

5211 VILLAGE PKWY, ROGERS, ARKANSAS

OFFICE BUILDING FOR LEASE



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FOCUS
COMMERCIAL REAL ESTATE

FOCUS CRE
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EXECUTIVE SUMMARY

This ±53,650 SF office building is located in the highly desirable Village on the Creeks, the largest garden office park in Northwest Arkansas, offering access to the Razorback Greenway and a mix of office, retail, restaurant, and medical tenants. The property is being redeveloped with exterior improvements underway and is offered in shell condition, providing a build-to-suit opportunity. Interior features include modern accents and recessed lighting, along with access to a freight elevator, highlighting the building's newly redeveloped office space. The property is minutes from Pinnacle Hills Promenade, Walmart AMP, Topgolf, and surrounding new developments. Available 1st quarter of 2027.

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PROPERTY HIGHLIGHTS

±53,656 SF
AVAILABLE

\$32.00 PSF, NNN
LEASE RATE

SINGLE OR MULTIPLE
TENANCY

2
STORIES

Q1 2027
AVAILABLE

BUILD-TO-SUIT
SHELL SPACE CONDITION

0.5 MILE DRIVE
DISTANCE FROM I-49

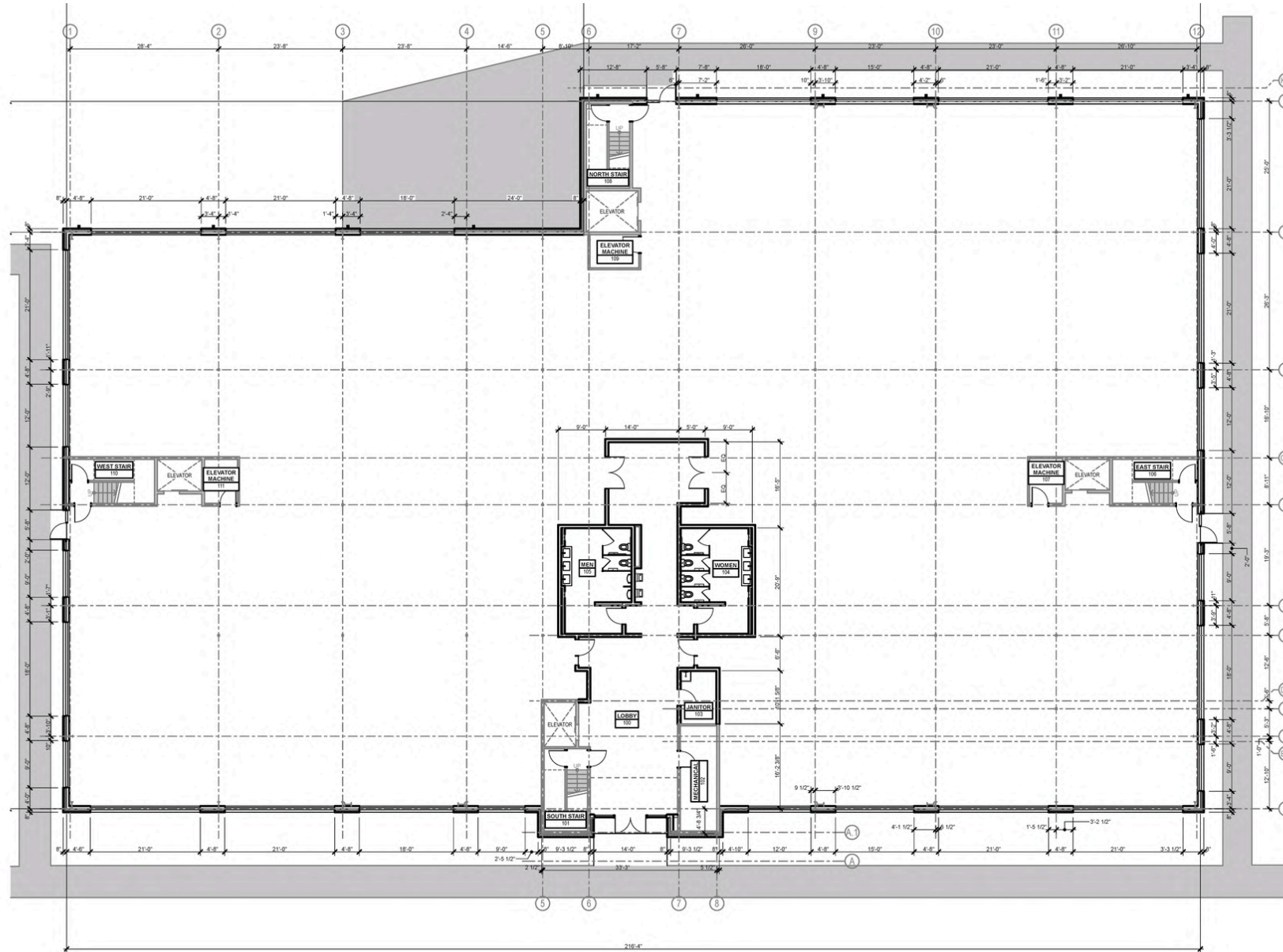
EXTERIOR IMPROVEMENTS RENDERING



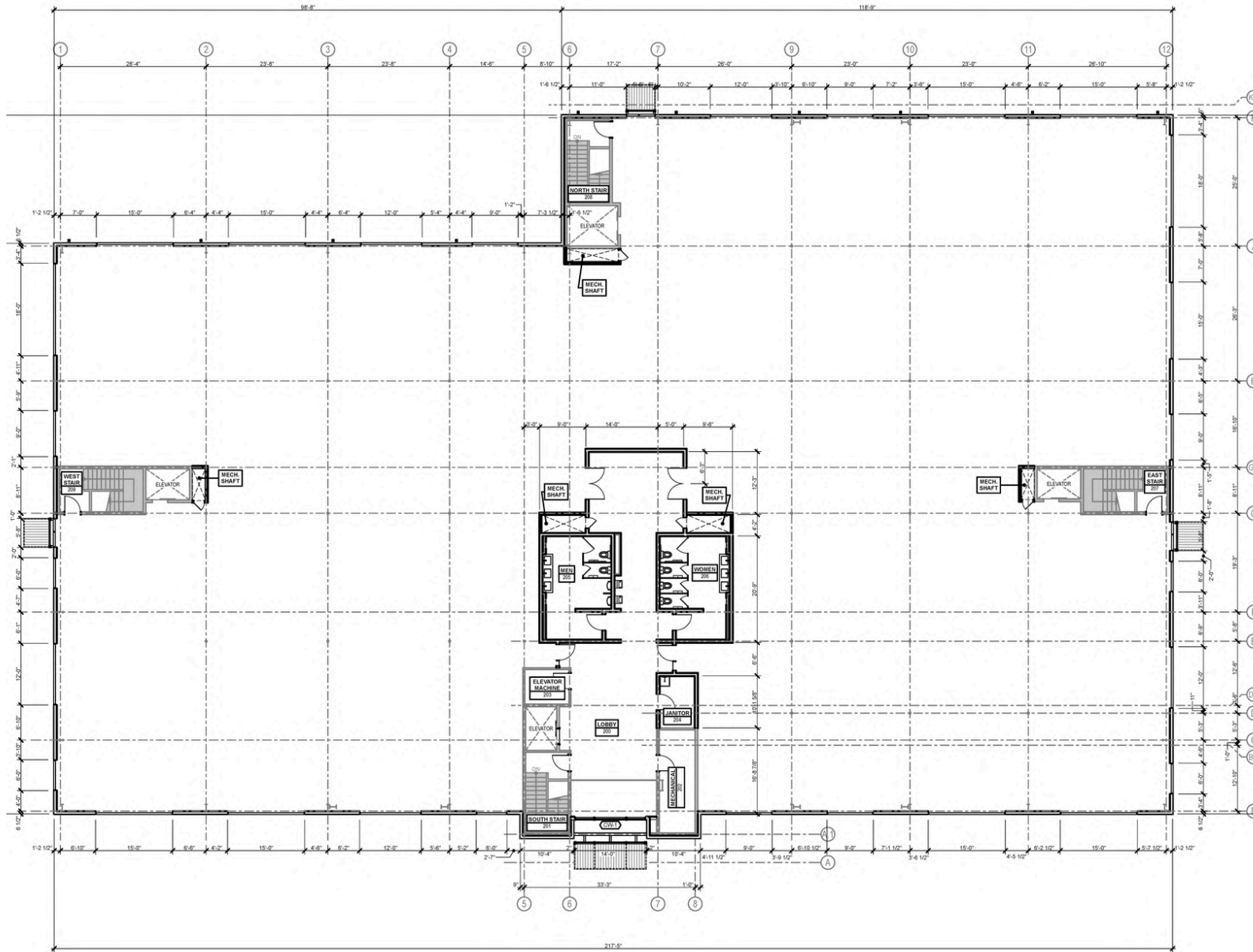
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



SOUTH AERIAL VIEW



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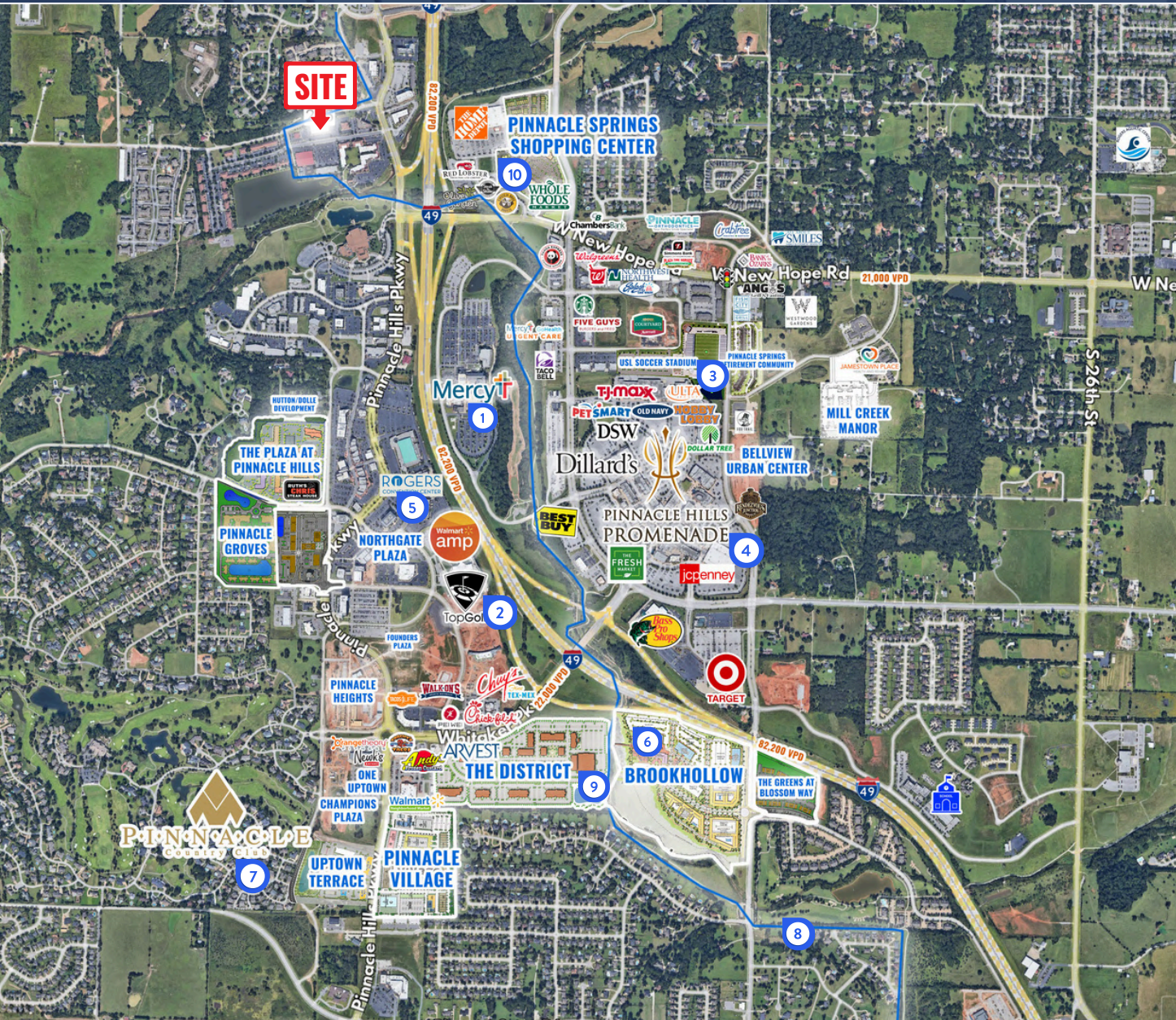
OVERHEAD VIEW



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AERIAL MAP VIEW



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

SITE DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

5211 W Village Pkwy, Rogers, Arkansas, 72758

Ring of 3 miles

KEY FACTS

54,239

Population



21,297

Households

35.0

Median Age

\$82,056

Median Disposable Income

EDUCATION

5.1%

No High School Diploma



23.7%
High School Graduate



21.0%
Some College/
Associate's Degree



50.1%
Bachelor's/Grad/
Prof Degree

INCOME



\$102,386

Median Household Income



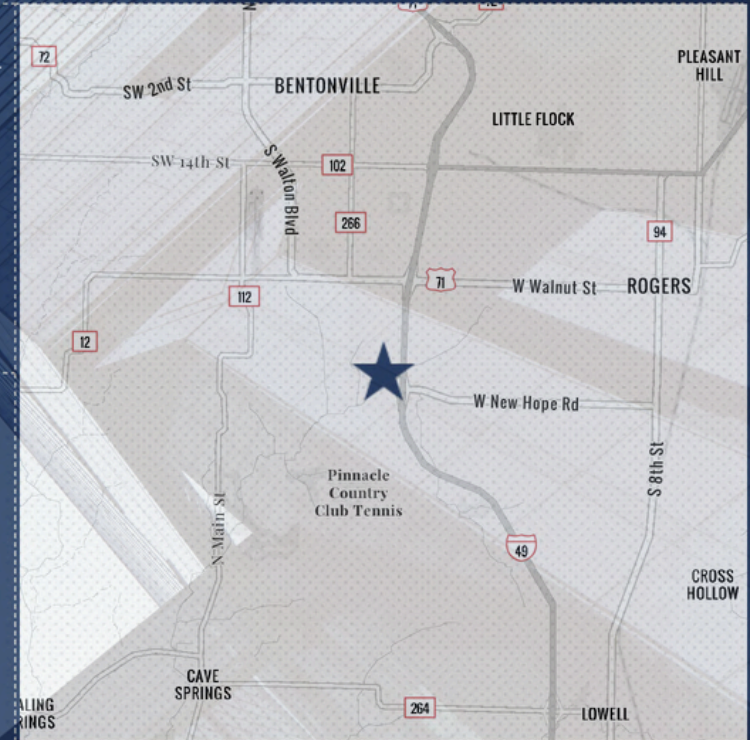
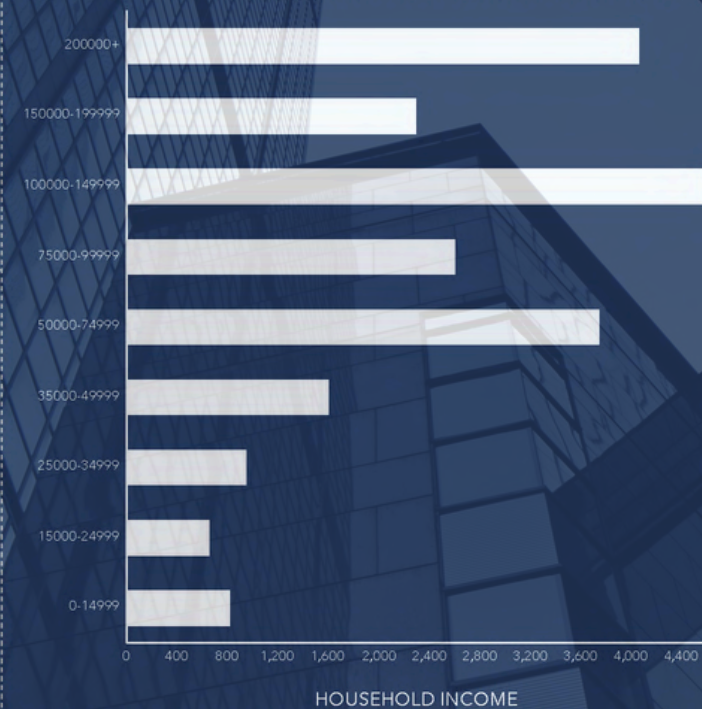
\$53,716

Per Capita Income



\$191,210

Median Net Worth



EMPLOYMENT



70.4%

White Collar



19.5%

Blue Collar



12.0%

Services

3.1%

Unemployment Rate

CONTACT US



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Butch Gurganus is the Co-Managing Director of Focus Commercial Real Estate and a seasoned broker with over 20 years of experience. After starting his career in development and due diligence roles with Home Depot and Robert Pattillo Properties, he moved to Northwest Arkansas in 2005 and spent 15 years at Colliers International, completing over 1,000 transactions. A CCIM and SIOR designee, Butch brings strategic insight, operational leadership, and a client-first mindset to his work at Focus. He holds a Bachelor of Landscape Architecture from the University of Arkansas and an MBA from Belmont University.

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Focus Commercial Real Estate is a full-service brokerage firm specializing in all aspects of commercial real estate.

With deep roots in Northwest Arkansas and decades of combined experience, our team has successfully navigated multiple market cycles—leveraging instinct, data-driven insights, and a relentless work ethic to deliver results that stand the test of time. From guiding Fortune 500 companies and private enterprises to advising individual investors and property owners, we provide the expertise and strategic direction needed to help clients make confident, informed decisions and achieve their long-term real estate objectives.





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