



EMBARGOED UNTIL 8 AM CT , WED., FEB. 11, 2026

View and download high-resolution aerial images [at this link](#), with additional images [here](#).

Contact:

Amanda Horn, APR

Thiebaud Horn Advisory

775.636.2567

Amanda_t_horn@outlook.com

Orion Capital Partners Expands Northwest Arkansas Footprint with \$68 Million Acquisition of 22-Building Office Portfolio

405,000-square-foot portfolio in Rogers and Bentonville reflects enduring conviction in a high-growth market

Bentonville, Ark. (Feb. 11, 2026) — NWA Office Holdings, LLC, an affiliate of Orion Capital Partners, has completed the acquisition of a 22-building office portfolio totaling more than 405,000 rentable square feet across Benton County, Arkansas. The purchase further expands the firm's long-standing presence in Northwest Arkansas and reinforces its conviction in the region's strong economic demand.

Acquired for \$68 million, the portfolio comprises a diversified collection of stabilized office assets across Northwest Arkansas, recently ranked the No. 1 best-performing large metro area in the Milken Institute's 2026 Best-Performing Cities report. It includes the 14-building Pinnacle Park complex in Rogers and Bentonville Commerce, an eight-building complex in Bentonville, located near the recently opened Walmart World Headquarters. Orion Capital Partners has consolidated ownership of the portfolio through its newly formed NWA Office Holdings, LLC affiliate. The transaction was financed with senior debt provided by Simmons Bank.

Northwest Arkansas continues to stand out as a market supported by foundational economic drivers. The region's concentration of Fortune 500 employers, including Walmart, Tyson Foods and J.B. Hunt, combined with sustained population growth and a deep supplier and vendor ecosystem, supports consistent demand for well-located office space.

"This acquisition reflects the kind of opportunity we have consistently pursued in Northwest Arkansas," said Ben Lester, a partner at Orion Capital Partners. "The portfolio is supported by the same long-term fundamentals that have driven growth in the region for years, including location, tenant demand, and durable performance tied to the broader employer ecosystem. We have been bullish on this market for a long time, and this transaction reinforces our confidence in its future."

The portfolio consists of exceptionally maintained mid-tier office buildings located within desirable Class A corridors. The properties serve a diversified tenant base that includes healthcare providers, professional services, and companies connected to the Walmart supply chain ecosystem, supporting resilience across economic cycles.

Orion's strategy emphasizes acquiring stabilized assets at an attractive basis, typically below replacement cost, and enhancing performance through disciplined leasing, targeted capital improvements, and hands-on asset management. In-place rents across the portfolio remain well below market, supporting stable occupancy while positioning the assets for sustainable rent growth and value creation.

In addition to Simmons Bank, Orion worked closely with Cushman & Wakefield | Sage Partners on the acquisition, reflecting the firm's collaborative approach and reliance on experienced regional partners. Cushman & Wakefield | Sage Partners will continue to provide property management and leasing services for the portfolio, bringing deep market knowledge and continuity in day-to-day operations.

The new 22-building office portfolio acquisition reflects Orion's broader investment platform, which spans multiple markets across the United States while maintaining a disciplined, place-based approach to ownership and operations. By pairing local execution with a national perspective, Orion continues to pursue opportunities in growth markets where proven fundamentals, tenant demand, and active management can deliver resilient operating performance.

Orion Capital Partners remains actively engaged in identifying additional opportunities that align with its investment criteria and further strengthen its presence in established growth markets across the United States.

###

About Orion Capital Partners

Orion Capital Partners is a privately held commercial real estate investment and development firm with offices in Bentonville and Little Rock, Arkansas. The firm takes a disciplined approach to acquiring, developing, and operating well-located commercial assets, with an emphasis on long-term ownership, conservative underwriting, and active asset management. Orion brings experience across office, medical, retail, senior housing, and multi-family asset types and has maintained a sustained presence across the United States. Learn more at orioncapitalusa.com.