

FOR LEASE

Square Footage:

+/- 15,000 SF

Asking Price:

$12.00 PSF

+ Electric

Contact us:

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1000 N 2nd Street

Rogers, Arkansas

Formerly the corporate home of Ozark Mountain Poultry, this ±15,000 SF of Class A office space in east Rogers is now available for lease. Set on 13.3 acres, the property delivers an exceptional amount of finished office space - numerous large private offices and multiple conference rooms - supported by a full kitchen, an on-site fitness center and an outdoor patio. Rogers Executive Airport sits just two miles away, with easy access to I-49 connecting tenants across the Northwest Arkansas metro. Offered at a competitive lease rate, the space is well suited for corporate, administrative or professional users seeking a substantial, move-in-ready office footprint.

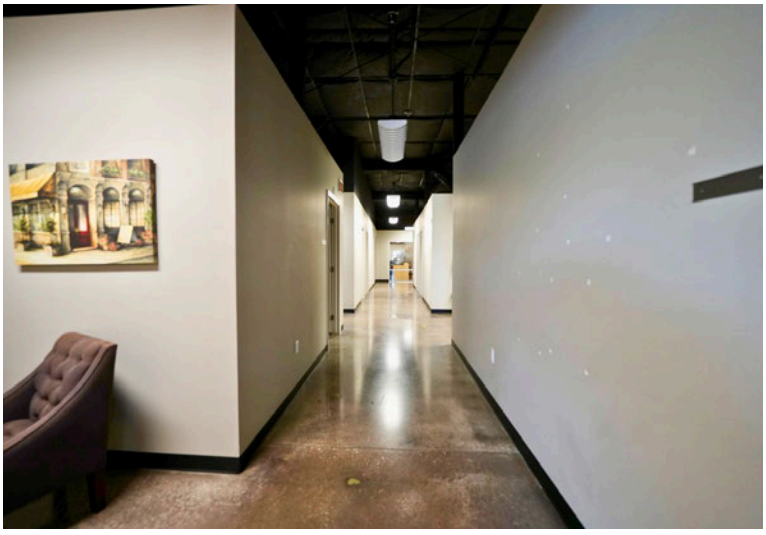
Property Highlights

- Available for lease at $12.00 PSF + electric
- ±15,000 SF of office space
- Former corporate headquarters of Ozark Mountain Poultry
- Extensive office buildout — numerous large private offices and multiple conference rooms
- Full kitchen, on-site fitness center and outdoor patio
- Convenient east Rogers location, two miles from Rogers Executive Airport
- Located just north of Downtown Rogers

PROPERTY PHOTOS



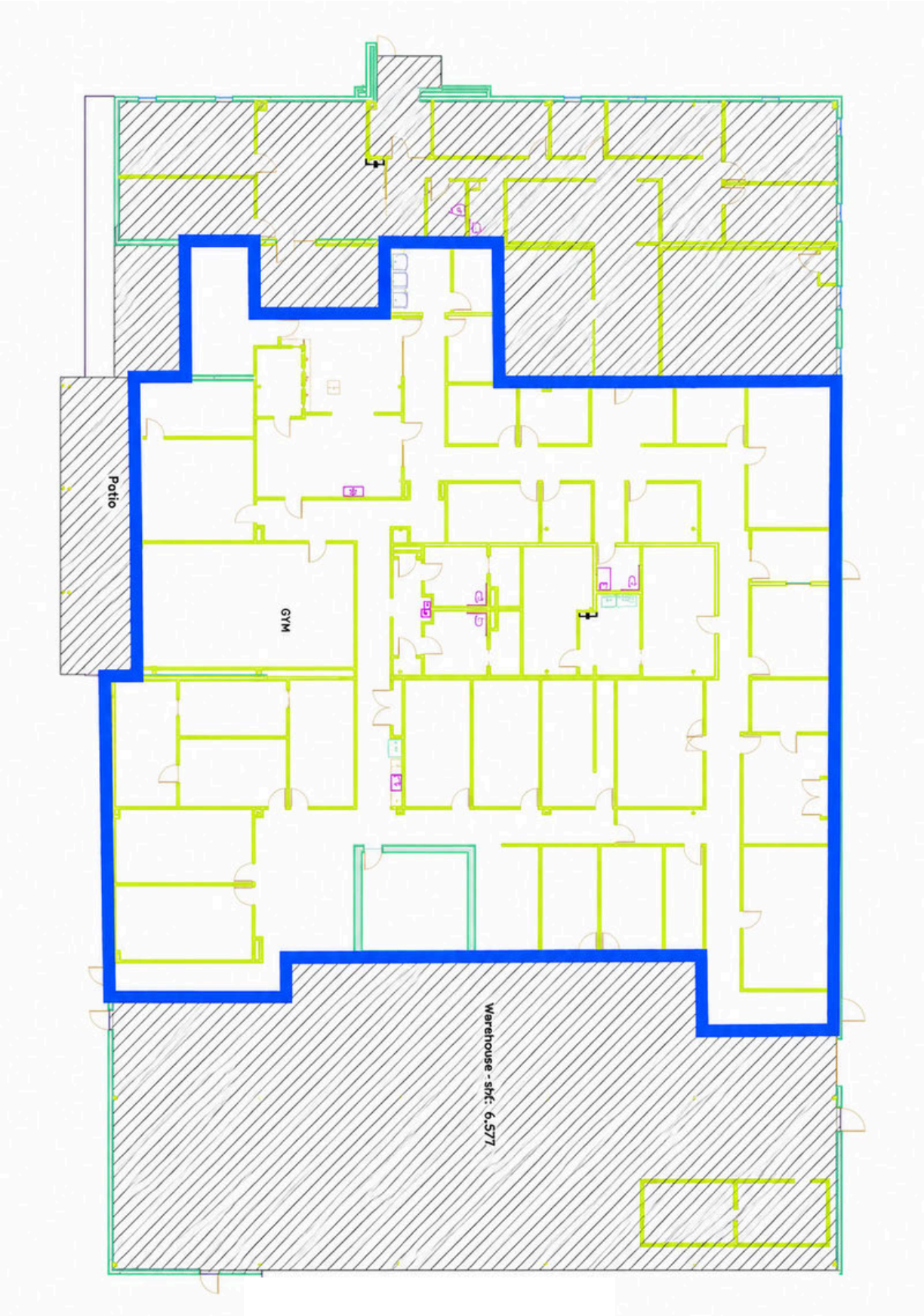




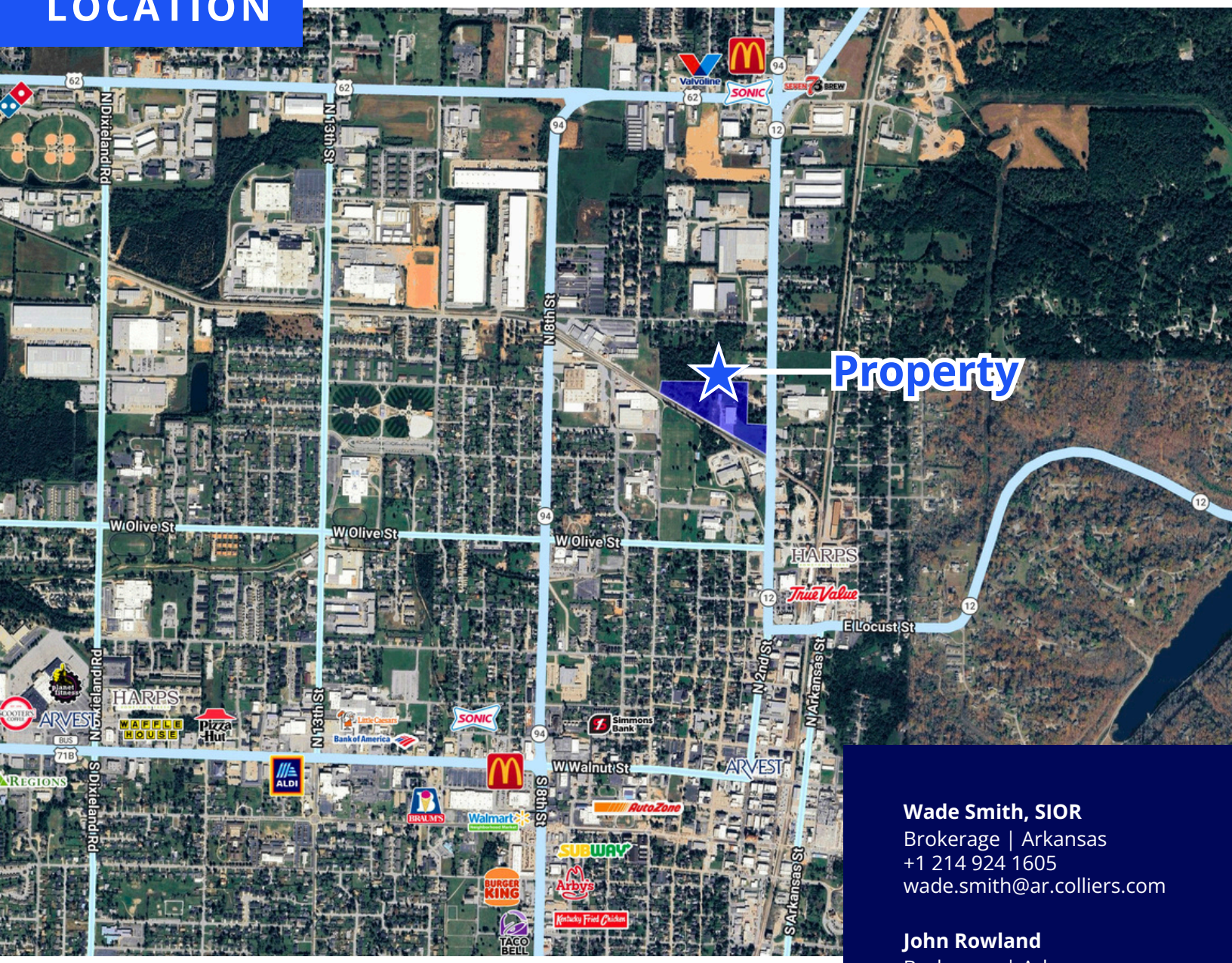




FLOOR PLAN



LOCATION



Demographics

	1 Mile	3 Miles	5 Miles
Population 2026	6,698	47,038	92,252
Projected Population 2031	7,325	50,863	100,780
Average HH Income 2026	$108,778	$101,882	$115,646
Households 2026	2,414	17,255	35,719

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About the Brokers



Wade Smith, SIOR

Wade Smith has more than 20 years of commercial real estate experience in both Dallas, Texas and Northwest Arkansas. A native of Arkansas, he moved back to Arkansas to join the Colliers office of NWA in 2016 after previously working with Colliers in Dallas, TX since 2011. At Colliers, he has specialized in Office and Industrial leasing and sales.

Wade's responsibilities include new business development, lease structure and negotiation, market and financial analysis. Throughout his brokerage career Wade has represented a wide range of corporate users in both the office and industrial sectors.

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John Rowland

John Rowland joined the Colliers team in February 2022, bringing years of experience in business-to-business and enterprise sales. Prior to Colliers, he worked in corporate sales for a successful oilfield service company in Midland, Texas. A Northwest Arkansas native, John understands the value of strong professional relationships and is glad to be back serving his home state.

John specializes in industrial and office leasing and sales, with additional experience in land transactions for development purposes and investment sales.

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Robert Wardlaw

Robert Wardlaw joined the Colliers | Arkansas office in Northwest Arkansas after nine years in the tech industry, including six years as a Product Manager. He began his career at a startup, where he gained valuable experience in strategy, client relations, and problem-solving - skills he now applies to commercial real estate. A graduate of Rhodes College in Memphis, Robert brings a thoughtful, solutions-oriented approach to serving clients and supporting the growth of the Northwest Arkansas market.

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