

5506 W WALSH LN, SUITE 200, ROGERS, AR

# PINNACLE HILLS OFFICE SPACE FOR LEASE

**CLINTON BENNETT**  
CO-MANAGING DIRECTOR  
479.200.3457  
CLINTON@FOCUSCREGROUP.COM

**FOCUS**  
COMMERCIAL REAL ESTATE

**COREY FUHRMAN**  
OFFICE/MEDICAL SPECIALIST  
479.504.2034  
COREY@FOCUSCREGROUP.COM

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

## LEASE OVERVIEW

**SUITE 200:** 8,358 SF

**ASKING RENT::** \$26.00 PSF

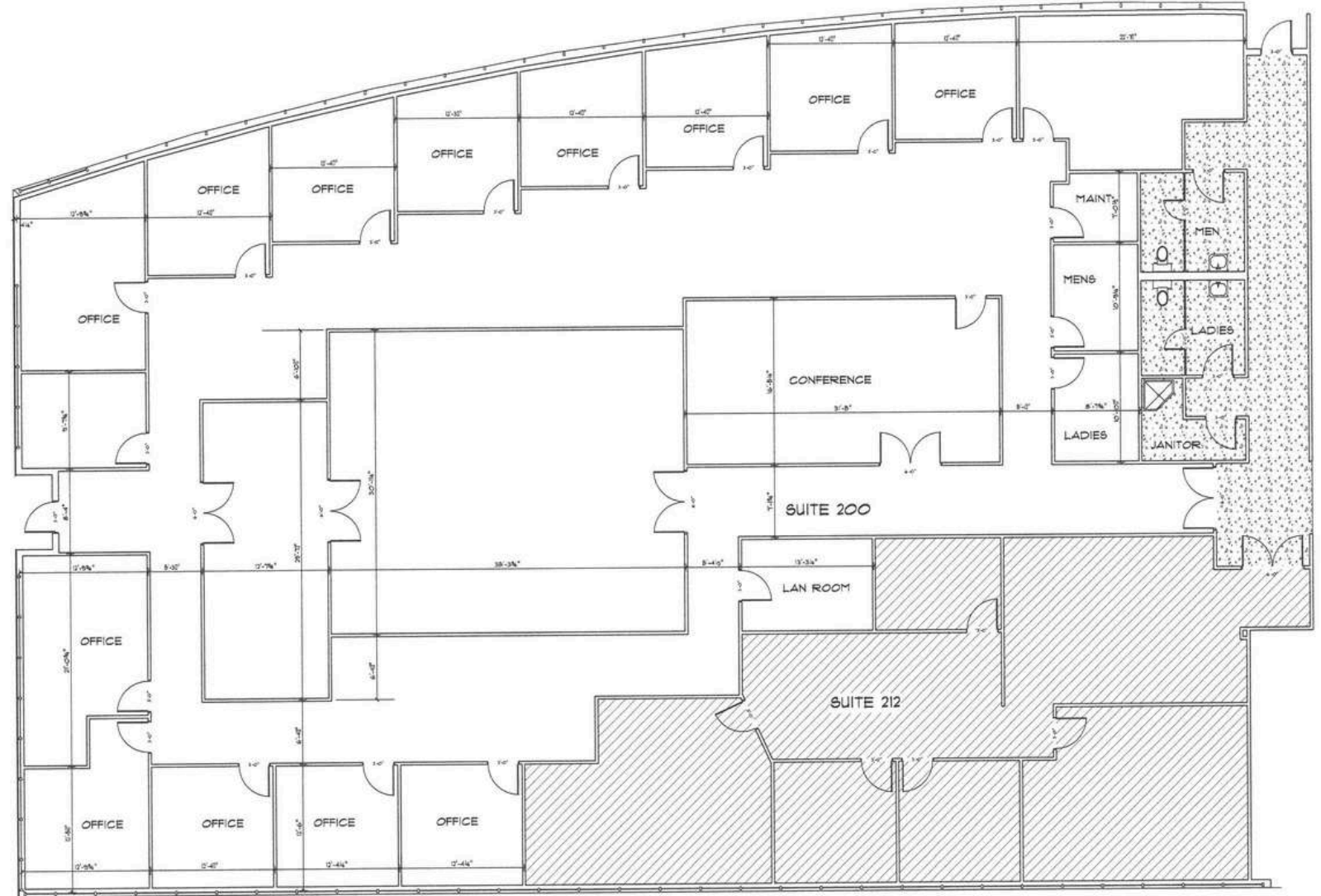
**RENT TYPE:** MODIFIED GROSS

**DATE AVAILABLE:** JANUARY 1<sup>ST</sup>, 2026

## SITE HIGHLIGHTS

±8,358 SF OFFICE SPACE AVAILABLE FOR LEASE **JANUARY 1**. THE SUITE INCLUDES ONE BREAKROOM, TWO LARGE CONFERENCE ROOMS, MULTIPLE PRIVATE OFFICES, AND DEDICATED STORAGE SPACE. RECENT RENOVATIONS TO THE BUILDING INCLUDE MODERNIZED LOBBIES, RESTROOMS, AND HALLWAYS, CREATING A CLEAN AND UPDATED WORK ENVIRONMENT. LOCATED JUST OFF PINNACLE HILLS PARKWAY WITH EASY ACCESS TO I-49, THE PROPERTY IS WITHIN WALKING DISTANCE TO TOPGOLF, THE WALMART AMP, RESTAURANTS, SHOPPING, AND NEW DEVELOPMENTS.

[VIRTUAL TOUR](#)



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AERIAL VIEW



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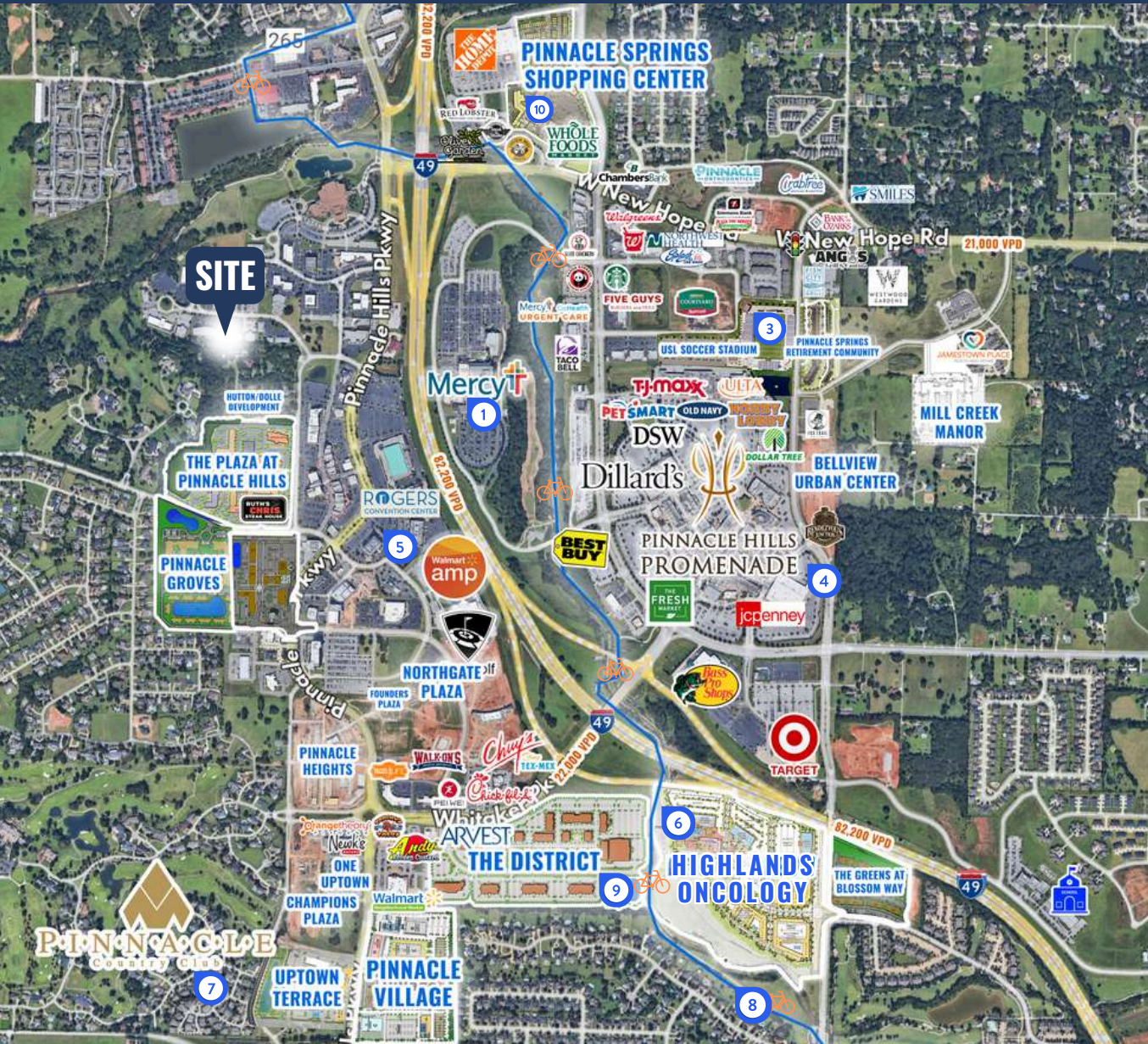
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## 1 MERCY HOSPITAL

\$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

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# LOCATION CONVENIENCE



**6.7**  
MILES



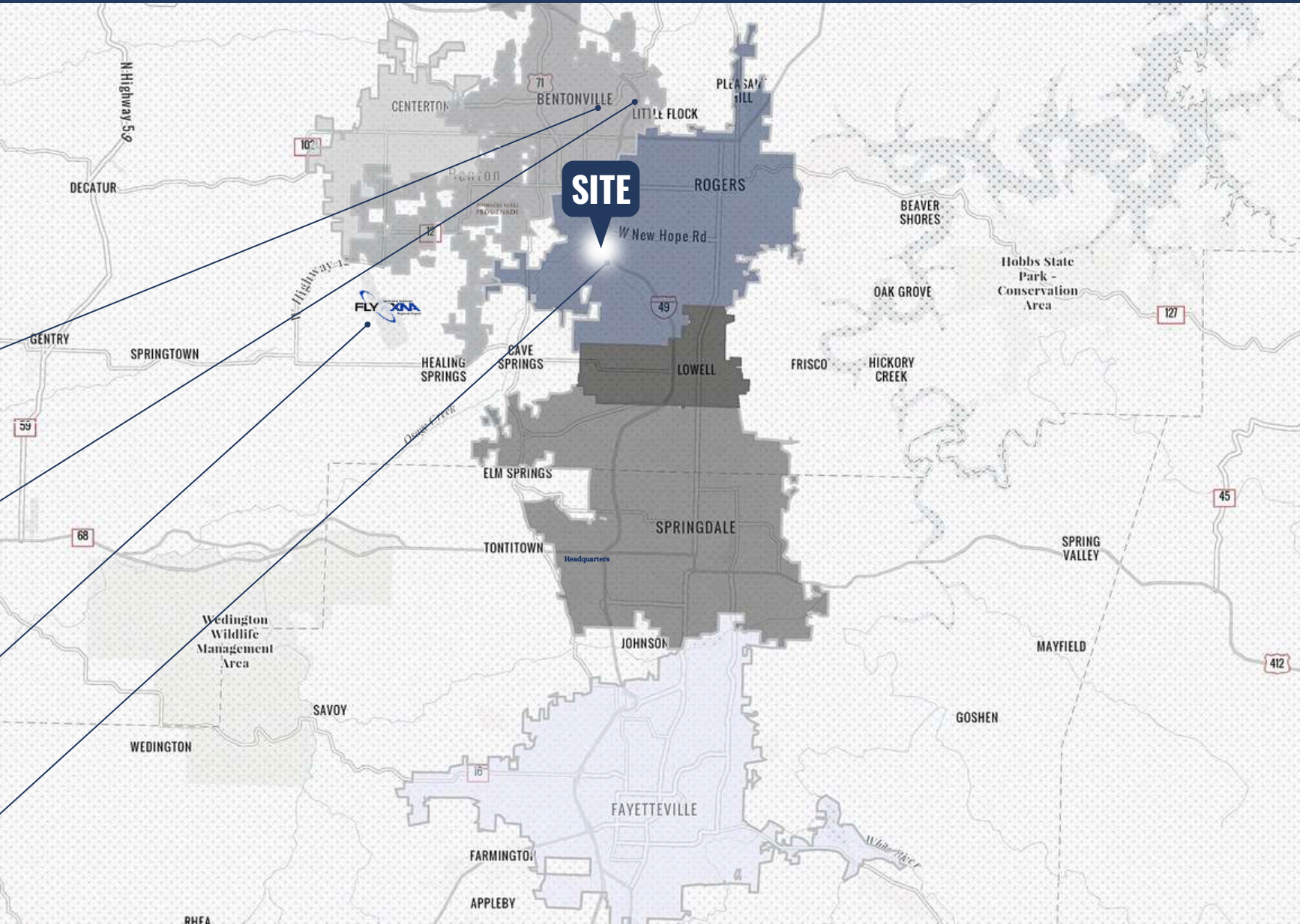
**5.3**  
MILES



**10**  
MILES



**1**  
MILE



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

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