

FOR LEASE

CLASS A OFFICE SPACE

5671 APPLE RD | SPRINGDALE, AR



PROPERTY OVERVIEW

5671 APPLE RD | SPRINGDALE, AR



Cushman & Wakefield | Sage Partners is pleased to present for lease 38,662 SF of Class A office space on the first floor at 5671 Apple Rd. Anchored by TESLAR Software, the building provides a strong professional presence and is ideal for a tech startup, medical office, or other innovative users seeking high-quality space in a dynamic environment.

Tenants benefit from a robust amenity package, including a fully equipped fitness center, flexible indoor and outdoor event spaces, and an outdoor pickleball/basketball court. The property is also supported by a full-building generator, ensuring uninterrupted operations.

Strategically located with immediate access to I-49 (399,000 VPD), the property is surrounded by a wide range of nearby amenities, including hospitality, restaurants, multifamily developments, retail, and major medical facilities.

*information deemed reliable but not guaranteed

SF AVAILABLE

8,662 ± (Divisible to 3,000 ±)

LEASE RATE

\$32.00/SF MG

NOTES

- Anchoring Tenant: TESLAR Software
- Ideal for a tech startup firm or medical user
- Amenities include a fitness center, indoor and outdoor event space, and an outdoor pickleball/basketball court
- Full building generator
- Easy access to I-49 (99,000 VPD)
- Located near hospitality, restaurants, multi-family, retail, and major medical



COMMON AREA PHOTOS

5671 APPLE RD | SPRINGDALE, AR



CUSHMAN &
WAKEFIELD

sage
PARTNERS



AVAILABLE SPACE PHOTOS

5671 APPLE RD | SPRINGDALE, AR



CUSHMAN &
WAKEFIELD

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FLOOR PLAN

5671 APPLE RD | SPRINGDALE, AR

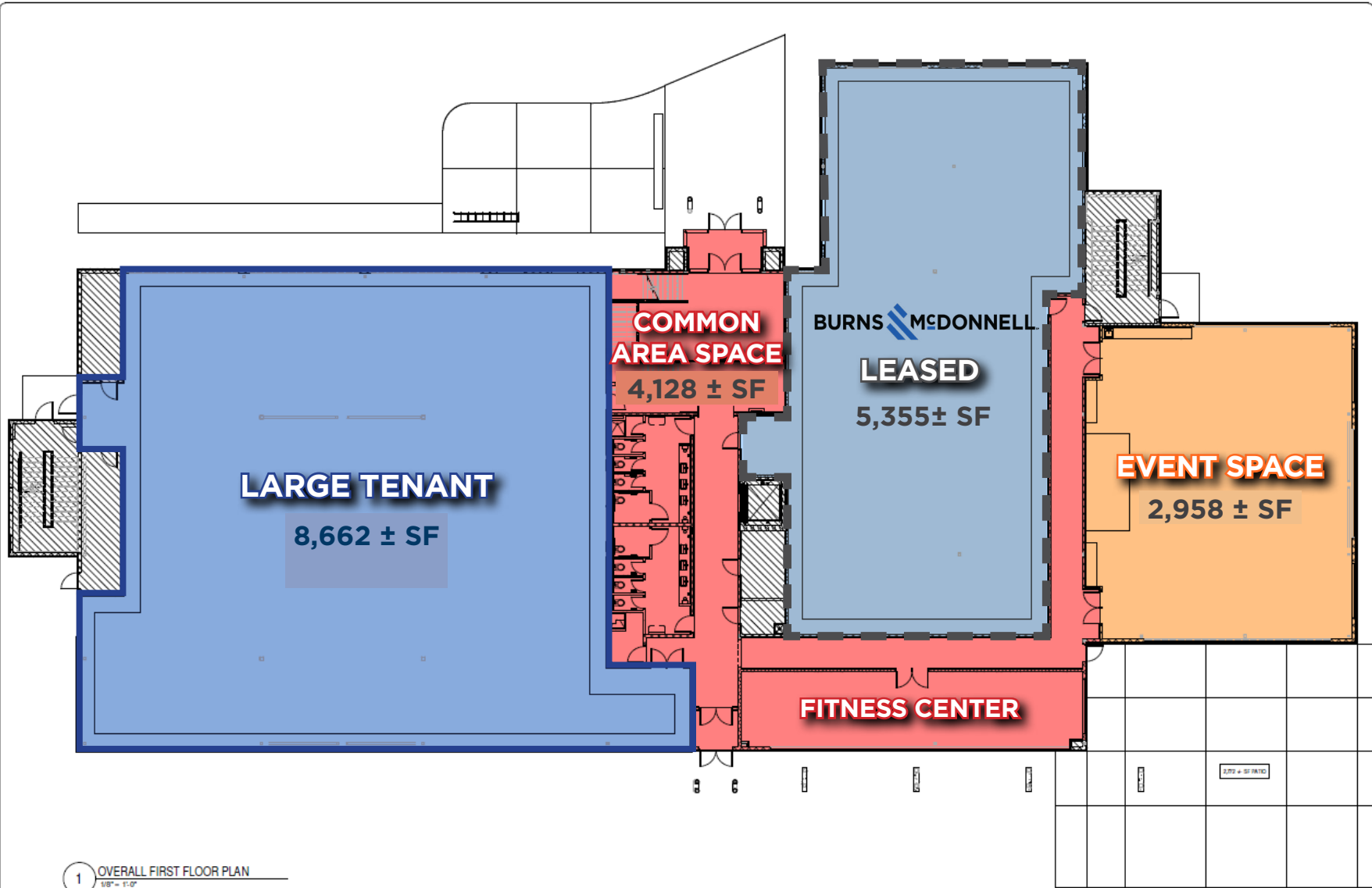


BILD
ARCHITECTS



A NEW OFFICE BUILDING FOR
TESLAR SOFTWARE
SPRINGDALE, AR

PROJECT NO.
2023-007
ISSUE DATE
04/30/2024

REVISIONS
1.0

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AERIAL

5671 APPLE RD | SPRINGDALE, AR



NORTHWEST ARKANSAS - MOUNTAIN HAVEN WITH INDUSTRY GIANTS

The Fayetteville-Bentonville-Rogers-Springdale MSA, commonly referred to as Northwest Arkansas, is made up of 3 counties, Benton, Washington, and Madison. The region is home to the world's largest retailer, and #1 on the 2024 Fortune 500 list, Walmart. The MSA is experiencing rapid growth. Northwest Arkansas is the fastest growing multifamily market, by percentage, in the US. The metro is on pace to break into the nation's top 100 largest MSA's with 1M+ residents expected by 2040.



590,337

MSA Population 2024

2.5%

Unemployment Rate 2024

93%

Cost Of Business Index

91.8%

Cost Of Living Index

Source: Northwest Arkansas Council 2024

Northwest Arkansas is...

Booming

20% GDP growth
since 2013

Dynamic

U.S. News & World Report's #28
Most Dynamic Metros

Up-Scale

Per capita income 14% higher
than the national average

**#40 Best Places for
Business**

Forbes - 2024

**University of Arkansas Supply
Chain Ranked #1 in the Nation**

Northwest Arkansas Council - 2024

**Home to 3 Fortune
500 Companies**

Northwest Arkansas Council - 2024

**#21 Best Place to
Live in the U.S.**

U.S. News & World Report - 2024

**8 NWA Schools Rank Among
Top 10 In The Nation**

U.S. News & World Report - 2024

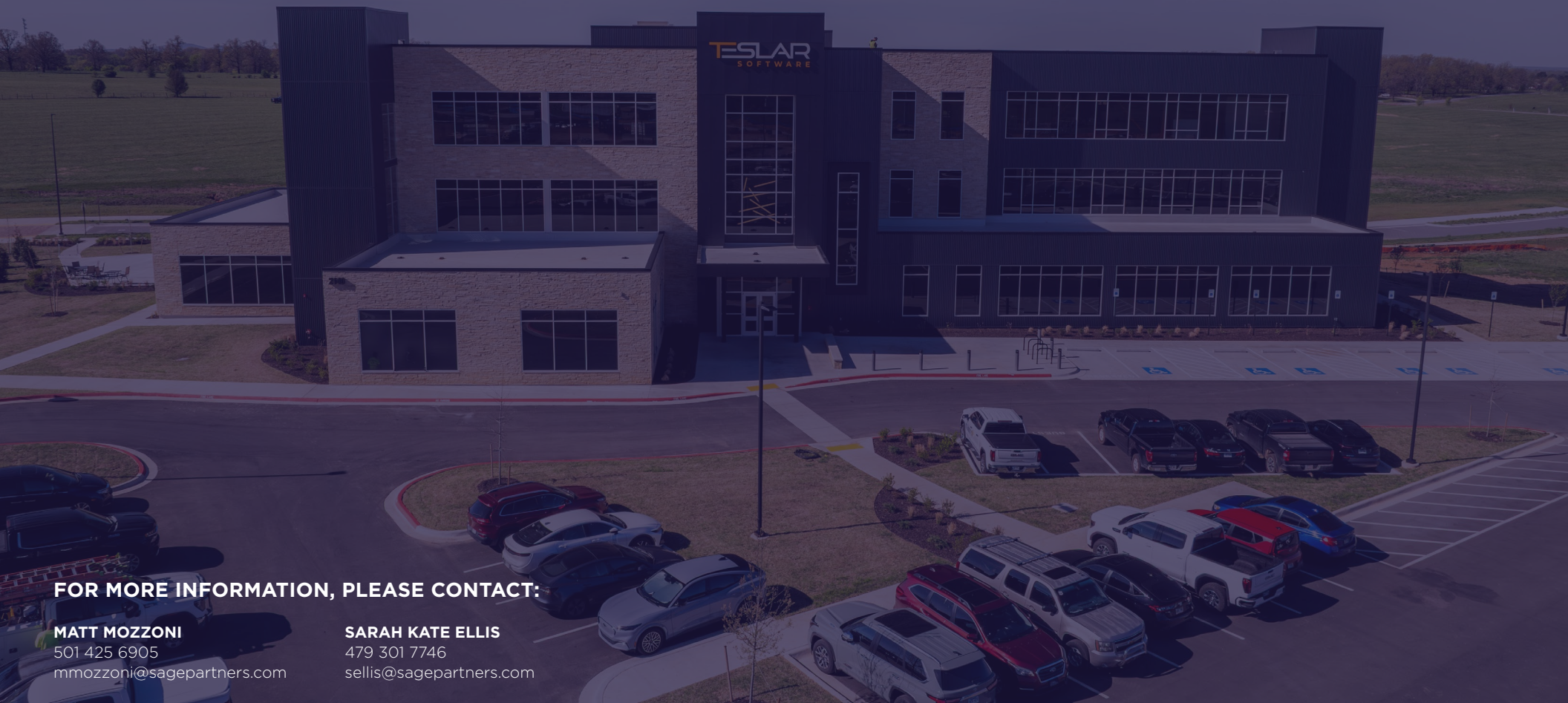
**#7 Best Performing
Cities**

Milken Institute - 2024

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FOR MORE INFORMATION, PLEASE CONTACT:

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