



FOR LEASE

Asking Rate:

**\$22.00 PSF
NNN**

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Creekside Offices

3801 W Financial Parkway Rogers, Arkansas

Property Amenities

- New office development
- Building 2 is available for lease
- Building 1 & 3 are fully occupied
- 3,804 to 7,608-square-foot spaces available

New construction office park in Pinnacle Hills of Rogers, Arkansas anchored by Crabtree Pediatric Dentistry, Mercy and Ivybrook Academy. Location offers unlimited amenities including Topgolf, Walmart AMP, Pinnacle Hills Promenade and Razorback Greenway trail system with proposed Pinnacle Springs Shopping Center coming soon. Nearby are several multifamily communities and high-income residential neighborhoods.

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Pinnacle Hills



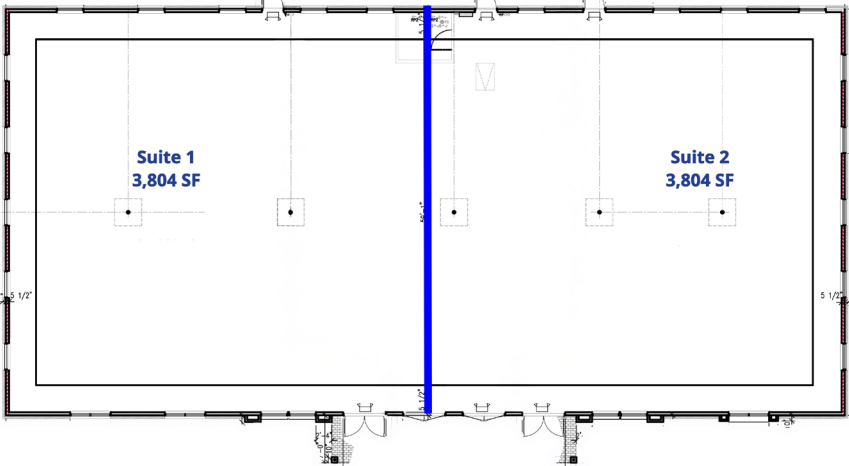
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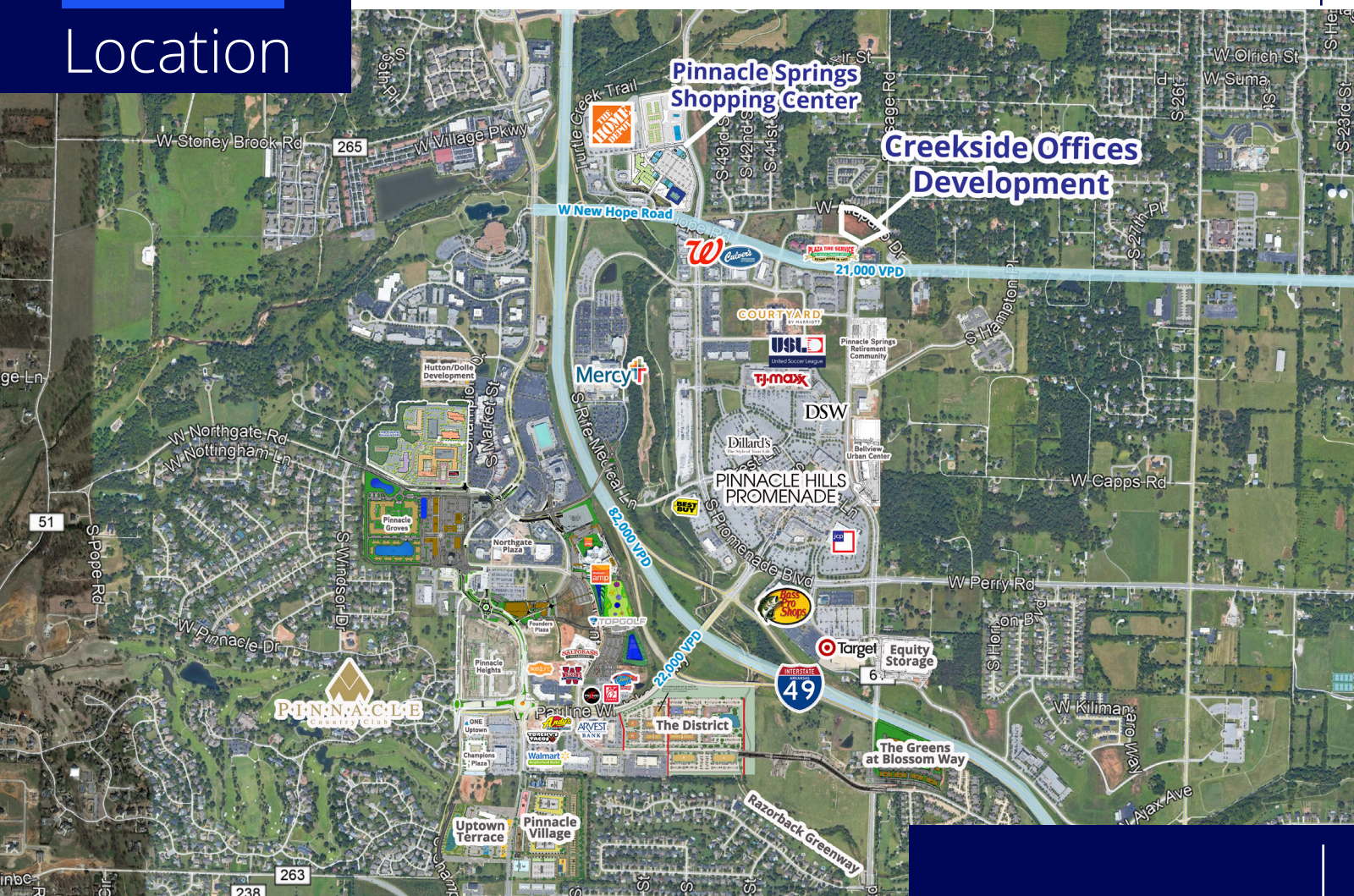
Site Plan

Ivybrook Academy

Building	SF
1	Mercy Crabtree Pediatric Dentistry
2	3,804 - 7,608
3	Ivybrook Academy



Location



Surrounded by neighborhoods, retail & restaurant



Office park with anchor tenants Crabtree Pediatric Dentistry



Quick access to shopping, entertainment and restaurants

Demographics

	1 Mile	3 Mile	5 Mile
Population (2024)	2,783	54,777	129,714
Projected Population (2029)	3,143	59,190	139,951
Average HH Income (2024)	\$135,984	\$117,950	\$121,047
Proj. Average HH Income (2029)	\$160,924	\$135,703	\$137,763
Households (2024)	1,023	21,471	47,834

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