

5506 W WALSH LN, SUITE 202, ROGERS

OFFICE SPACE FOR LEASE

CLINTON BENNETT
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FOCUS
COMMERCIAL REAL ESTATE

COREY FUHRMAN
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PROPERTY HIGHLIGHTS

1,465 SF
AVAILABLE (SUITE 202)

\$26.00 PSF
LEASE RATE

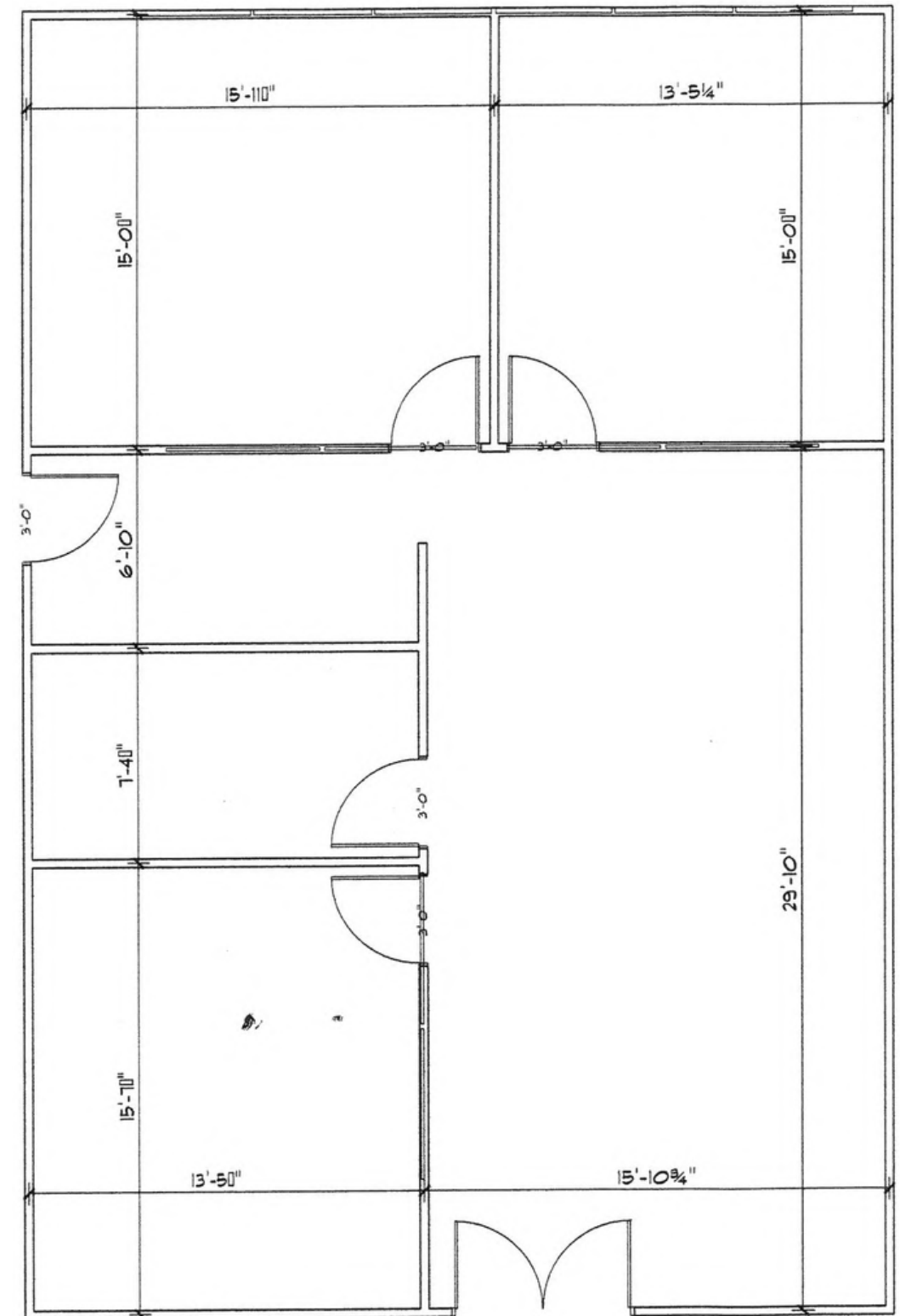
MODIFIED GROSS
LEASE TYPE

VIRTUAL TOUR

EXECUTIVE SUMMARY

Located in the heart of Rogers' premier Pinnacle Hills business district, 5506 W. Walsh Lane, Suite 202 offers 1,465 SF of professional office space in a well-maintained, recently renovated building. Property upgrades include modernized lobbies, restrooms, and hallways, creating a clean, contemporary work environment for tenants and visitors. Just 0.5 miles from I-49 and immediately off Pinnacle Hills Parkway, the property provides exceptional accessibility while placing employees within walking distance of Topgolf, the Walmart AMP, restaurants, shopping, hotels, and some of Northwest Arkansas' newest developments, making it an ideal location for businesses seeking a highly visible and amenity-rich office setting.

5506 W WALSH LN, SUITE 202, ROGERS



INTERIOR PHOTOS



5506 W WALSH LN, SUITE 202, ROGERS

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SOUTH AERIAL VIEW



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AERIAL MAP VIEW

LOCATION CONVENIENCE



6.7
MILES



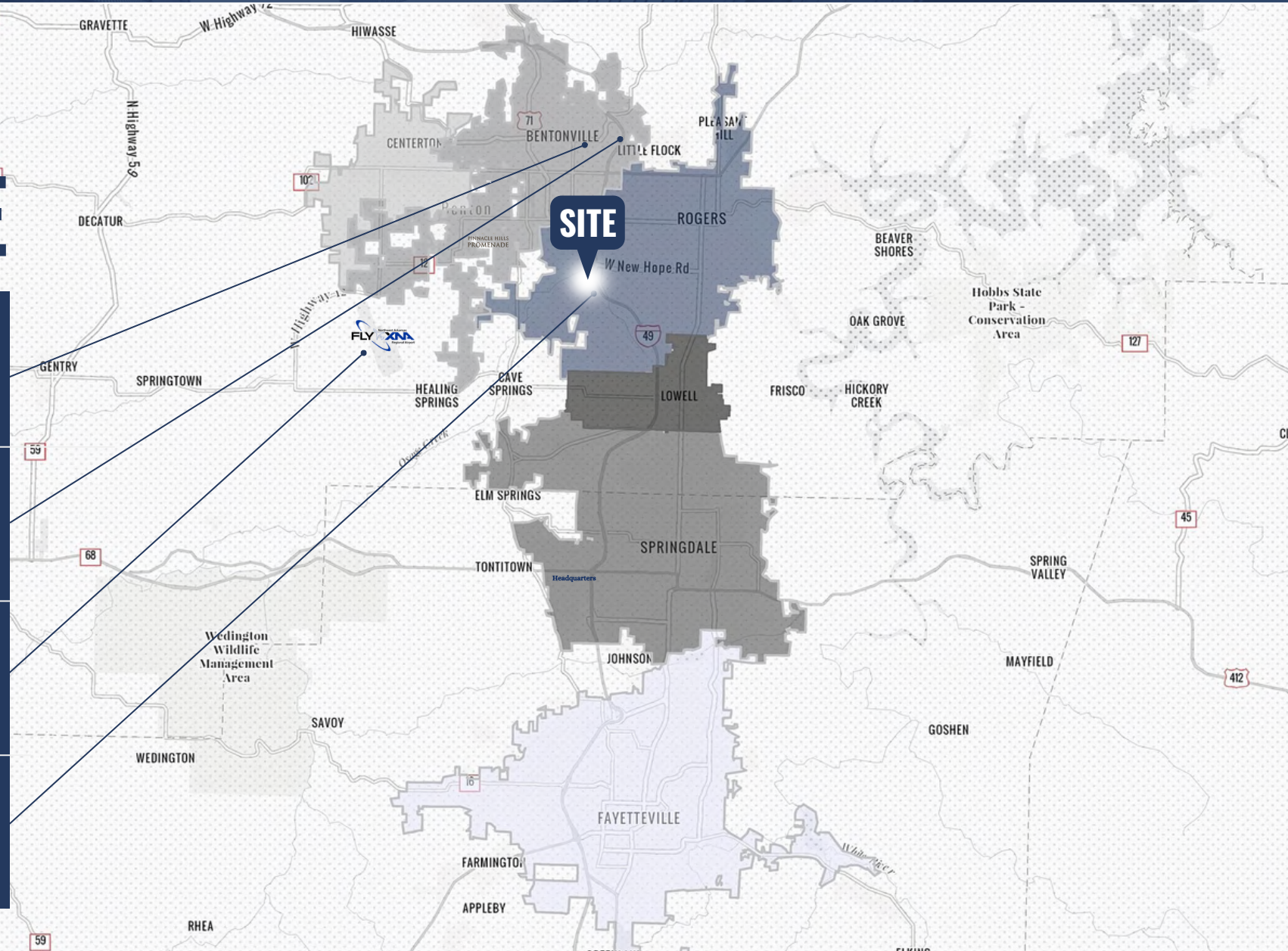
5.3
MILES



10
MILES



1
MILE



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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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