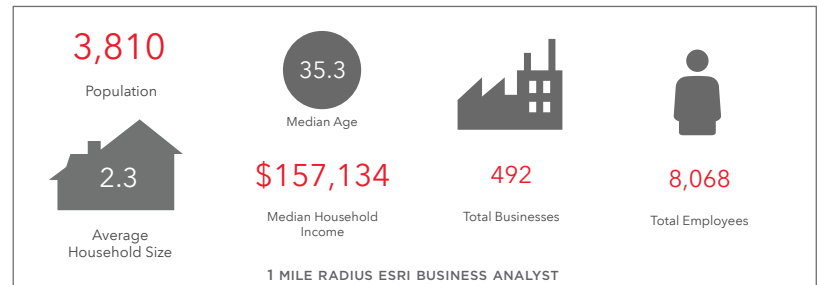


Space Available:	1st Floor: 11,094 RSF
	2nd Floor: 13,435 RSF
	3rd Floor: 99,491 RSF
	4th Floor: 35,306 RSF (remaining available)

Parking Ratio:	5.16/1,000 SF
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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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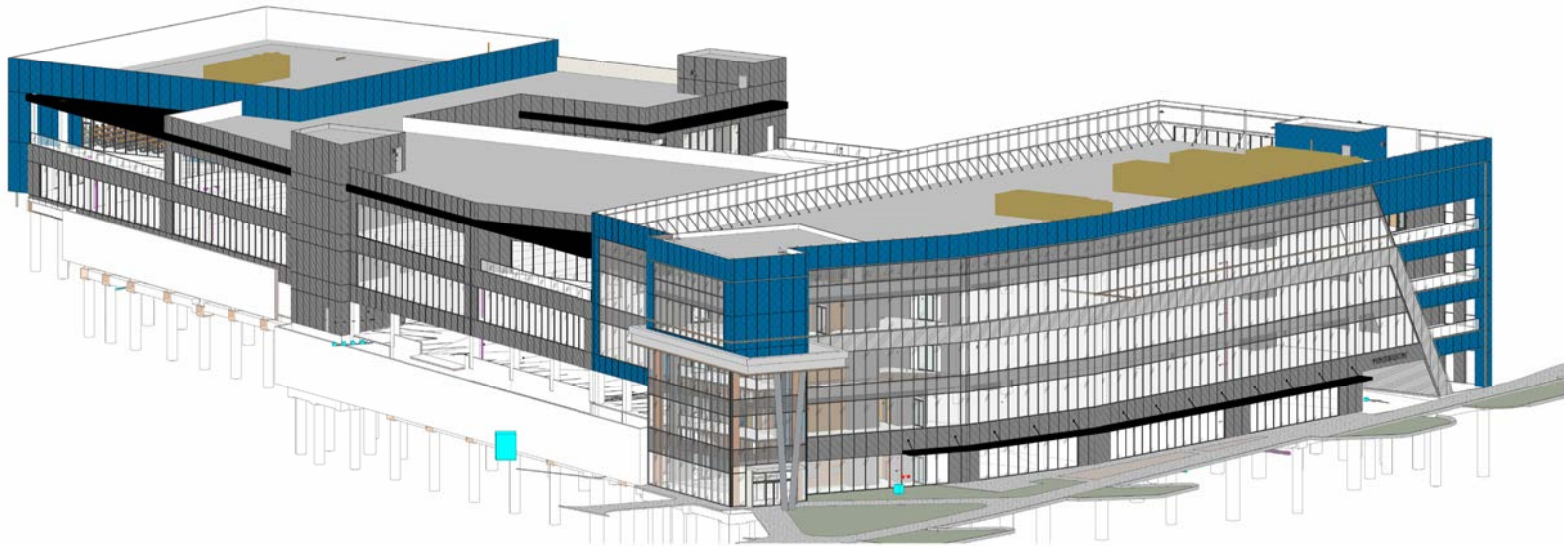
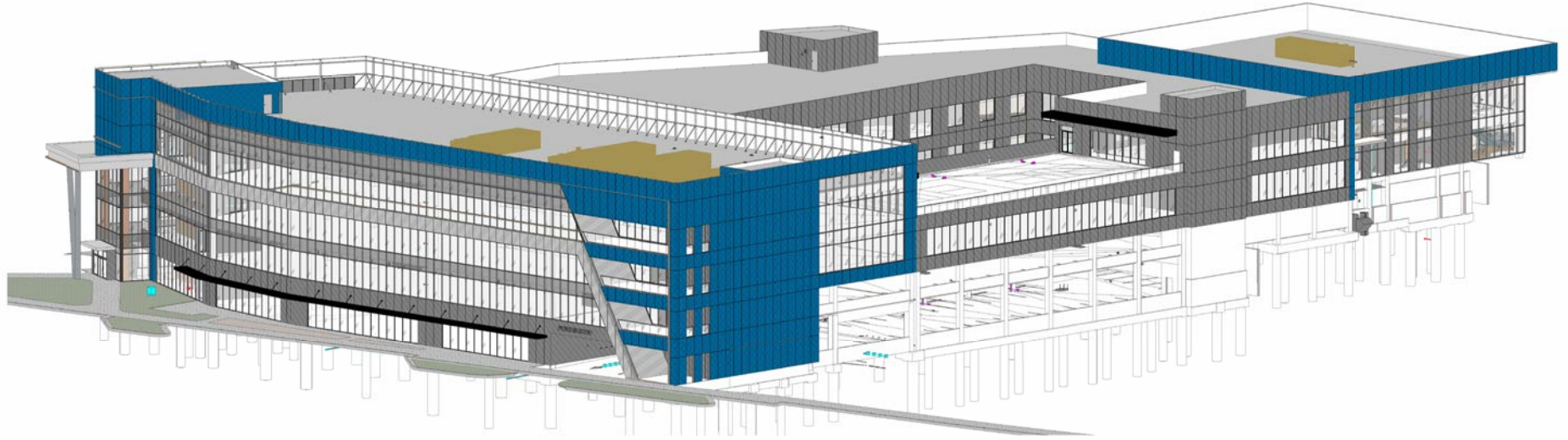
Est. Completion:	Summer 2026
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\*information deemed reliable but not guaranteed

# EXTERIOR RENDERINGS

3800 S JB HUNT DRIVE | ROGERS, AR



# INTERIOR RENDERINGS

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*Main Lobby*



*Plaza Lobby*



*Seating Area*



*Seating Area*

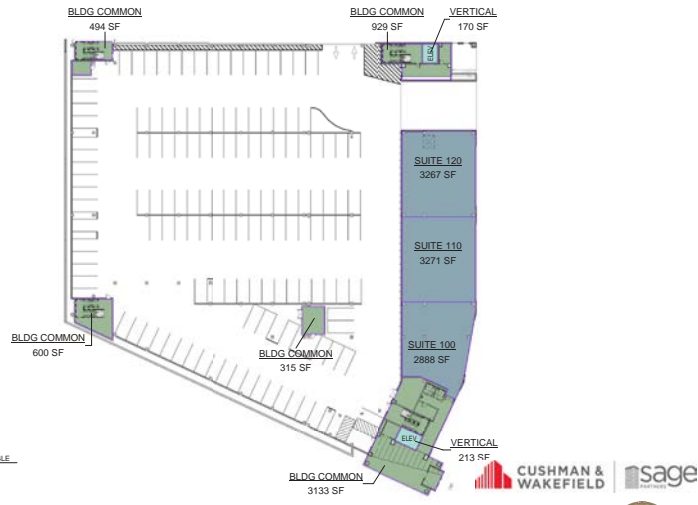


# FLOOR PLANS

3800 S JB HUNT DRIVE | ROGERS, AR



## 1st Floor



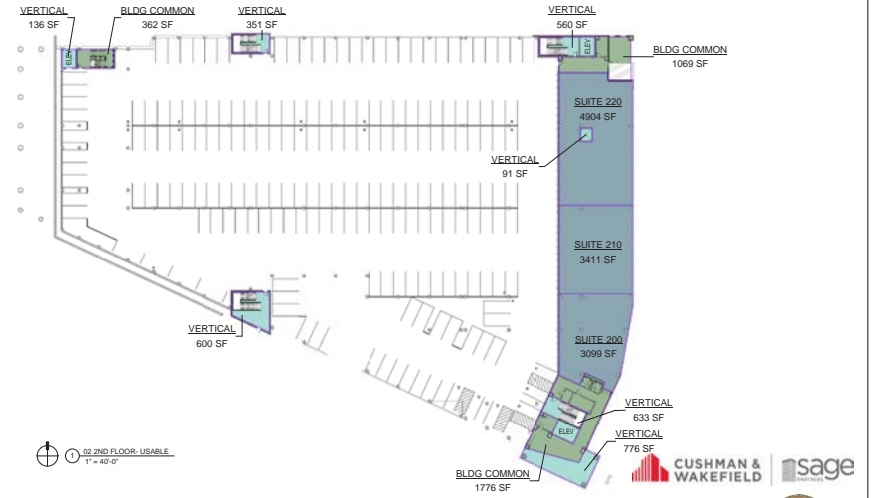
01 1ST FLOOR - USABLE  
11'-40"0"



THE VISIONARY - BOMA

03.26.2024 1ST FLOOR USABLE

## 2nd Floor



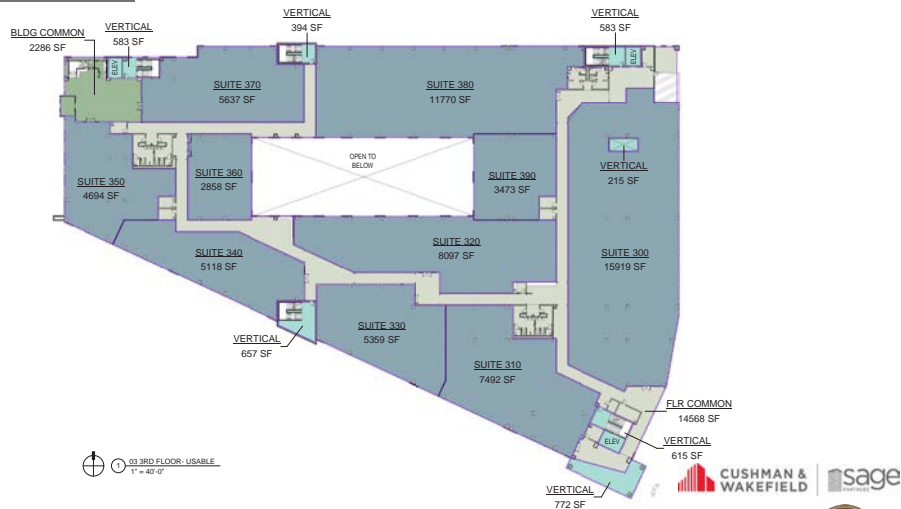
02 2ND FLOOR - USABLE  
11'-40"0"



THE VISIONARY - BOMA

03.26.2024 2ND FLOOR USABLE

## 3rd Floor



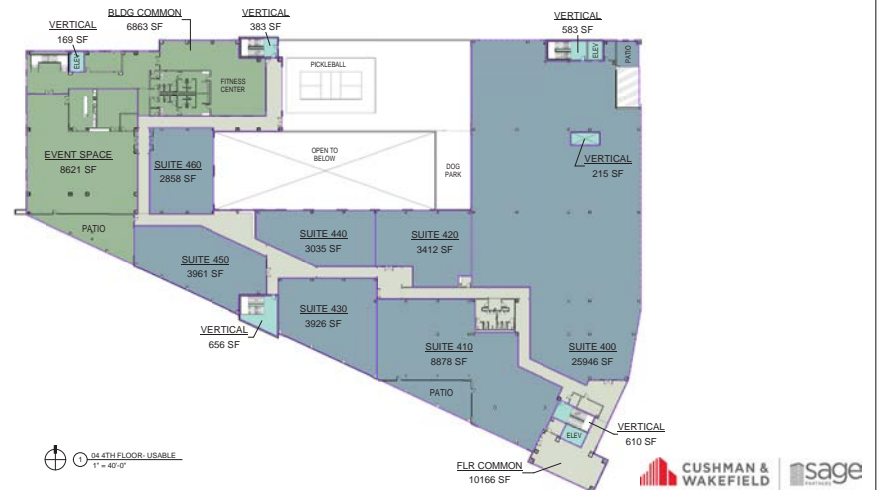
03 3RD FLOOR - USABLE  
11'-40"0"



THE VISIONARY - BOMA

03.26.2024 3RD FLOOR USABLE

## 4th Floor



04 4TH FLOOR - USABLE  
11'-40"0"



THE VISIONARY - BOMA

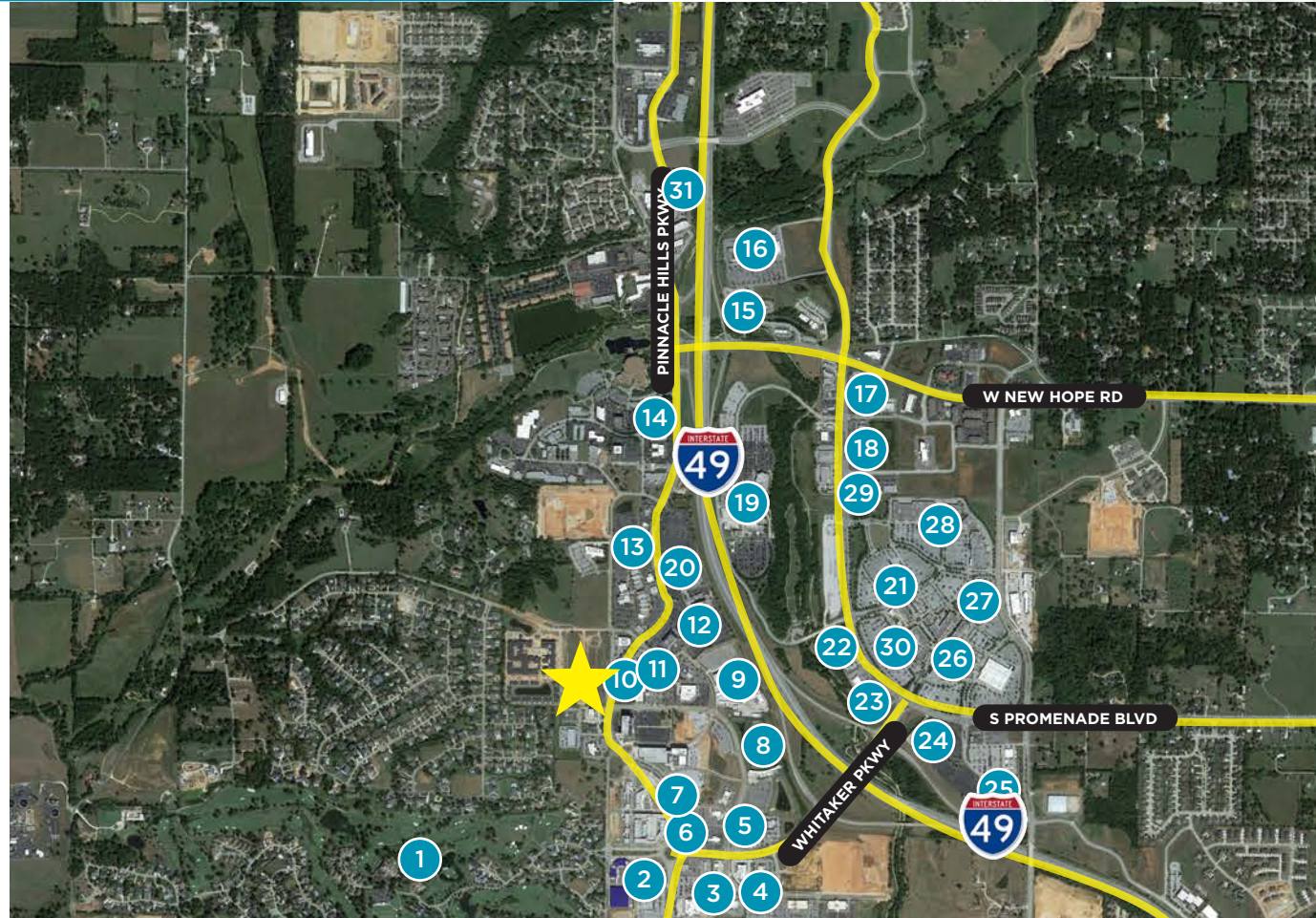
03.26.2024 4TH FLOOR USABLE

**425**  
RETAIL

**225**  
AREA  
RESTAURANTS

**36**  
HOTELS

\*Information provided within 3 mile radius



- |  |  |  |                              |  |
|--|--|--|------------------------------|--|
| 1. Pinnacle Country Club                       | 7. Tacos4Life                          | 15. Pharmacy   | 19. Starbucks                | 26. Big Orange, P.F., Chang's, Local Lime            |
| 2. Newk's Eatery                               | 8. TopGolf                             | 16. Red Lobster, Olive Garden, Steak n' Shake, Bariola's Pizzeria, Einstein Bros | 20. Mercy Hospital           | 27. Dave & Buster's                                  |
| 3. Walmart Neighborhood Market                 | 9. Walmart Amp                         | 17. The Home Depot   | 21. Rogers Convention Center | 28. Ulta, Old Navy, Hobby Lobby, T.J. Maxx, Carter's |
| 4. Fuzzy's Taco Shop, Mirabella's Table        | 10. Ruth's Chris Steakhouse            | 18. Walgreens, Splash, Culver's  | 22. Dillard's                | 29. Dickey's Barbecue, Swig, Oasis Nail Bar          |
| 5. Pei Wei, Chick-fil-A, Chuy's Mexican Food   | 11. Tropical Smoothie                  | 19. Five Guys, Firehouse Subs, Mojitos, TCBY,                                    | 23. Best Buy                 | 30. Pinnacle Hills Promenade                         |
| 6. Wright's BBQ, Cappricio, Lavish Nail Lounge | 12. Embassy Suites                     | 20. Walgreens, Splash, Culver's  | 24. Longhorn Steakhouse      |  |
|  | 13. Grub's, Bonefish Grill, Cold Stone | 21. Bass Pro Shops   | 25. Target                   |  |
|  | 14. Debbie's Family                    |  |                              |  |

# DEVELOPMENT MAP 3800 S JB HUNT DRIVE | ROGERS, AR

