

PRIME COMMERCIAL OFFICE SPACES FOR LEASE



OAK TRACE - EXECUTIVE AND MEDICAL OFFICE PARK

901 SE 28th St, Bentonville, AR 72712



PROPERTY DESCRIPTION

Turn key office space - all utilities on when tenant moves in, landlord pays directly. All a tenant has to do is bring in their own belongings, and turn on their own internet and phone. Electric, gas, water, landscaping, dumpsters, parking lots, HVAC units, are all paid for and cared for by the landlord and property management. This office park is in very nice condition and well-kept. The office park is affordable and flexible, offering many different sizes of space for lease. There is ample parking on site, and ample opportunity for tenants to have signage both on marquee's and on the buildings and doors into the suites. Each suite is equipped with at least one private bathroom. This office park is in the heart of Bentonville just 5 minutes from Downtown Bentonville or the new Walmart Home Office. 15 minutes to the XNA airport.

PROPERTY HIGHLIGHTS

- \$80/1,000 SF Monthly Utility Fee
- Diverse set of Office Tenants: Medical, Vendors, Suppliers, and Contractors Alike
- At Least 1 Private Bathroom in Each Suite
- Signage Opportunity on the Marquee's and Buildings/Doors

OFFERING SUMMARY

Lease Rate:	\$24.50 - 27 SF/yr (Gross)
Number of Units Available:	3
Available SF:	600 - 1,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,709	13,196	30,314
Total Population	4,105	34,647	80,766
Average HH Income	\$52,735	\$69,634	\$72,622

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LEASE INFORMATION

Lease Type: Gross Lease Term: Negotiable
Total Space: 600 - 1,300 SF Lease Rate: \$24.50 - \$27 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
901 SE 28th St Unit 1	Available	600 SF	Gross	\$27.00 SF/yr	-
903 SE 28th Suite 7	Available	1,300 SF	Gross	\$27.00 SF/yr	-
2701 SE G St Unit 5	Available	1,035 SF	Gross	\$24.50 SF/yr	-

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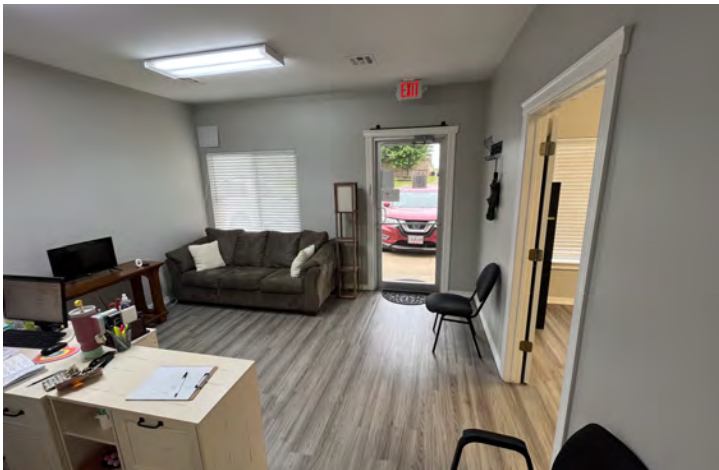
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901 SE 28TH SUITE 1 PHOTOS

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901 SE 28TH SUITE 1 FLOORPLAN

901 SE 28th St, Bentonville, AR 72712



901 SE 28th St Suite 1: +/- 600 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

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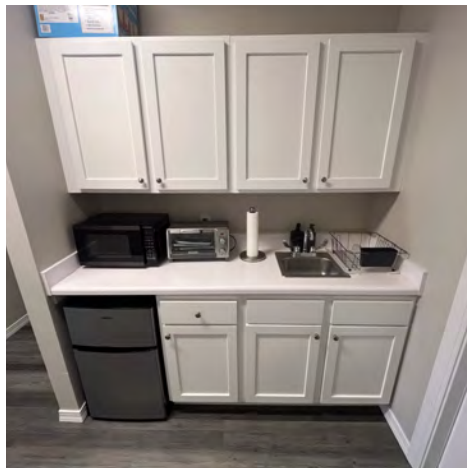
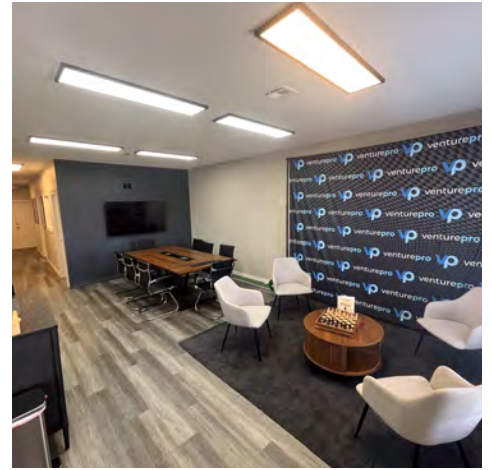
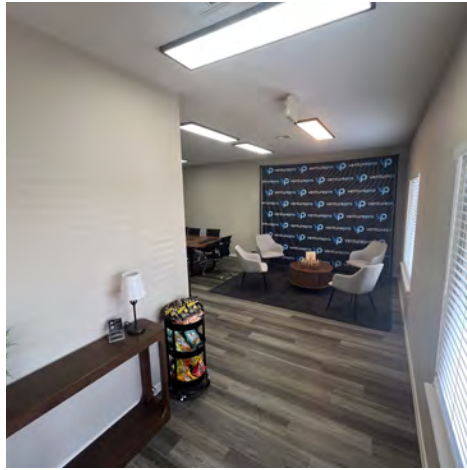
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903 SE 28TH SUITE 7 PHOTOS

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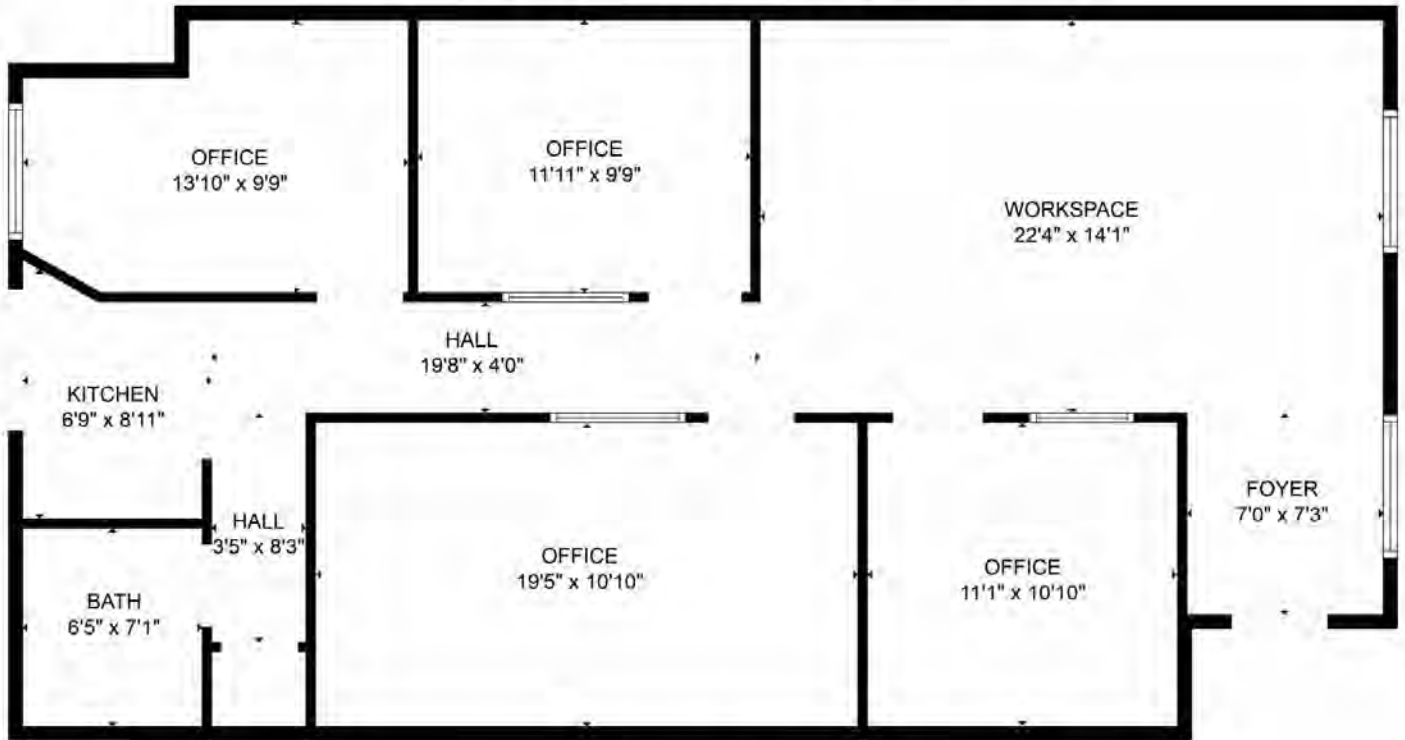
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903 SE 28TH SUITE 7 FLOOR PLAN

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903 SE 28th St., STE 7



+/- 1,300 SF

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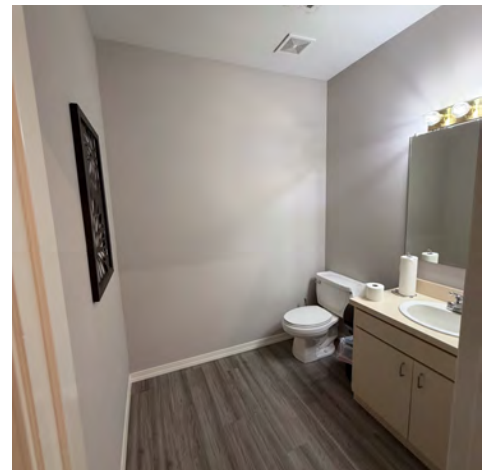
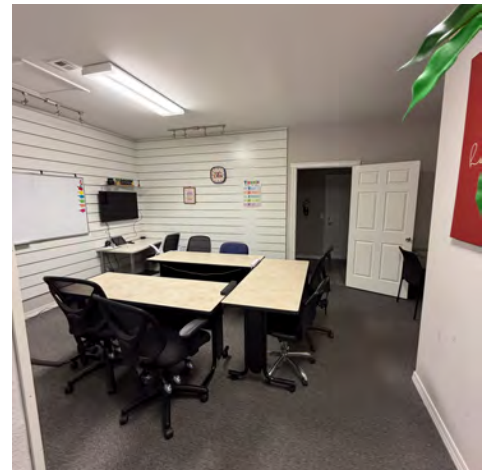
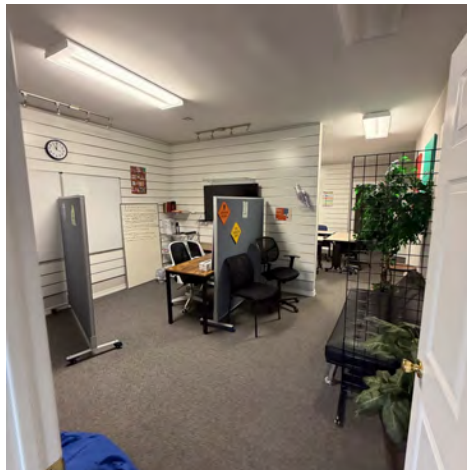
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2701 SE G ST., SUITE 5 PHOTOS

Oak Trace - Executive And Medical Office Park



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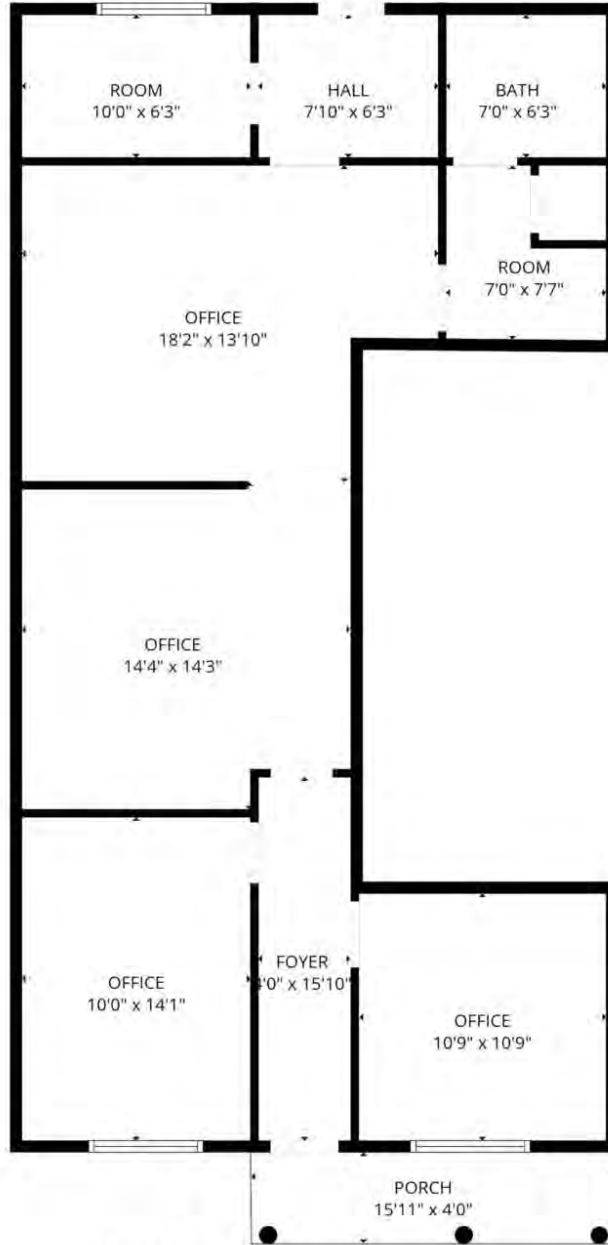
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2701 SE G ST., SUITE 5 FLOOR PLAN

Oak Trace - Executive And Medical Office Park



2701 SE G St., Suite 5 +/- 1,035 SF

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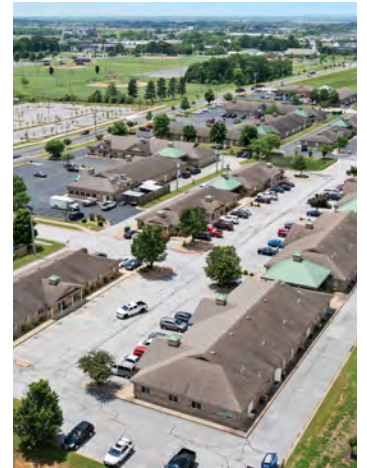
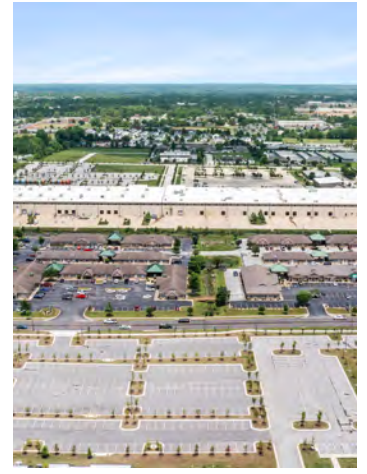
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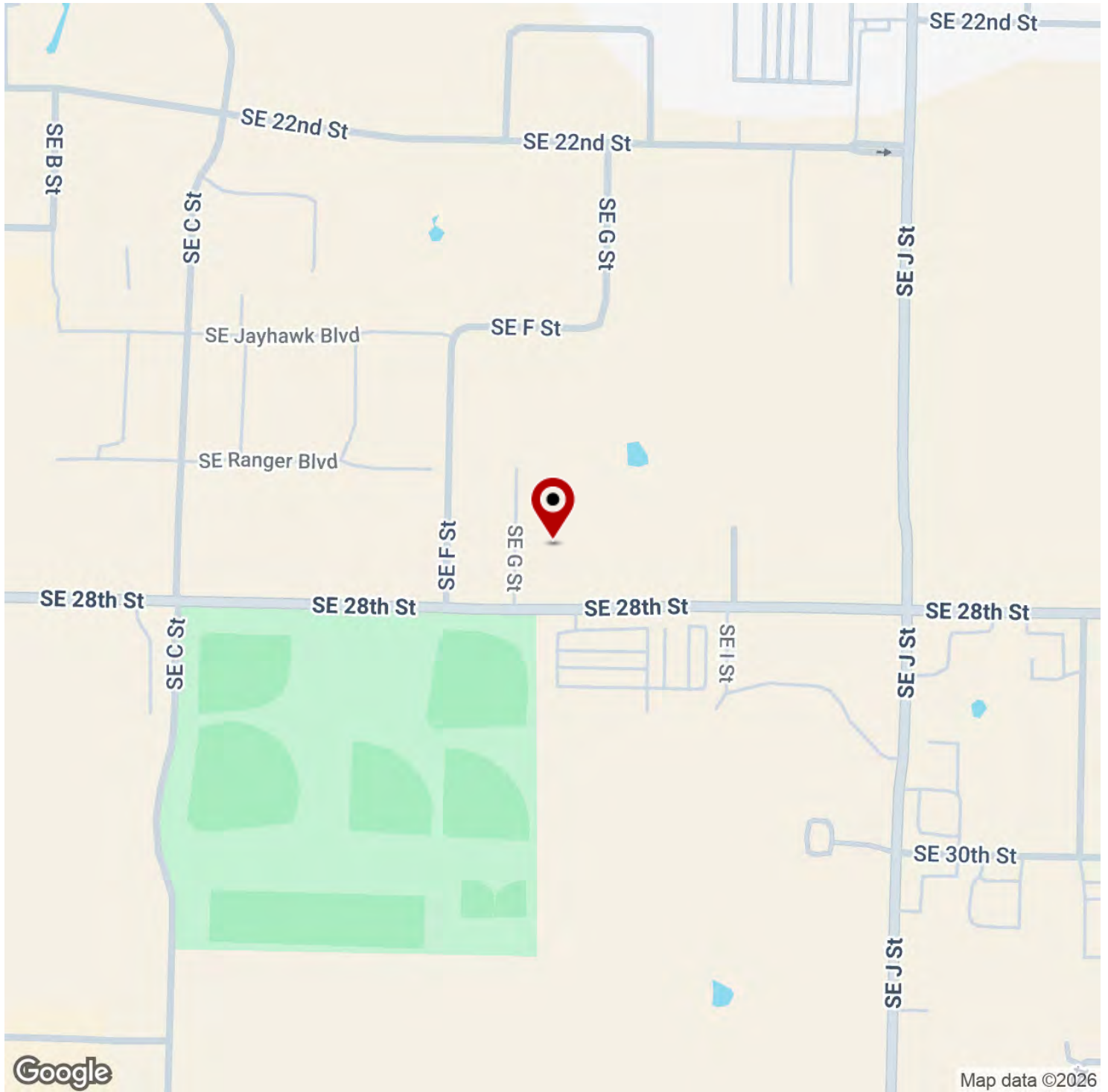
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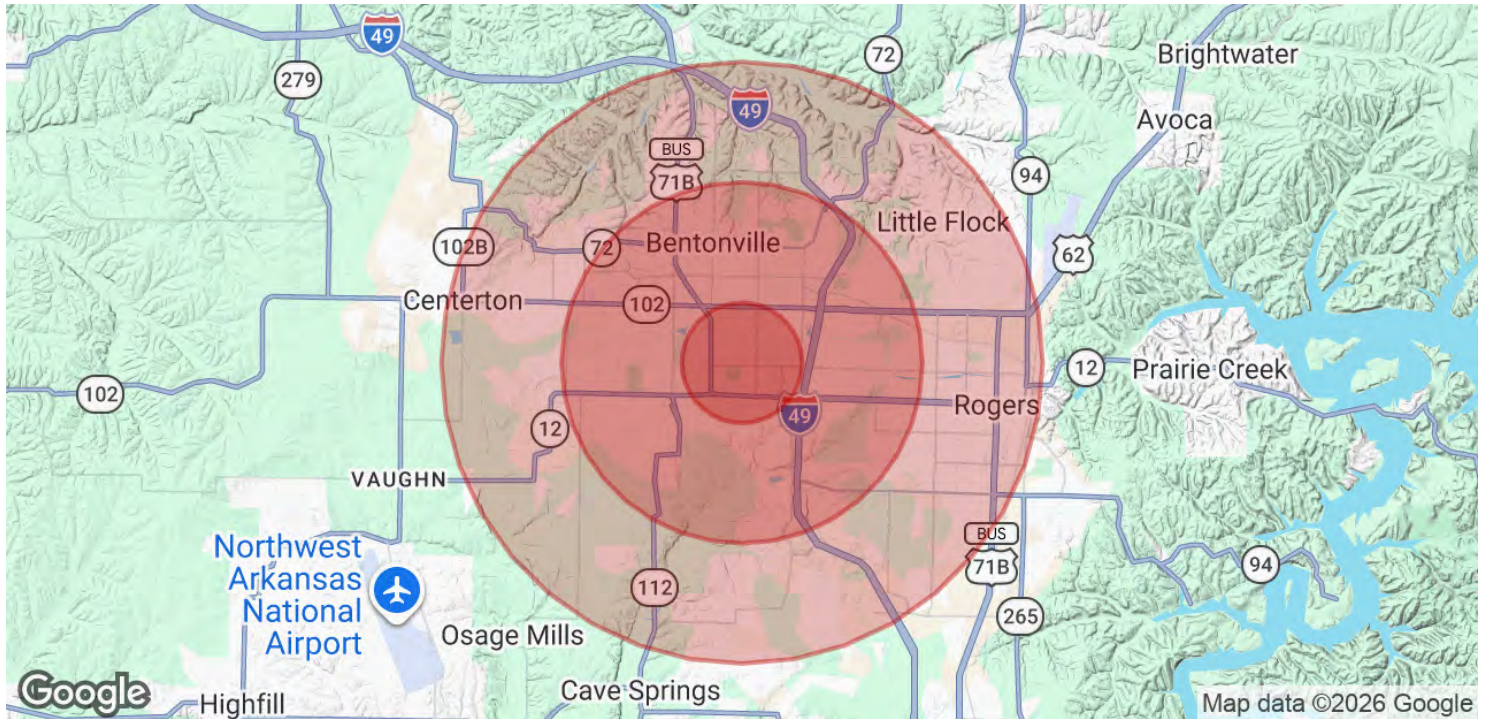
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,105	34,647	80,766
Average Age	28.1	31.1	32.2
Average Age (Male)	27.6	29.1	30.2
Average Age (Female)	28.9	32.7	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,709	13,196	30,314
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$52,735	\$69,634	\$72,622
Average House Value	\$155,558	\$248,901	\$253,671

2020 American Community Survey (ACS)

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