



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

THE VISIONARIES

193,772 TOTAL RSF ±

**FOR MORE INFORMATION
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THE VISIONARIES

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CUSHMAN &
WAKEFIELD



Welcome to The Visionaries, a brand-new Class A office space in the epicenter of Northwest Arkansas's commercial hub. The Visionaries sits in the heart of Pinnacle Hills, offering 193,772 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, and an outdoor courtyard
- Close proximity to 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, plus covered bike storage to support flexible commuting options.



Space Available:

1st Floor: 11,092 ± RSF
2nd Floor: 13,392 ± RSF (turnkey executive suites)
3rd Floor: 68,782 ± RSF (remaining available)
4th Floor: 32,194 ± RSF (remaining available)

Lease Rate:

1st Floor Suite: \$37.50 / SF NNN + Utilities
2nd Floor Executive Suites: \$9,500 - \$14,000/mo
3rd & 4th Floor Suites: \$37.50 / SF NNN + Utilities

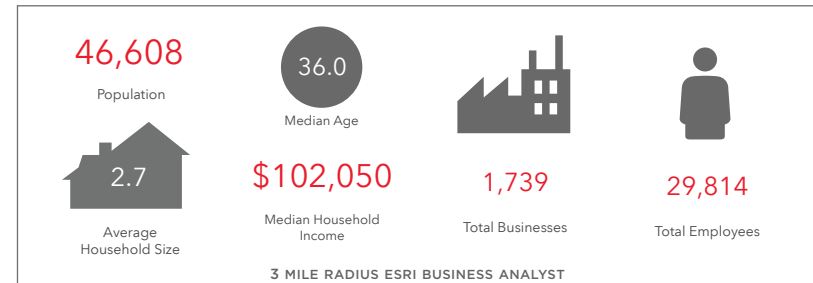
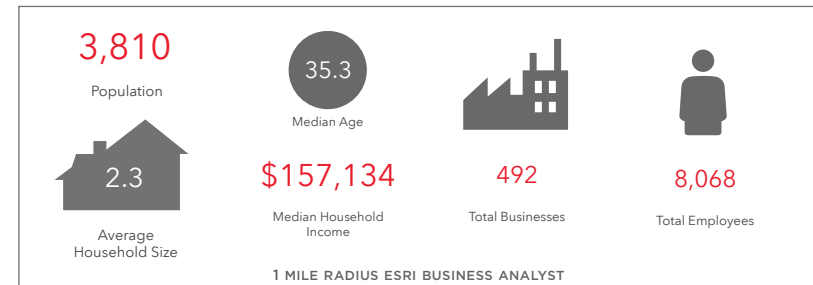
Major Nearby Tenants:

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

Est. Completion:

Summer 2026

*information deemed reliable but not guaranteed



EXECUTIVE SUITES

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The Visionaries' Executive Suites offer premium workspace designed for convenience and professionalism. Located on the second floor with direct access from the parking deck, the suites provide easy and efficient entry for tenants and guests. Multiple suites are available in a variety of sizes to accommodate different business needs. All suites are turnkey for an easy move-in, with select spaces available fully furnished for immediate occupancy.

| Suite | Size | Lease Rate (5 Year Term) | Notes |
|-------|---------------------------|--------------------------|-----------------|
| 201 | 1,957 ± RSF / 1,663 ± USF | \$14,000/month | Fully furnished |
| 202 | 1,597 ± RSF / 1,357 ± USF | \$11,500/month | Fully furnished |
| 203 | 2,099 ± RSF / 1,784 ± USF | \$10,000/month | — |
| 204 | 1,924 ± RSF / 1,635 ± USF | \$9,500/month | — |
| 205 | 2,089 ± RSF / 1,775 ± USF | \$10,000/month | — |
| 206 | 1,967 ± RSF / 1,672 ± USF | \$14,000/month | Fully furnished |
| 207 | 1,759 ± RSF / 1,495 ± USF | \$13,000/month | Fully furnished |



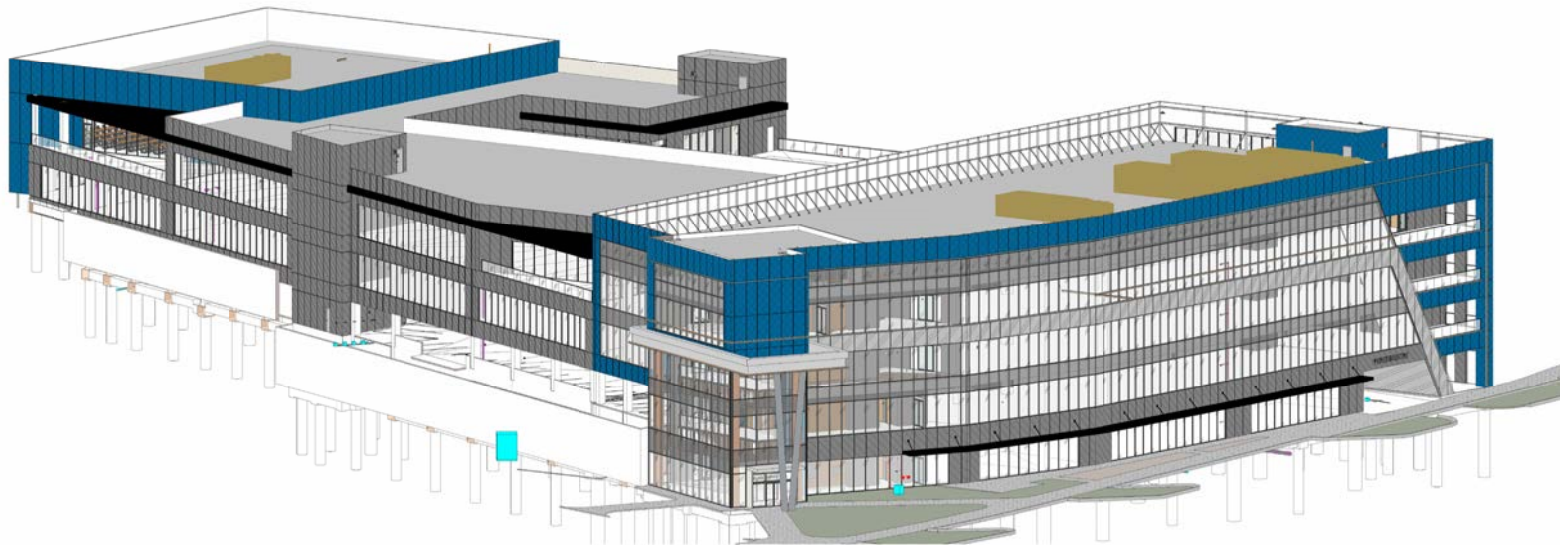
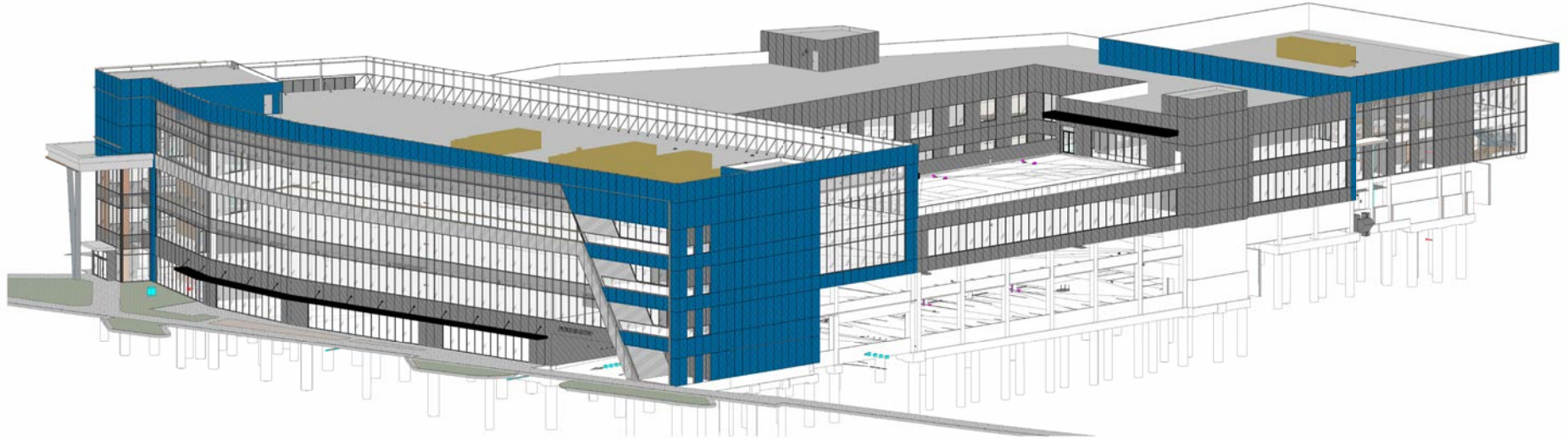
EXTERIOR RENDERINGS

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INTERIOR RENDERINGS

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Main Lobby



Plaza Lobby



Seating Area



Seating Area



FLOOR PLANS

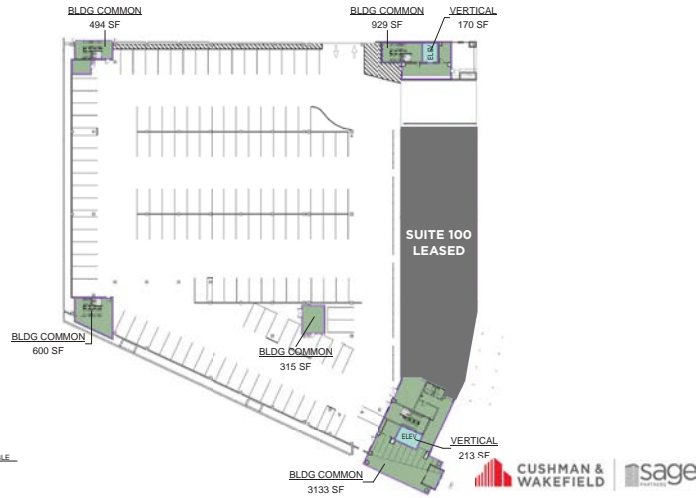
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1st Floor



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

THE VISIONARIES - BOMA

03.06.2026 1ST FLOOR USABLE

CORE ARCHITECTS



2nd Floor



02 02 2ND FLOOR - USABLE
1" = 40'-0"

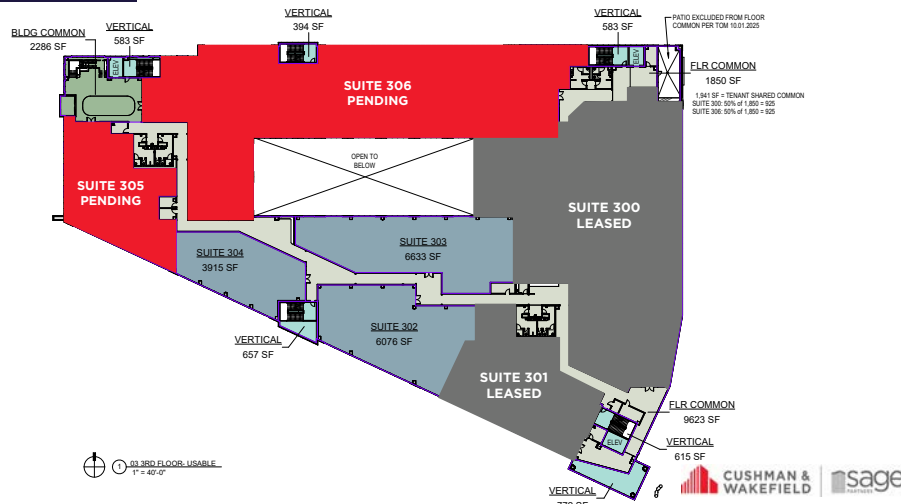
THE VISIONARIES - BOMA

03.06.2026 2ND FLOOR USABLE

CORE ARCHITECTS



3rd Floor



03 03 3RD FLOOR - USABLE
1" = 40'-0"

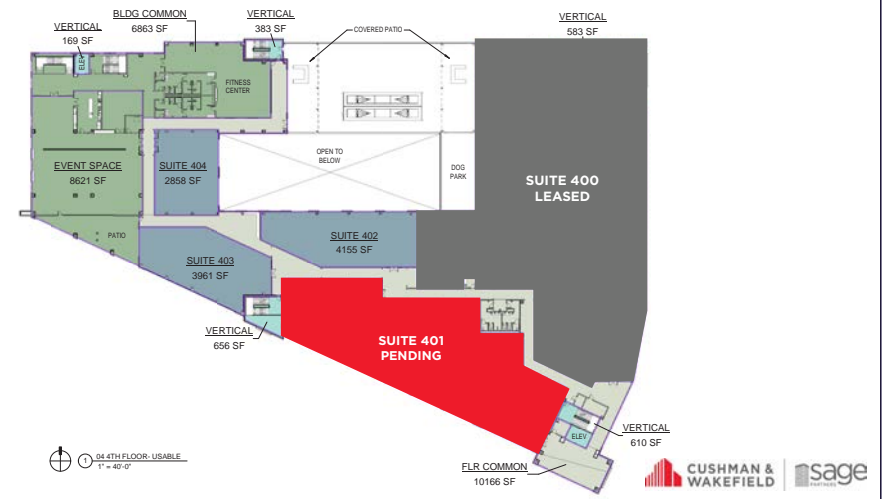
THE VISIONARIES - BOMA

03.30.2026 3RD FLOOR USABLE

CORE ARCHITECTS



RESERVED



04 04 4TH FLOOR - USABLE
1" = 40'-0"

THE VISIONARIES - BOMA

03.06.2026 4TH FLOOR USABLE

CORE ARCHITECTS



CONSTRUCTION PHOTOS

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DEVELOPMENT MAP

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