

# 5311 Village Parkway

Rogers, Ar 72758



**List Price:** \$30  
**MLS#:** 1344324  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 4,764  
**Price / Square Foot:** \$0.01  
**Subdivision:** Village On The Crks Sub Rogers  
**Type:** CommercialLease  
**Built:** 2010  
**County:** Benton  
**School:**

## Description

This single-tenant office/medical building for lease in Rogers, Arkansas, offers  $\pm$ 4,764 square feet at \$29.50 PSF NNN, with a negotiable tenant improvement allowance. The building features 10 private offices, 3 bathrooms, and 29 parking spaces, along with a covered patio, making it well-suited for medical, professional, or specialty office users. The property was intentionally constructed with superior noise control, including double-stud interior walls with sound batting, sound-treated ceilings, and baffled air vents to minimize sound transfer between rooms. Located just 0.6 miles from I-49, directly off the intersection of 52nd Street and Village Parkway, and adjacent to the Greenway Trail, the site provides excellent accessibility and visibility in a highly desirable Rogers corridor.

## Property Details

Lot Size	1.06 Acres
Listed By	Focus Commercial Real Estate