

FOR LEASE

CLASS A OFFICE SPACE

5671 APPLE RD | SPRINGDALE, AR



 CUSHMAN &
WAKEFIELD

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PARTNERS

PROPERTY OVERVIEW

5671 APPLE RD | SPRINGDALE, AR



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Cushman & Wakefield | Sage Partners is pleased to present for lease $\pm 8,662$ 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 ($\pm 99,000$ 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 \pm

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
-



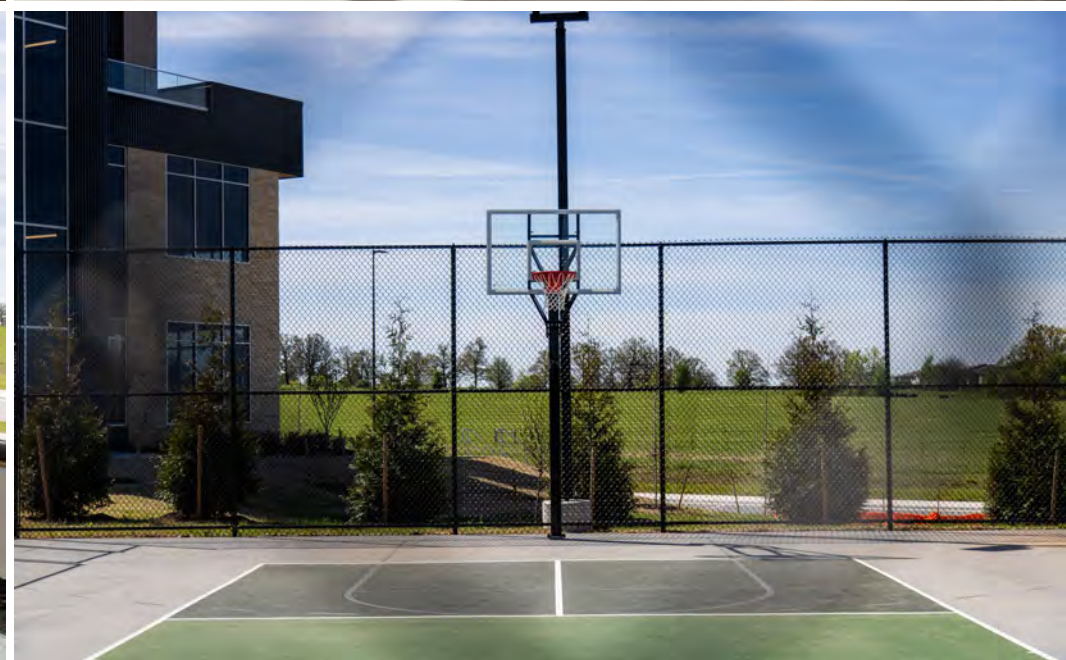
COMMON AREA PHOTOS

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AVAILABLE SPACE PHOTOS

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FLOOR PLAN

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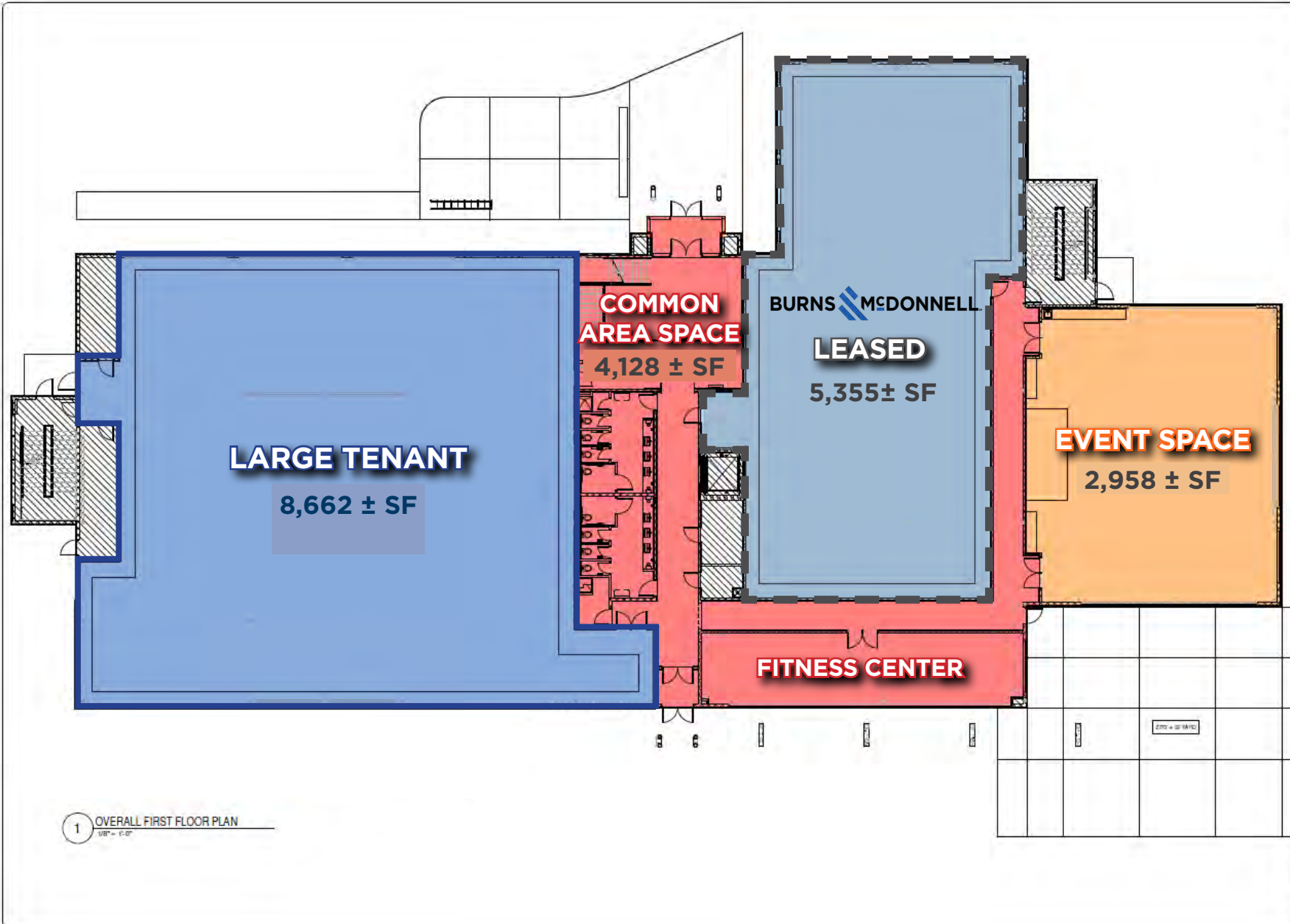


BILD
ARCHITECTS



A NEW OFFICE BUILDING FOR
TESLAR SOFTWARE
SPRINGDALE, AR

PROJECT NO.
2023-007

ISSUE DATE
04/30/2024

001

AERIAL

5671 APPLE RD | SPRINGDALE, AR

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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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