

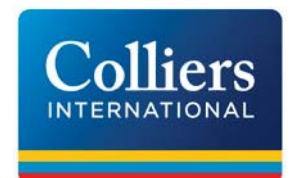


## VILLAGE ON THE CREEKS

5309 W Village Parkway  
Rogers, Arkansas 72758

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26,000 ADT (2017)  
PINNACLE HILLS PKWY

24,000 ADT (2017)  
NEW HOPE ROAD

80,000 ADT (2017)

Village Creeks

John Q. Hammons

Arabella Project

West Village Project

Top Golf

The District Project

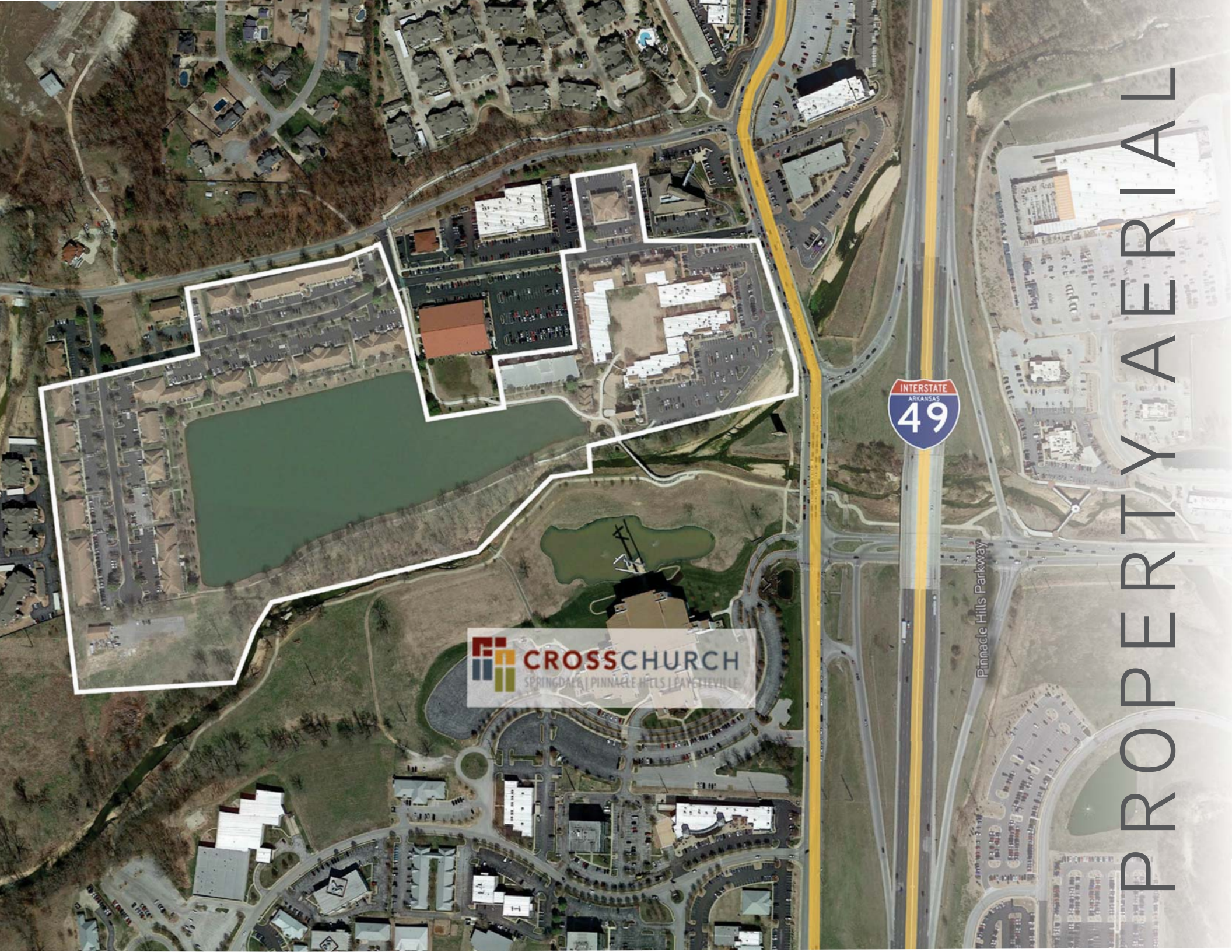
Mercy

Dillard's  
The Style of Your Life

T.J. Maxx KIRKLAND'S  
OLD NAVY PETSMART ULTA

Target Cabela's

# MACRO AERIAL

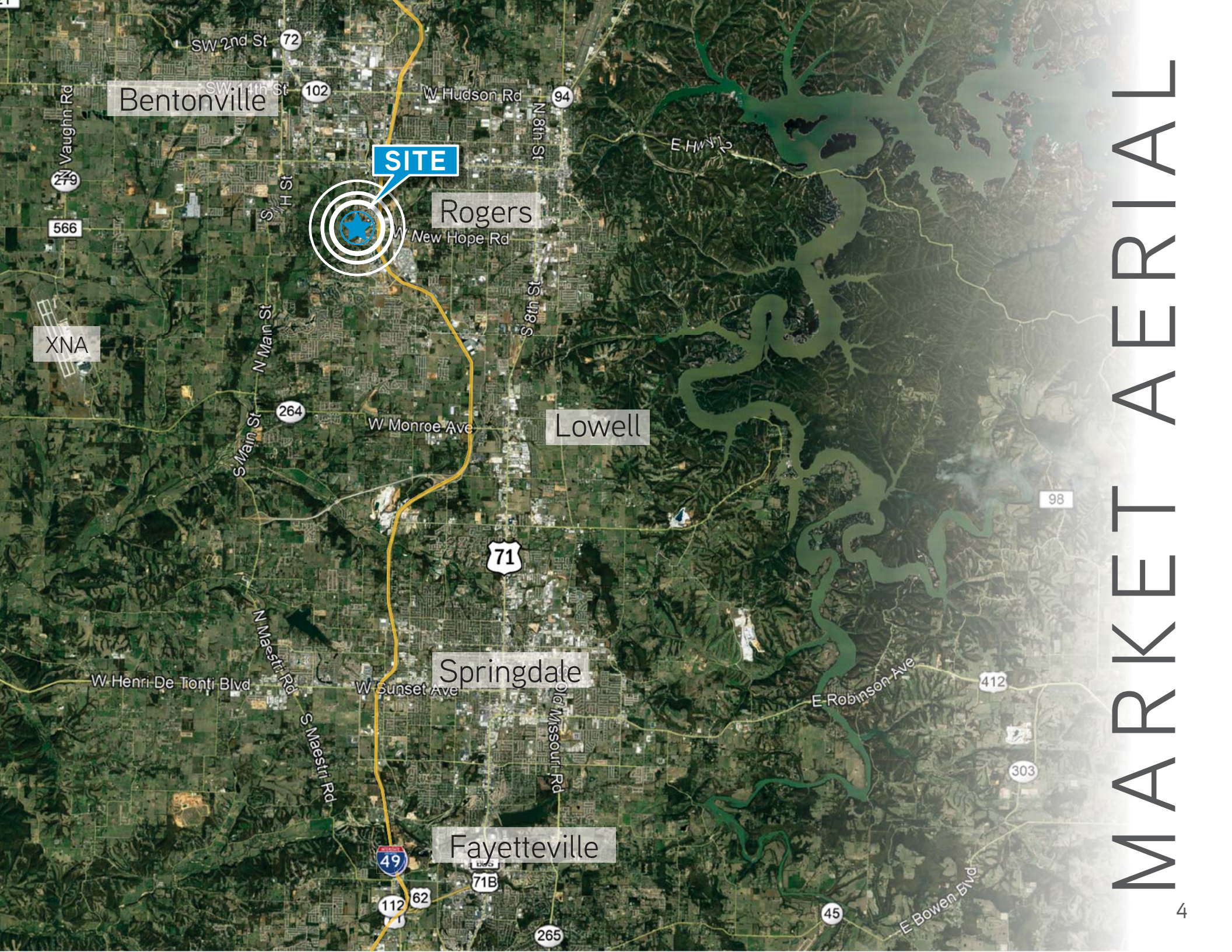


 **CROSSCHURCH**  
SPRINGDALE | PINNACLE HILLS | LEAVELTOWN



Pinnacle Hills Parkway

PROPERTY AERIAL



**SITE**

Bentonville

Rogers

Lowell

Springdale

Fayetteville

XNA

# MARKET AERIAL

# PHYSICAL DESCRIPTION

The buildings were constructed from 1998 to 2001 and are improved with spacious office suites, retail equipped with modern amenities, and medical office buildings throughout. The office portfolio is strategically located off W Monroe Ave just east of I-49. The buildings are comprised of offices space and medical facilities occupied by multiple tenants such as Transplace Logistics, Mercy Health, and UAMS.

Village on the Creeks is the only garden office park located in Rogers. The Property Owners Association includes access to beautiful surroundings which include a lake with a walking trail around the perimeter, and direct access to the Razorback Greenway Trail system. Village on the Creeks offers a quality of life that no other office park in Rogers can offer.



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS

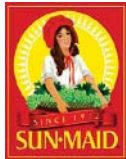




# TENANT DESCRIPTIONS



Mercy is a not-for-profit Catholic health care organization located in the Midwestern United States with headquarters in St. Louis, MO. Serving millions annually, Mercy is the fifth largest Catholic health care system in the U.S. Mercy was founded in 1871 by Sisters of Mercy as part of the communal support and developed as part of their mission. Currently Mercy serves communities across four states with 45 acute care and specialty.



Sun-Maid Growers of California is a privately owned American cooperative of raisin growers headquartered in Kingsburg, California. Sun-Maid is the largest raisin and dried fruit processor in the world.



Merrill Lynch is a wealth management division of Bank of America. The firm is headquartered in New York City and employs over 15,000 financial advisors and manages \$2.2 trillion in client assets.



Humana Inc. is a for-profit American health insurance company based in Louisville, Kentucky.



The Allstate Corporation is one of the largest insurance providers in the United States and one of the largest that is publicly held. The company also has personal lines insurance operations in Canada. Allstate was founded in 1931 as part of Sears, Roebuck and Co., and was spun off in 1993.





# MSA Overview



# NORTHWEST ARKANSAS

The Fayetteville-Springdale-Rogers metropolitan statistical area (MSA) is one of the fastest-growing regions in the nation, with the area as a whole experiencing massive quality of life investments in infrastructure, art and recreational opportunities over the past decade. This MSA is commonly referred to as Northwest Arkansas, and is comprised of four-counties, including three Arkansas counties (Benton, Madison and Washington) and one Missouri county (McDonald).

Northwest Arkansas has 537,463 residents as of mid-2017, according to the Northwest Arkansas Council and U.S. Census Bureau statistics released in 2018. Census estimates show 62 percent of the region's new residents between July 2016 and July 2017 were in Benton County, and as a whole, Northwest Arkansas ranked No. 14 in the nation in its growth rate during that same time period. The report showed the region's economic growth rate will rank No. 5 nationally through 2021. The MSA is anchored by four major cities - Bentonville, Rogers, Springdale and Fayetteville, which is home to the University of Arkansas.

The area continues to be fueled by entrepreneurial spirit, and residents experience a unique, evolving mix of business, art, recreation, music and educational opportunities. Industry leaders such as Walmart, Tyson Foods and J.B. Hunt started here, and their presence continues to drive growth. Census estimates show Northwest Arkansas on track to becoming among the nation's 100 largest metropolitan areas in 2019.

## NATIONAL RECOGNITION

"Best Midsize Cities for Jobs" by Forbes May 2018

News & World Report ranked #8 of the "25 Best Affordable Places to Live in the U.S." by U.S. News & World Report April 2018 and #5 in "Best Places to Live in the U.S."

Realtor.com in mid-2017 ranked Northwest Arkansas on a list of the "10 Best Cities to Launch a Career"

The Milken Institute in January 2018 returned Northwest Arkansas to its "Top 25 Best-Performing Cities" #6 "Best Cities for Jobs" according to NewGeography.com in 2017 and #2 on its list of "Best Medium-Sized Cities for Jobs"



# AT A GLANCE COLLIERS INTERNATIONAL | ARKANSAS

Colliers International Arkansas is the largest commercial real estate firm in Arkansas, with 17.9 million square feet of commercial space leased and managed. Our 105 employees are strategically located in Little Rock and Rogers to serve our clients in Arkansas and beyond. We have been shaping Arkansas' commercial real estate landscape since 1971. Predecessor firms include Barnes, Quinn, Flake & Anderson, IBR Real Estate and Lane Real Estate Services. Members of these firms came together to join Colliers in 2004. We are the leader in providing full-service commercial real estate services in Arkansas.

The foundation of our service is the strength and depth of our specialists. Our clients can depend on our ability to draw on years of direct experience in the local market. Our professionals know their communities inside and out. Whether you are a local firm or a global organization, we can provide creative solutions for all your real estate needs.

## CORE SERVICES

Our comprehensive portfolio of services includes:

- › Brokerage
  - › Landlord Representation
  - › Tenant Representation
- › Corporate Solutions
- › Investment Services
- › Project Management
- › Real Estate Management Services
- › Valuation and Advisory Services
- › Special Asset Services

We offer our core services across a variety of property sectors including:

- › Land
- › Industrial
- › Office
- › Hotel
- › Mixed-use
- › Retail

In addition to these sectors, we provide our clients with a deep level of knowledge within specialized industries such as call centers, law firms, healthcare and more.

## 400 offices in 69 countries

- › US \$2.7 billion in annual revenue
- › 15,400 professionals and staff
- › 2 billion\* square feet under management
- › \$116 billion USD in total transaction value

\* Square footage includes office, industrial and retail property under management. Residential property is excluded from this total. All statistics are for 2017.

## Arkansas\*\*

- 2 offices in Little Rock & Northwest Arkansas
- 105 professionals & staff
- 28 brokers
- 17.9 million square feet under management
- 462 lease & sale transactions
- Over \$288 million total sales
- Over \$147 million total leases

\*\*Based on Feb. 2018 results

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