

ONE UPTOWN



BRINGING A **NEW SENSE OF PLACE** TO NORTHWEST ARKANSAS

ONE UPTOWN will soon offer tenants access to Rogers' premier mixed-use office and retail space. With high-end finishes and attention to detail, One Uptown will set a new standard for Class A properties in Northwest Arkansas.

PROPERTY DETAILS:

- This three story, **±61,400 SF** office building will feature **±20,470 SF** of retail space on the first floor.
- The North Wing (**±28,332 GROSS SF**) and the South Wing (**±33,074 GROSS SF**) will be conjoined by an airy **Circulation Core** overlooking a beautiful outdoor fountain.
- The upper levels of the South Wing will have **expansive views** overlooking the pristine **Pinnacle Hills** Golf and Country Club.

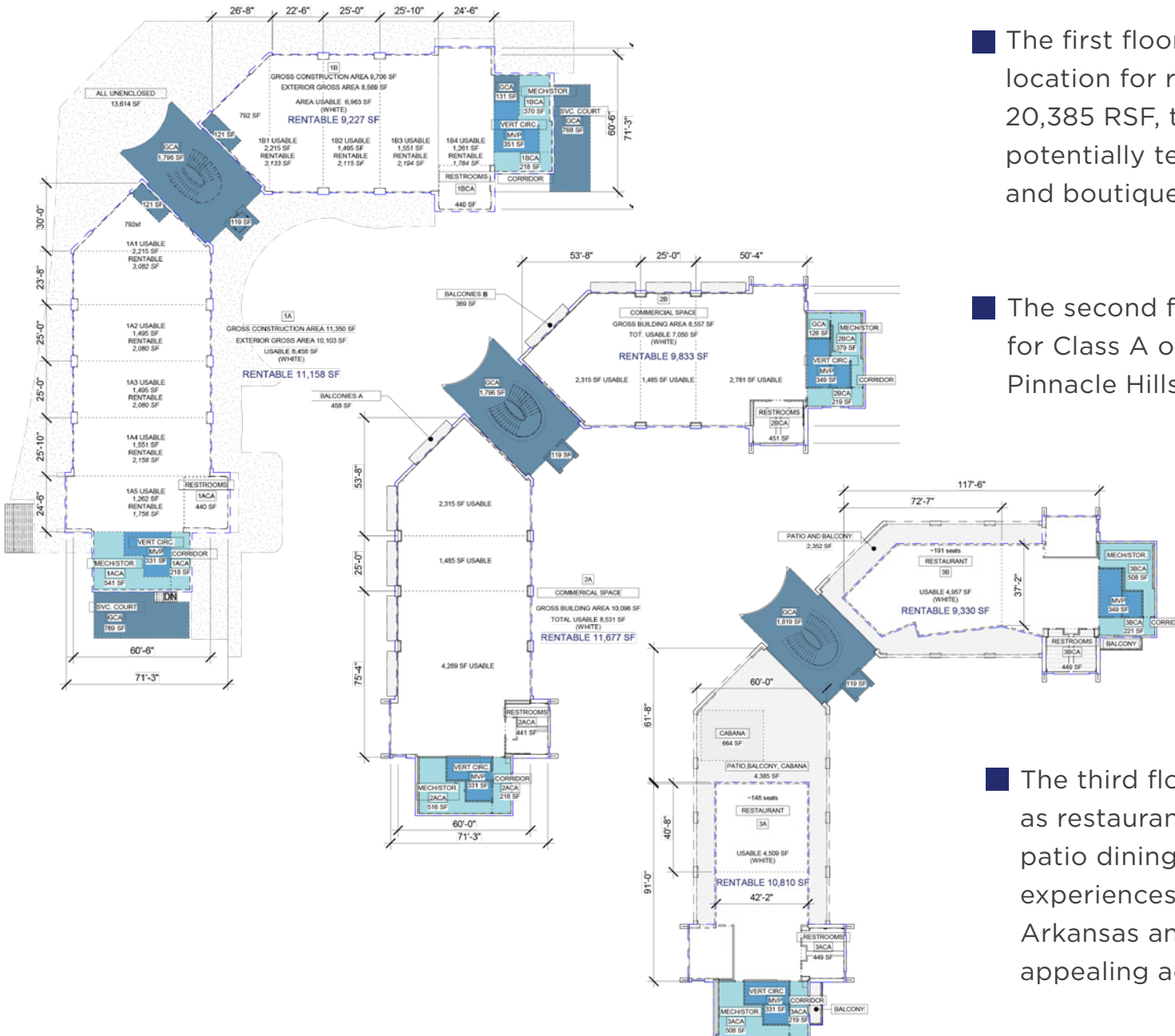


SITE PLAN





STANDARD FLOOR PLATE ±20,400 SF



■ The first floor would be an ideal location for retail tenants. With 20,385 RSF, this ground level could potentially tenant nine separate retail and boutique stores.

■ The second floor will be equipped for Class A office space overlooking Pinnacle Hills.

■ The third floor is currently planned as restaurant space with rooftop patio dining available. Similar dining experiences are rare in Northwest Arkansas and would be a highly appealing addition to the market.

EAT/WORK/PLAY AT ONE UPTOWN

How we dine, work, and play has a big impact on our health, stress levels and quality of life. Offering convenience and low-stress living, Eat/Work/Play communities eliminate the long commutes and hassle of driving across town to run errands. Less driving also means less pollution and more biking or walking for a healthier lifestyle. Eat/Work/Play communities, common in Silicon Valley, Dallas, and Chicago, are believed to attract a young, entrepreneurial workforce while also retaining happier and more productive employees. This theme has extended into Rogers, with One Uptown adding to the mix.



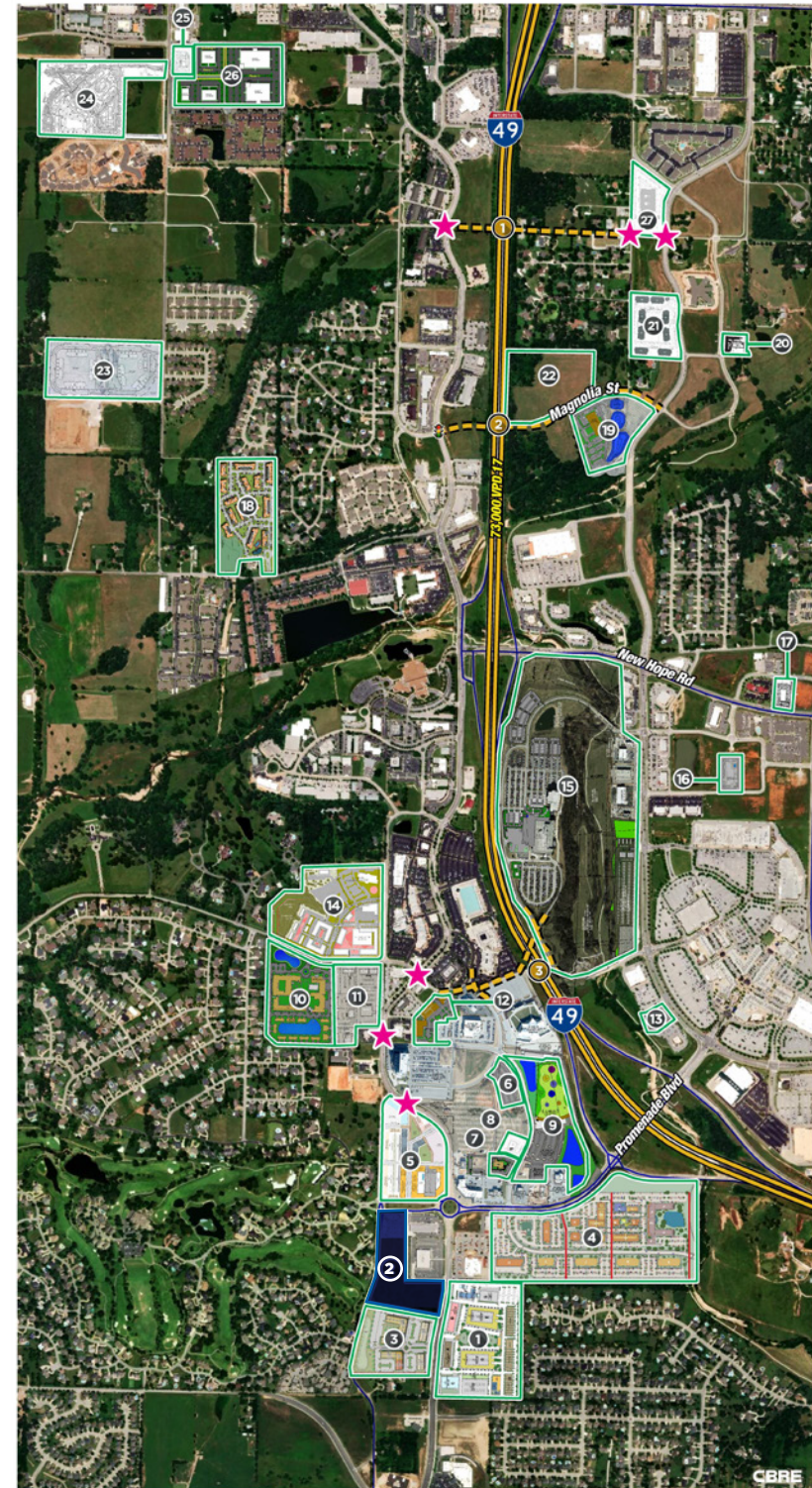
RAPID GROWTH

Rogers is seeing a large amount of development along I-49, establishing a highly desirable tract of new Class “A” properties



QUICK COMMUTES

Centered between Bentonville and Fayetteville, residents not only enjoy a low cost of living, but light traffic and quick commutes (16 minutes)







WHO WE ARE LOOKING FOR | UPSCALE DINING & RETAIL



DRIVE TIMES FROM ONE UPTOWN



I-49
3 minutes



Bentonville Municipal Airport
11 minutes



Razorback Regional Greenway Access
4 minutes



Walmart Planned Corporate Office
12 minutes



University of Arkansas
23 minutes



NW Arkansas Regional Airport
19 minutes



BE A PART OF THE CHANGE AT ONE UPTOWN

The western stretch of I-49, between New Hope Road and Pauline Whitaker Parkway is currently under rapid development. We highly encourage tenants to get their foot in the door now while development of this retail corridor is underway. Anticipation is high as will be demand once construction is complete. Build-to-suit opportunities are available.

HOW DOES NORTHWEST ARKANSAS STACK UP?

#1

Most Affordable Place to Live

-US News (2016)

#2

Mid-Sized City for Jobs

-Forbes (2018)

#4

Best Place to Live

-US News (2019)

18%

Population Increase within the Past 9 Years

-US Census (2019)

37%

Economy Increase within the Past 7 Years

-NWAR Council (2019)



Something Unexpected

Northwest Arkansas is home to retail offerings that aren't typically found within a market of this size, including:

POTTERY BARN



WILLIAMS SONOMA



SEPHORA

Headquarters for three Fortune 500 companies

Walmart



NWAR MSA BY THE NUMBERS



558,075

Population - 2019 Est.



17,575

Businesses



261,703

Workforce



\$69,475

Average Annual
Consumer Budget



\$3,486

Dining Out



\$205

Alcohol



\$2,011

Apparel



\$112

Public/Ride Share
Transportation

POPULATION SEGMENTATION

Northwest Arkansas' largest population segment (14.7%) consists of **Up and Coming Families**. This Millennial market segment more diverse, and mobile than previous generations. While this group represents affluence in the suburbs, as a product of the Great Recession they regularly shop for the best deals and research brands before they buy.



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