

EXECUTIVE OFFICES FOR LEASE

6 NORTH HALSTED CIRCLE

Rogers, AR 72756



PROPERTY DESCRIPTION

Prime office spaces ideal for individuals seeking a dedicated workspace in a convenient location. The property boasts a newly built deck, a bike rack at the entrance, and shared amenities, including a break room, conference room, and restrooms. Additionally, common areas are professionally cleaned by Molly Maids, and each suite benefits from individual trash collection services. Positioned right next to Osage Creek and a paved biking/walking trail, also situated approx. 1.5 miles from I-49, the major interstate system that runs through Northwest Arkansas. Don't miss this opportunity to secure a well-maintained office space in a prime location!

PROPERTY HIGHLIGHTS

- Compact Office Spaces for Individuals
- Situated off W Walnut (28,000 VPD)
- Full Service Gross Lease Structure
- Shared Conference Room and Common Restrooms
- Ample Parking for Employees and Visitors

OFFERING SUMMARY

| | |
|----------------|-------------------------------------|
| Lease Rate: | \$675.00 - 995.00 per month (Gross) |
| Available SF: | 200 - 348 SF |
| Lot Size: | 2.51 Acres |
| Building Size: | 7,065 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|-----------|
| Total Households | 4,135 | 21,479 | 44,562 |
| Total Population | 11,204 | 55,699 | 120,918 |
| Average HH Income | \$83,420 | \$92,283 | \$119,124 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN

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LEASE INFORMATION

| | | | |
|--------------|--------------|-------------|-------------------------------|
| Lease Type: | Gross | Lease Term: | Negotiable |
| Total Space: | 200 - 348 SF | Lease Rate: | \$675.00 - \$995.00 per month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|--------------------|-----------|-----------|------------|-----------------|-------------|
| 6 Halsted Suite 1 | Available | 348 SF | Gross | \$995 per month | - |
| 6 Halsted Suite 12 | Available | 200 SF | Gross | \$675 per month | - |
| 6 Halsted Suite 22 | Available | 284 SF | Gross | \$775 per month | - |

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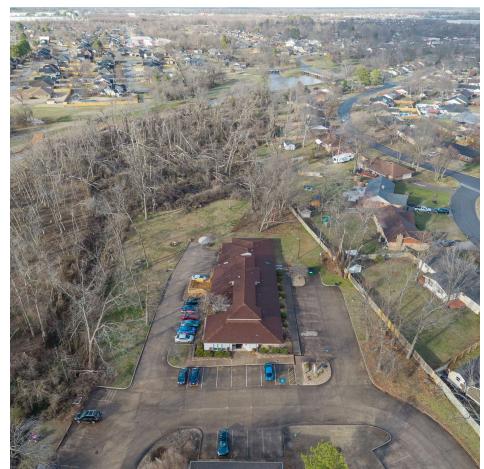
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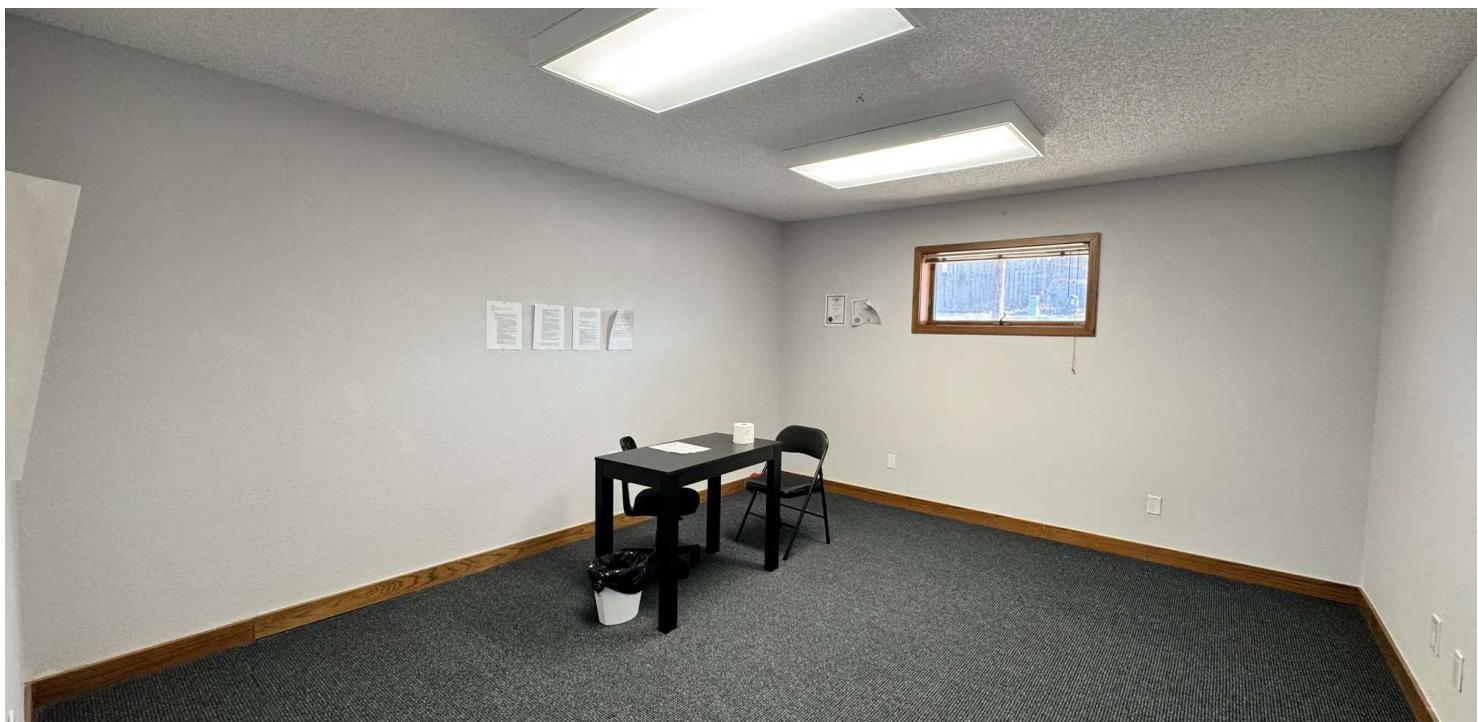
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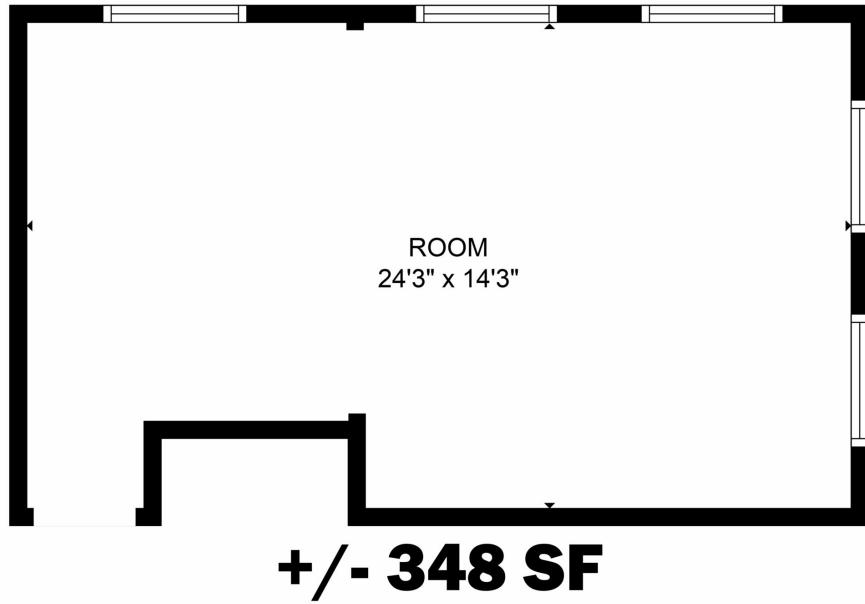
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SUITE 1

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Suite #1



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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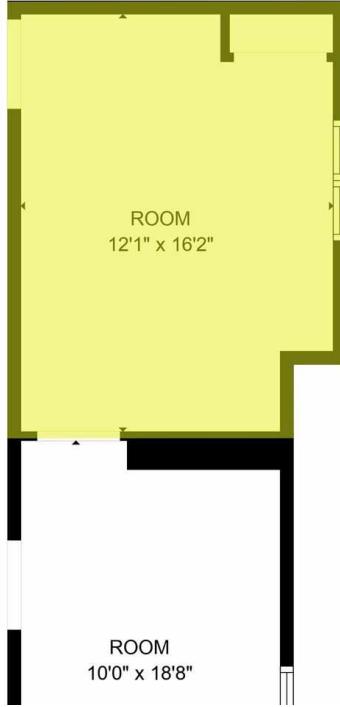
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SUITE 12

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Suite #12
+/- 200 SF



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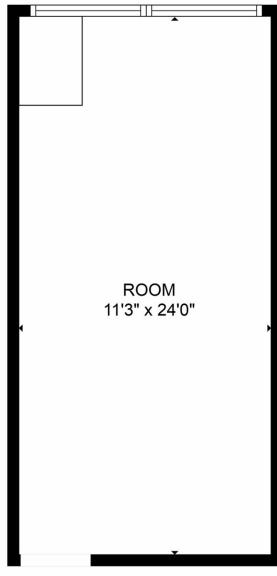
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SUITE 22

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Suite #22



+/- 284 SF

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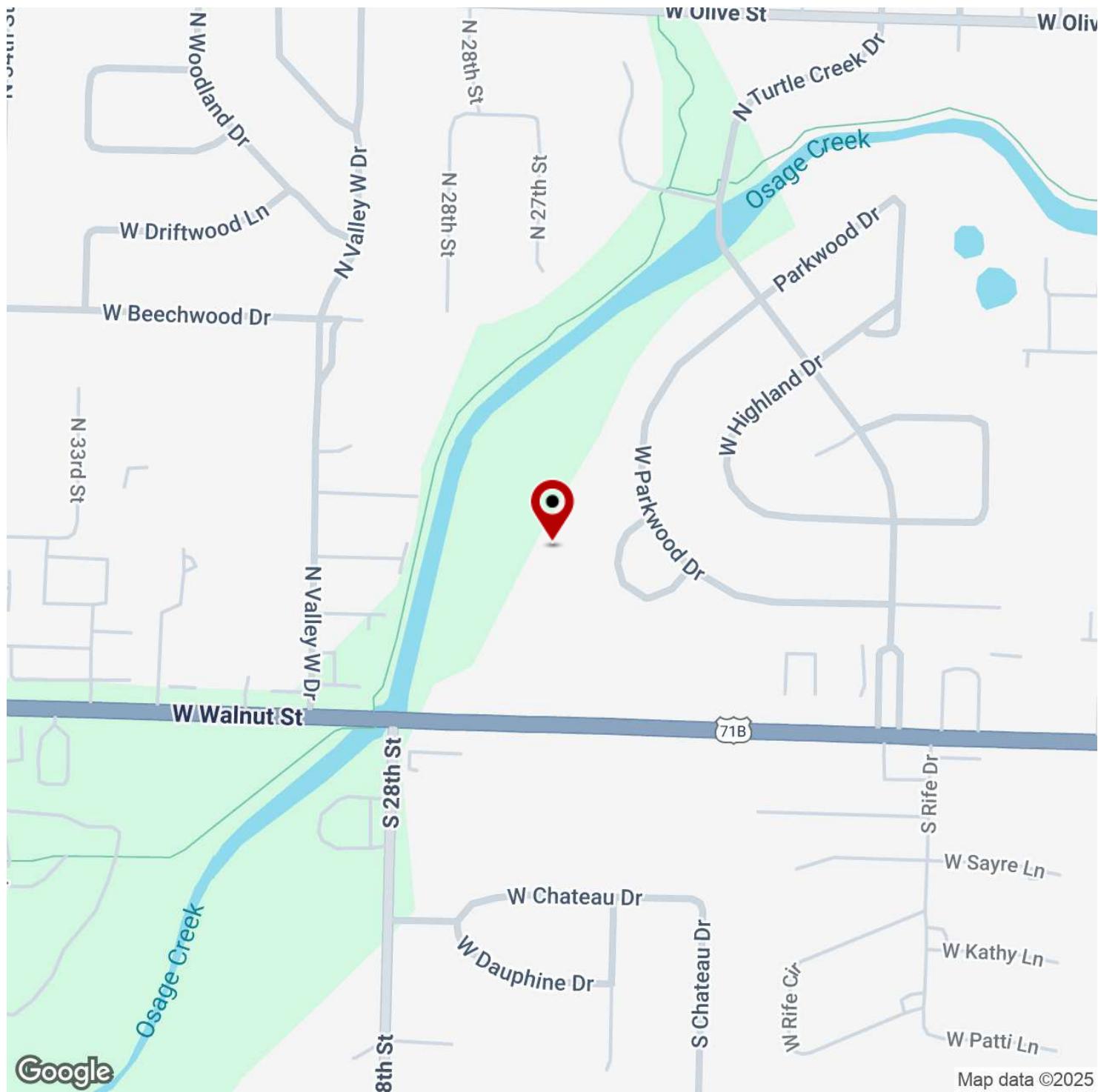
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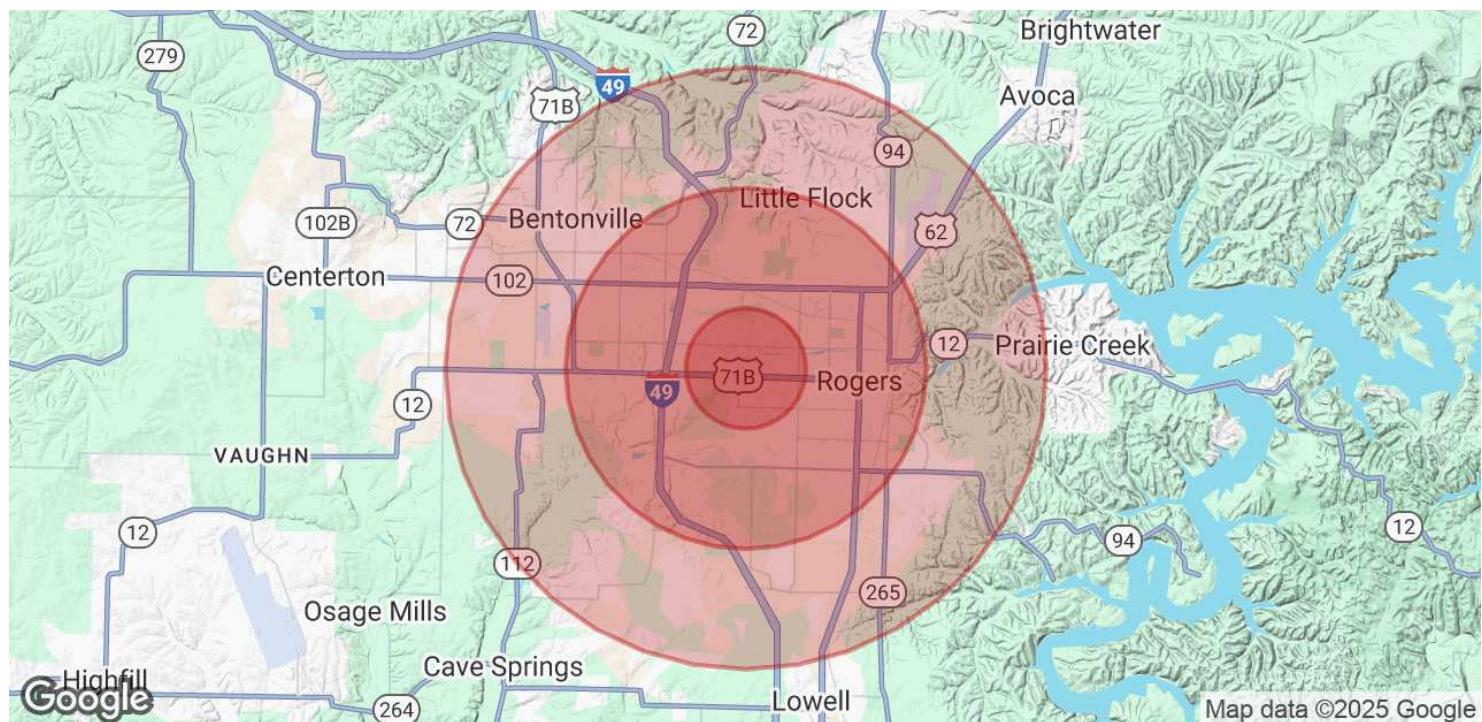
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 11,204 | 55,699 | 120,918 |
| Average Age | 38 | 37 | 36 |
| Average Age (Male) | 36 | 36 | 35 |
| Average Age (Female) | 39 | 39 | 37 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,135 | 21,479 | 44,562 |
| # of Persons per HH | 2.7 | 2.6 | 2.7 |
| Average HH Income | \$83,420 | \$92,283 | \$119,124 |
| Average House Value | \$240,542 | \$292,635 | \$359,422 |

Demographics data derived from AlphaMap

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