

# FOR LEASE



## 5209 W VILLAGE PARKWAY | VILLAGE ON THE CREEKS, ROGERS, AR

Village on the Creeks is the largest garden office park in Northwest Arkansas. It houses office, retail, restaurant, and medical tenants and enhances quality of life by offering a walking trail on Razorback Greenway and a lake with beautiful views. This property offers two full floors with 32 total offices, 2 file rooms, 2 conference rooms, and a breakroom. See full list on back.



1st Floor: 6,922 SF  
2nd Floor: 4,140 SF  
11,062 SF Total



Two Full Floors  
32 Total Offices  
2 Conference Rooms  
2 File Rooms, Breakroom



Direct access to  
Razorback Greenway  
and walking trails in a  
beautiful setting



Quick and easy  
access to  
Interstate 49

## \$21.00 psf NNN



### PAT MORRISON

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# FLOOR PLAN

5209 W Village Parkway

•11,062 TOTAL SF

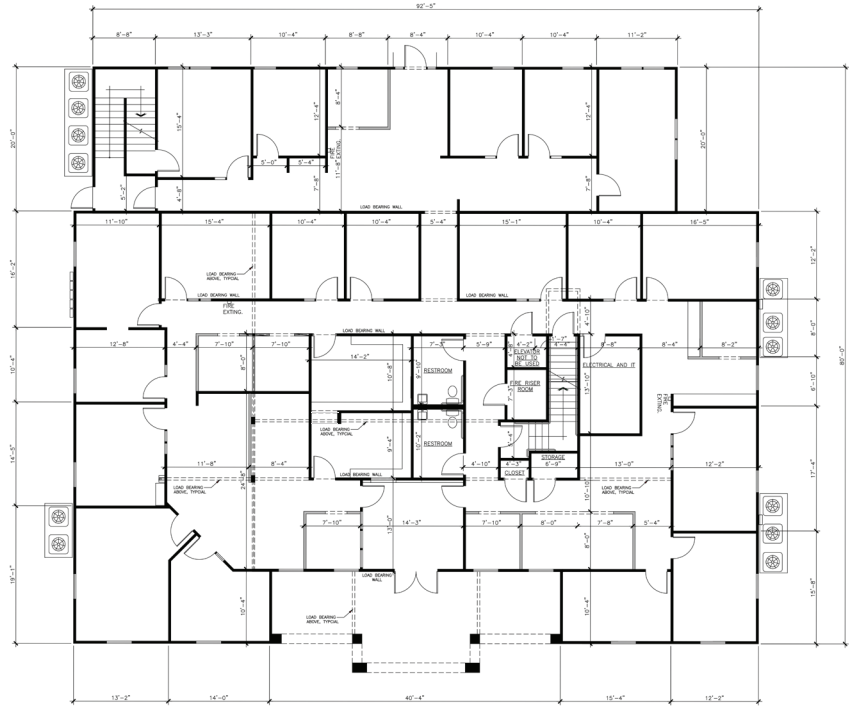
First Floor, 6,922 SF

21 Offices

Conference Room

2 File Rooms

2 Restrooms



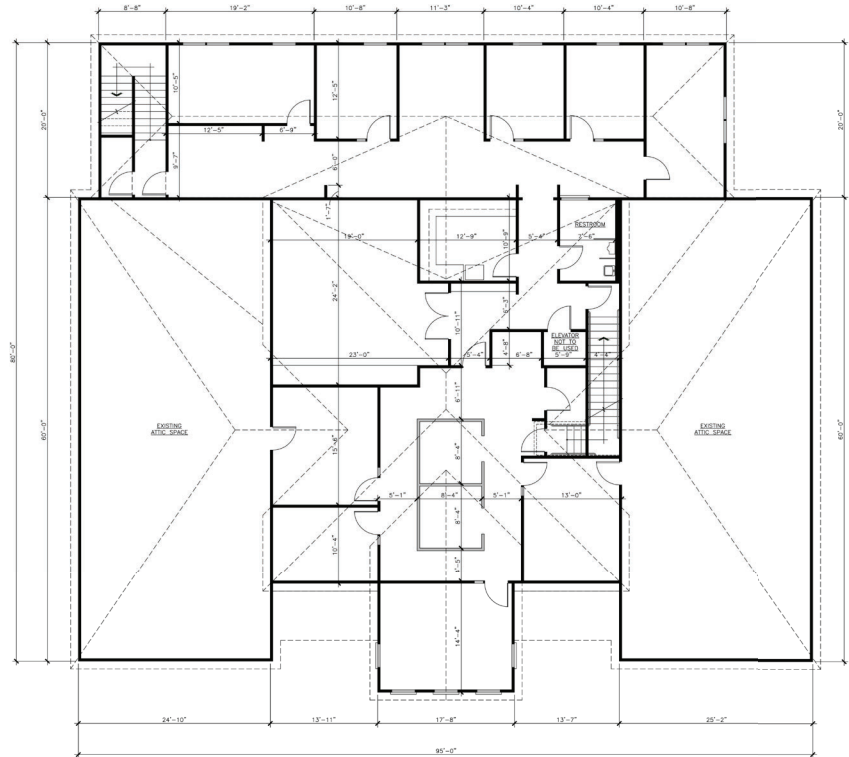
Second Floor, 4,140 SF

• 11 Offices

• Conference Room

• Breakroom

• Restroom



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THE GRAFTON APARTMENTS

ROGERS CONVENTION CENTER

Future home of Ruth's Chris Steakhouse, Multi-use, Hotel

PINNACLE COUNTRY CLUB

UPTOWN ROGERS

EMBASSY SUITES

Mercy Hospital

Walmart amp

TOPGOLF

PINNACLE HILLS PROMENADE

Bass Pro Shops

target

26,000 ADT (2022)

89,000 ADT (2022)

29,000 ADT (2022)

ALOFT HOTEL  
STAYBRIDGE SUITES  
HYATT HOUSE

COURTYARD BY MARRIOTT

THE HOMER

EXIT 84

EXIT 85  
49

PAULINE WHITAKER PKWY

S PROMENADE BLVD

S RIFE MEDICAL LN

PINNACLE HILLS PKWY

S BELLEVUE RD

W NEW HOPE RD

W NEW HOPE RD

Fir St

W Quapaw Rd

W Seneca Rd

W Pawnee Rd

W Cherokee

W Arapaho Dr

W New Hope Rd

W Green A

W Perry

S Promenade Blvd

S 42nd St

S 43rd St

S 41st St

S 42nd St

S 43rd St

S 44th St

S 45th St

S 46th St

S 47th St

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S 90th St

S 91st St

S 92nd St



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