

# FLEX SPACE FOR LEASE

1721 W ACORN DR, ROGERS, AR 72756



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5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

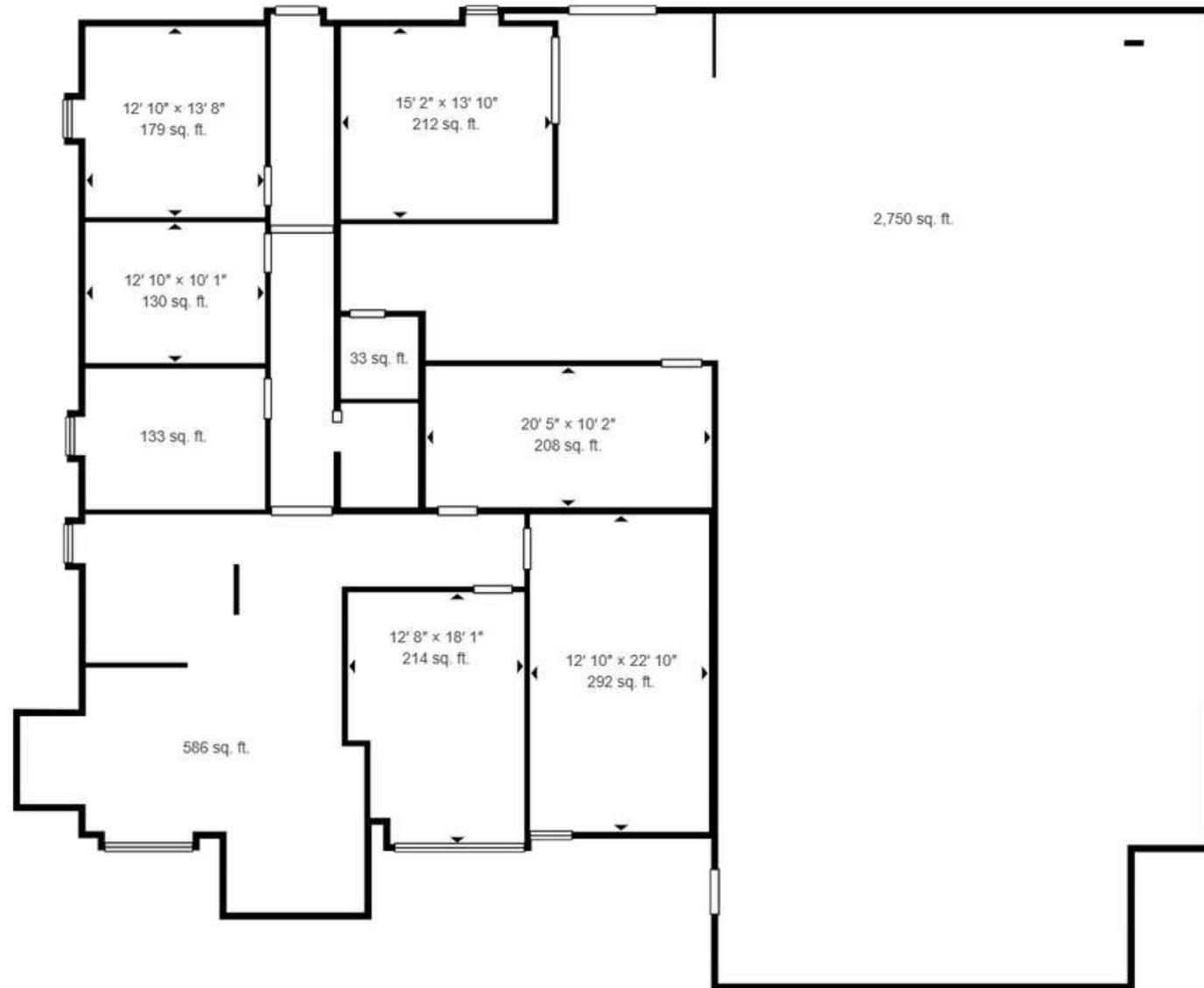
## SITE OVERVIEW

AVAILABLE:	5,110 SF
ASKING RENT:	<b>\$12.00 PSF   NNN</b>
GRADE LEVEL DOOR:	1
MIN WALL HEIGHT:	13' 10"
MAX PEAK HEIGHT:	19' 8"
PARKING SPACES:	11

## SITE HIGHLIGHTS

LOCATED JUST TWO MILES FROM INTERSTATE 49 AND DIRECTLY OFF DIXIELAND ROAD, THIS 5,110 SF FLEX SPACE IS AVAILABLE FOR LEASE AT **\$12.00 PSF NNN**. THE PROPERTY FEATURES 2,360 SF OF OFFICE SPACE, INCLUDING MULTIPLE PRIVATE OFFICES, A BREAKROOM, LOBBY/RECEPTION AREA, AND TWO RESTROOMS, ALONG WITH ONE GRADE-LEVEL DOOR FOR CONVENIENT ACCESS. THE SITE ALSO INCLUDES 11 DEDICATED PARKING SPACES.

## VIRTUAL TOUR LINK









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AERIAL VIEW



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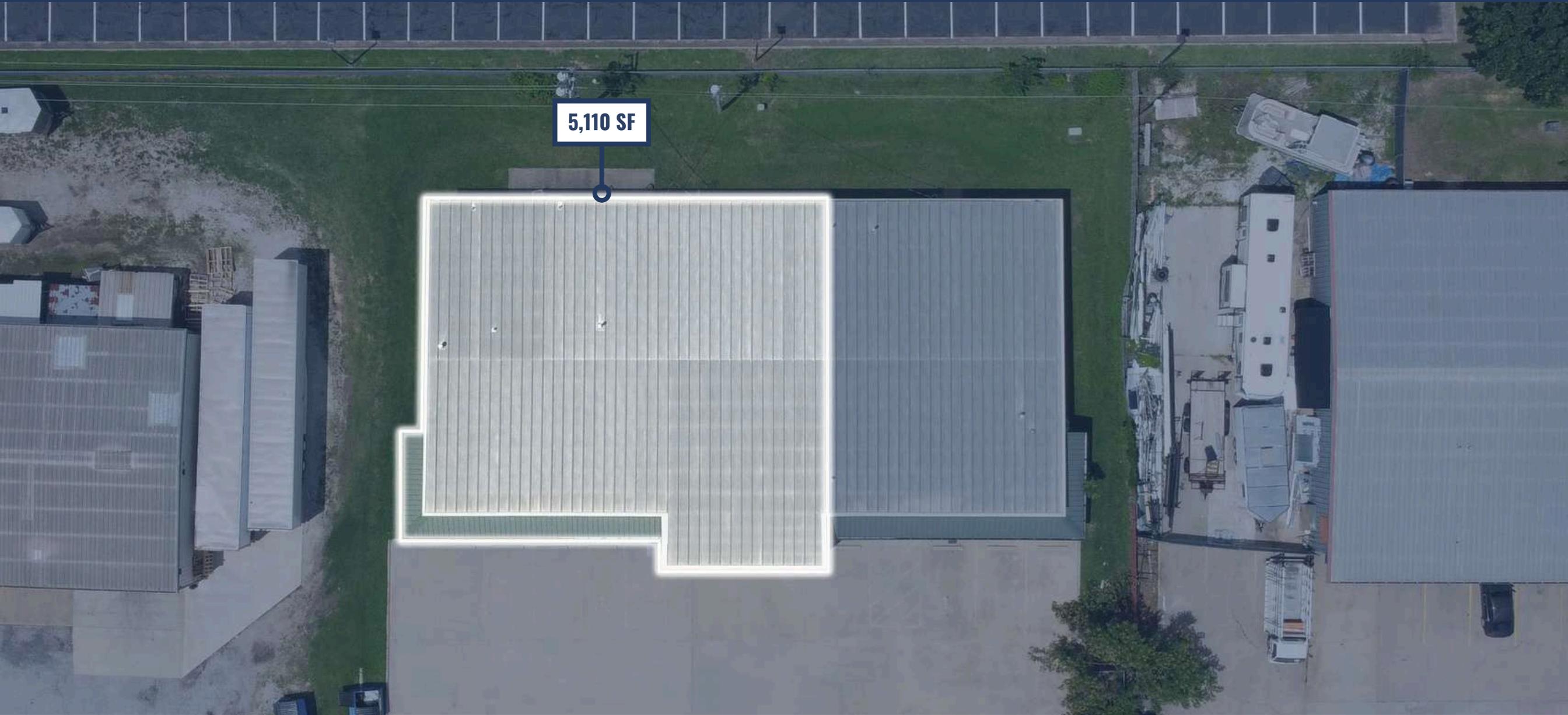
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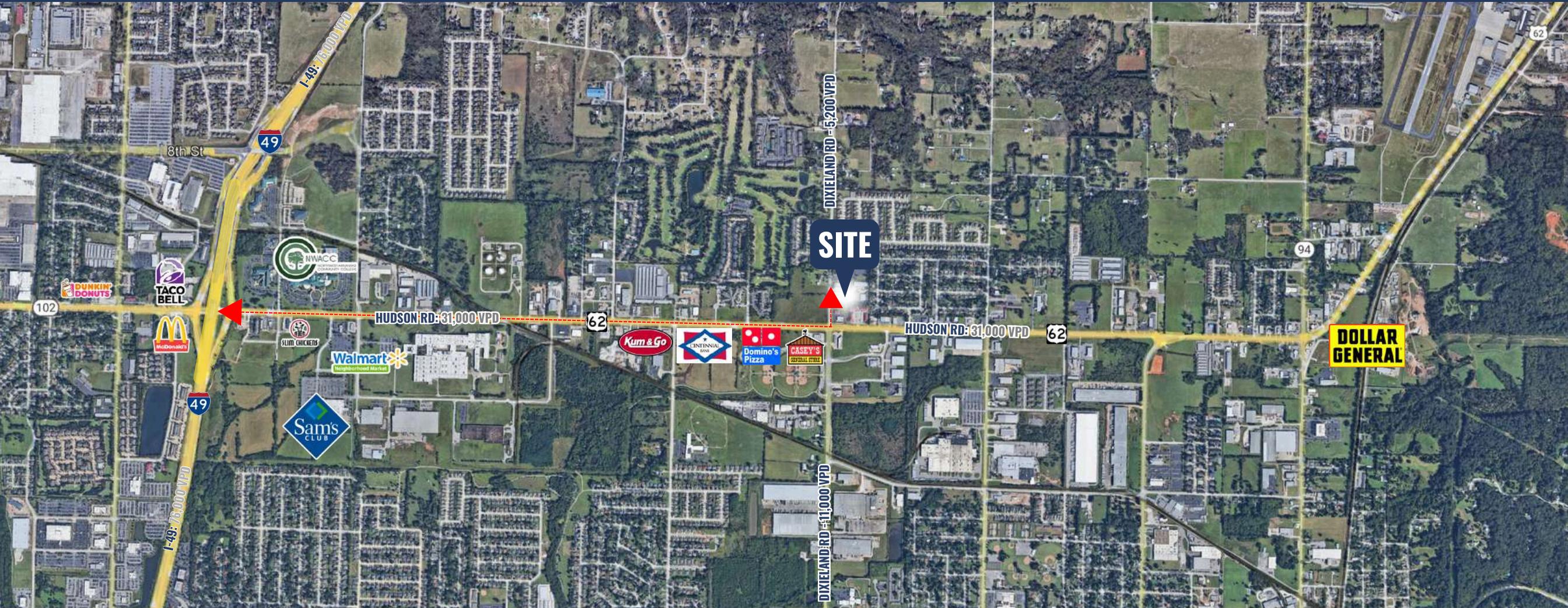


5,110 SF



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### INTERSTATE-49

2.2 MILES 6 MIN

### WALMART HOME OFFICE

4.0 MILES 10 MIN

### J.B. HUNT

11.2 MILES 18 MIN

### HWY 71B

1.8 MILES 5 MIN



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# FOCUS

## COMMERCIAL REAL ESTATE



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**WE FOCUS ON REAL RESULTS FOR OUR CLIENTS**

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