

2914 SE I STREET, BENTONVILLE, ARKANSAS

40,000-88,000 SF OFFICE BUILDING FOR LEASE

🔗 2914SEIST.COM 🔗

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🔗 VIRTUAL TOUR 🔗



EXECUTIVE SUMMARY

This ±88,000 SF office building for lease at 2914 SE I Street in Bentonville offers a unique opportunity for users seeking between ±40,000 SF and ±88,000 SF of office space, with the building demisable to accommodate a variety of occupancy needs. Located just 1.3 miles from Interstate 49 and only 1.4 miles from Walmart's Home Office campus, the property provides excellent accessibility while being just 3 miles from the Bentonville Square and approximately 12 miles from Northwest Arkansas National Airport (XNA). The building is designed to support large teams and collaborative work environments, featuring 25 office/meeting rooms, 8 conference rooms, 3 large break rooms (including a spacious tenant lounge), and 8 restrooms throughout the facility. Additional functional features include two dock doors and one grade-level bay door, allowing for operational flexibility such as storage, staging, or light distribution. This well-located property presents an ideal solution for a headquarters, operations center, regional office, or large office tenant seeking a strategic Bentonville location.

2914 SE I STREET, BENTONVILLE, AR

PROPERTY HIGHLIGHTS

40,000 SF - 88,000 SF
AVAILABLE

25
OFFICE/MEETING ROOMS

3
LARGE BREAK ROOMS

8
CONFERENCE ROOMS

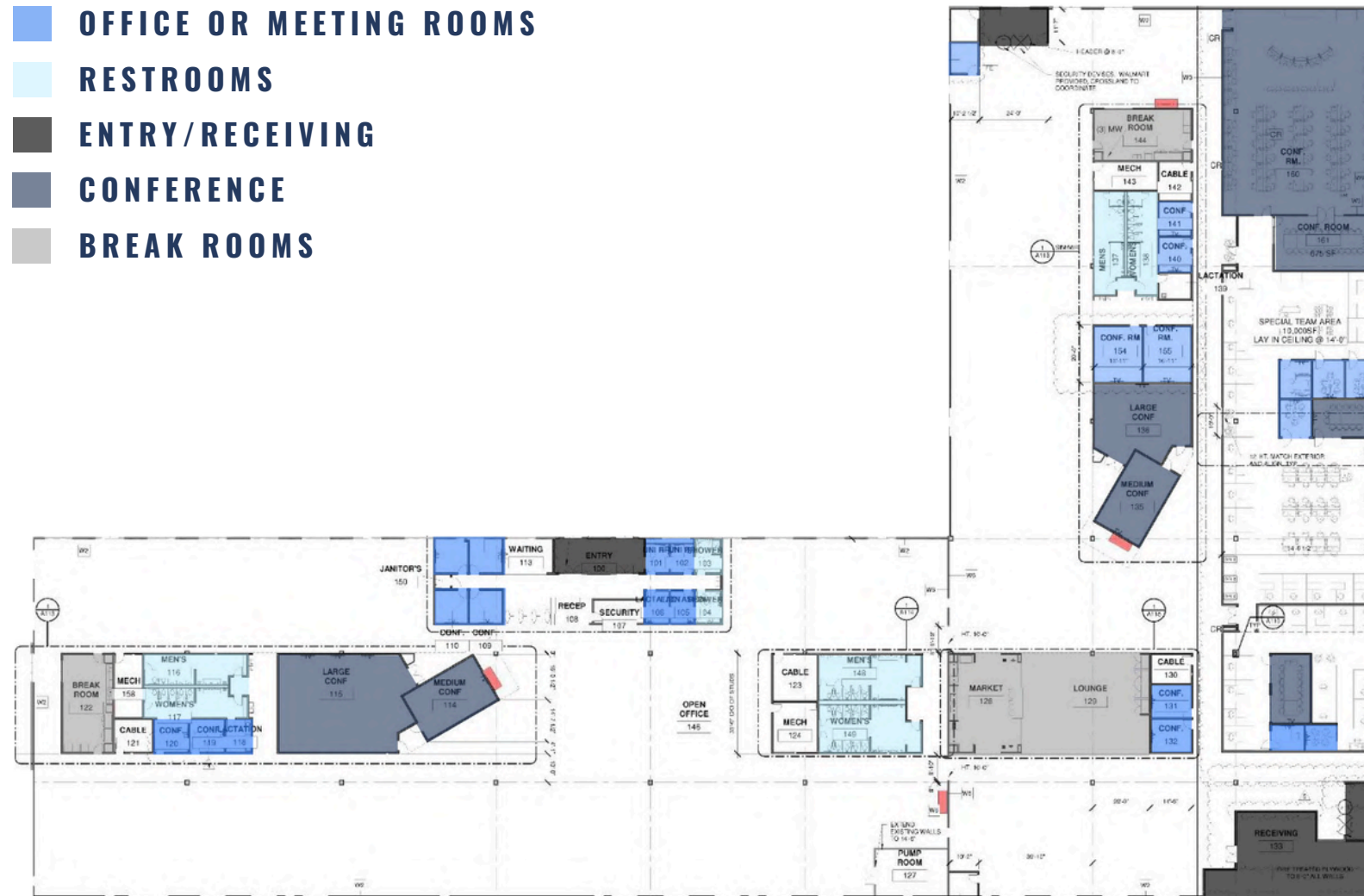
8
RESTROOMS

1.3 MILE DRIVE
DISTANCE TO I-49

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FLOOR PLAN



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AERIAL VIEW

WALMART * CAMPUS



WALMART * J ST OFFICE

SE 28TH STREET

SE J STREET

SE 28TH STREET

SE I STREET

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INTERIOR PHOTOS



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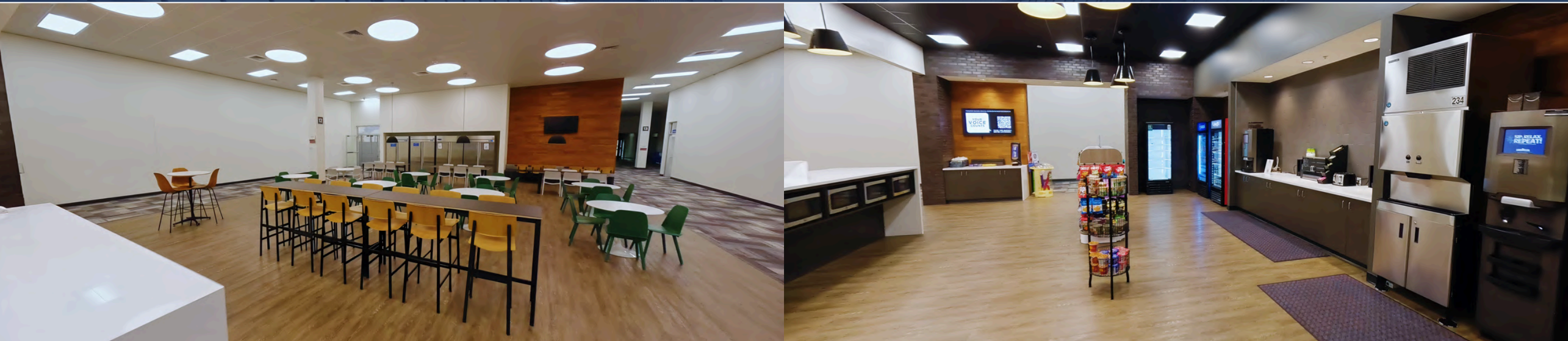
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AERIAL VIEW

DOWNTOWN BENTONVILLE

WALMART * J ST OFFICE

WALMART * CAMPUS



SE J STREET

SE 28TH STREET

SE I STREET

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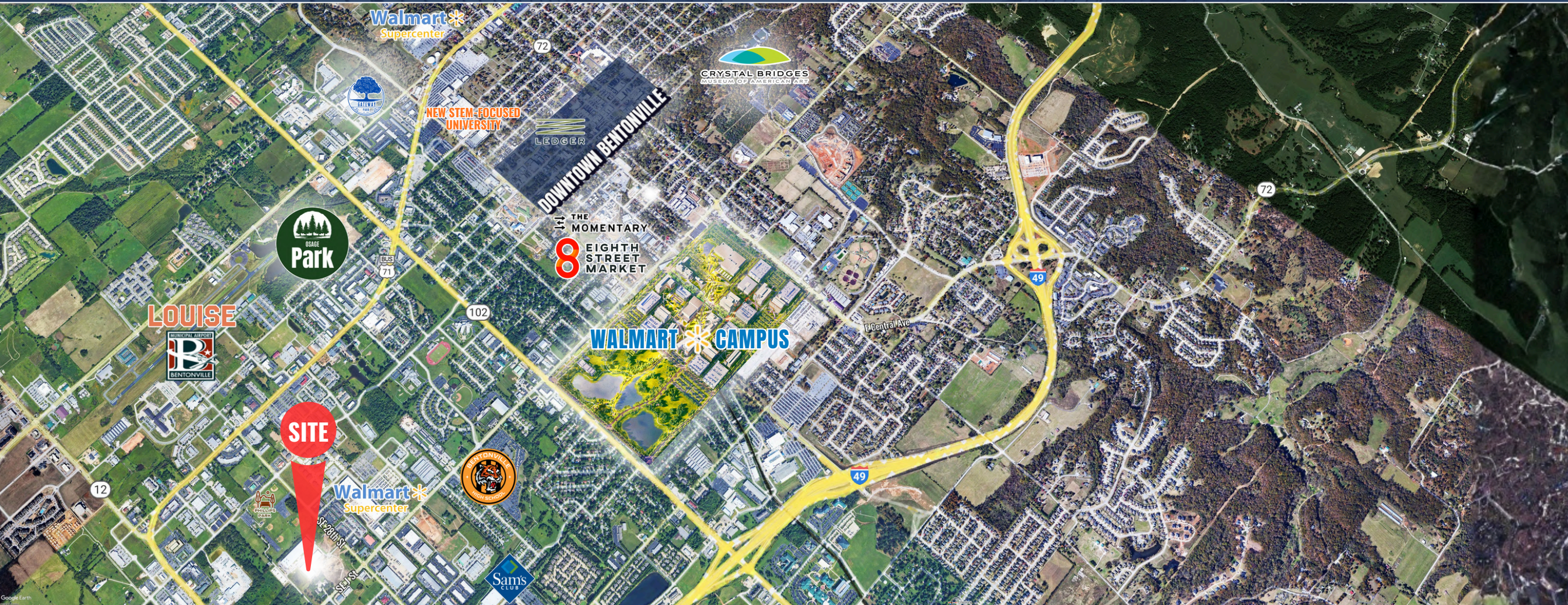
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AERIAL MAP VIEW — 1.3 MILES FROM I-49



 1.3 MILES
 5 MIN
INTERSTATE-49

 1.1 MILES
 5 MIN
SAM'S CLUB HOME OFFICE

 0.6 MILES
 3 MIN
HWY 71-B

 1.4 MILES
 6 MIN
WALMART HOME OFFICE CAMPUS

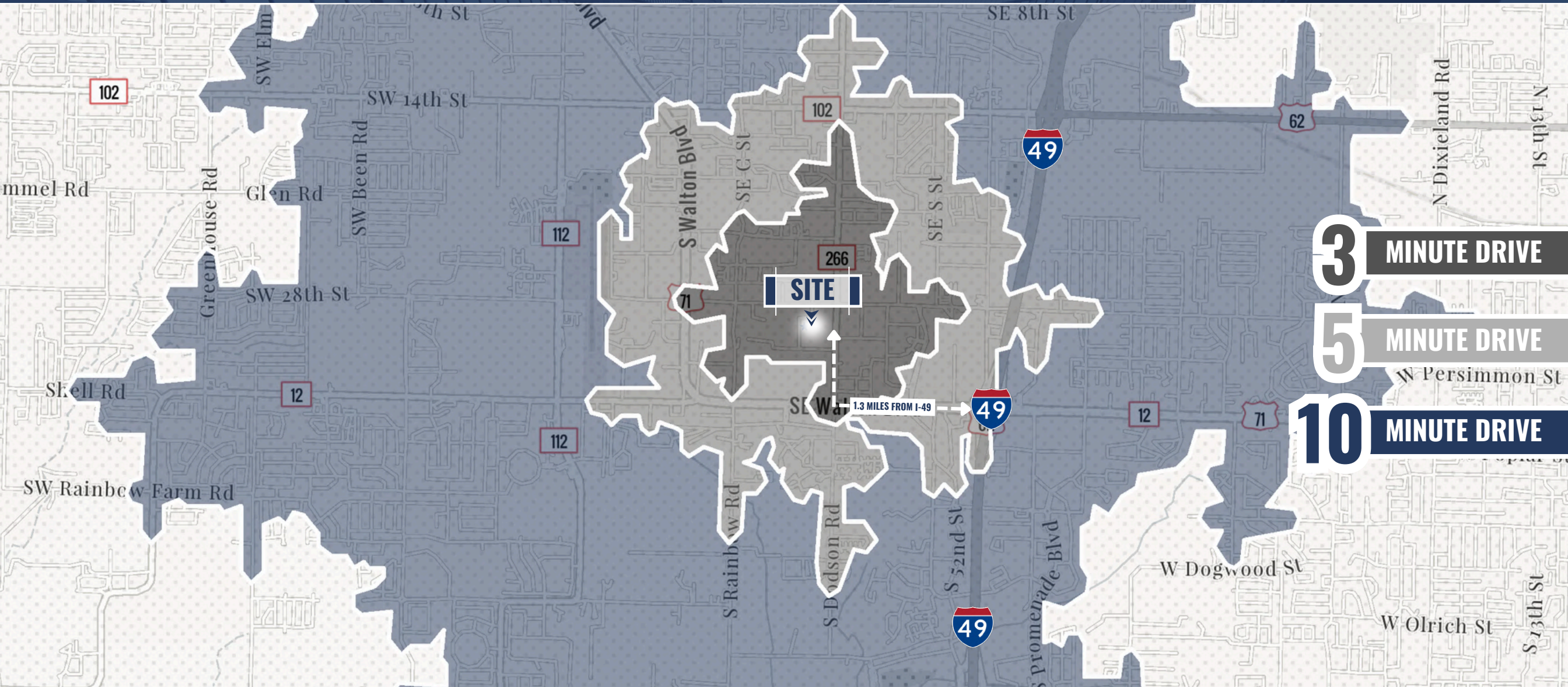
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DRIVE TIME MAP



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DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

2914 SE I ST, BENTONVILLE, ARKANSAS
3-MILE RADIUS

KEY FACTS

60,638

Population



24,591

Households

34.1

Median Age

\$77,873

Median Disposable Income

EDUCATION

4.9%

No High School Diploma



23.5%
High School Graduate



21.6%
Some College/
Associate's Degree



50.0%
Bachelor's/Grad/
Prof Degree

INCOME



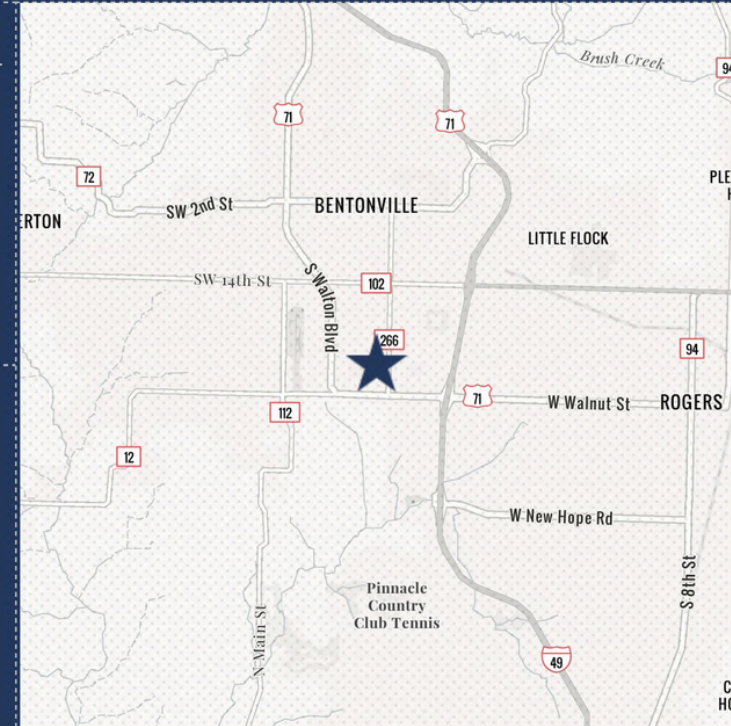
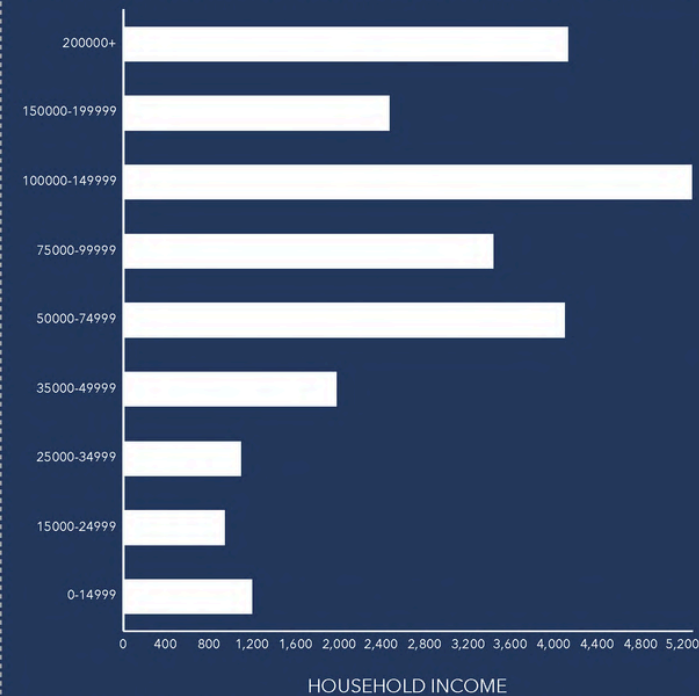
\$96,058
Median Household Income



\$51,268
Per Capita Income



\$133,870
Median Net Worth



EMPLOYMENT



White Collar

71.4%



Blue Collar

19.1%



Services

11.2%

3.8%

Unemployment Rate

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LOCATION

LOCATION CONVENIENCE

Bentonville: A Thriving Hub

Bentonville, Arkansas, is a thriving city in Northwest Arkansas, best known as the headquarters of Walmart and a hub for innovation and culture. Home to attractions like Crystal Bridges Museum of American Art, it combines historic charm with modern growth. With strong connectivity via Interstate 49 and a focus on quality of life, Bentonville continues to attract businesses, residents, and visitors alike.



**2.9
MILES**



**1.4
MILES**



**12
MILES**



**4.2
MILES**

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CONTACT US



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Palmer Hays is a Northwest Arkansas native specializing in industrial tenant and landlord representation, industrial sale-leasebacks, and commercial land transactions. With a deep understanding of the regional market, he has completed over 150 industrial transactions totaling more than 1,500,000 square feet. Palmer believes exceptional service is rooted in maintaining a constant pulse on property values, market trends, and capital movement. His market expertise and commitment to staying informed enable him to provide strategic, results-driven guidance that helps clients achieve their real estate objectives.



COREY FUHRMAN
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Corey Fuhrman brings over eight years of experience in commercial real estate brokerage across Arkansas, specializing in Tenant, Landlord, Buyer, and Seller representation in Healthcare, Office, and Investment Properties. With a background in finance and a passion for adding value to commercial real estate, he focuses on helping clients achieve long-term success. Known for his commitment to staying informed and analyzing every transaction in the market, Corey ensures his clients are well-positioned during negotiations to secure the best deals possible.



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