



**FOR LEASE**

SE OTIS CORLEY DR  
BENTONVILLE, AR 72712

# OTIS CORLEY OFFICE PARK

**2,934 - 25,000 SF ± OFFICE**

**For more information, please  
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# OTIS CORLEY OFFICE PARK

OTIS CORLEY OFFICE PARK | BENTONVILLE, AR



CUSHMAN &  
WAKEFIELD

sage  
PARTNERS

Located just minutes from the current and new Walmart Home Offices, Sam's Club Head Quarters, Interstate 49, and many restaurant and retail options, Otis Corley is the ideal office location for your business.

Here, you'll find:

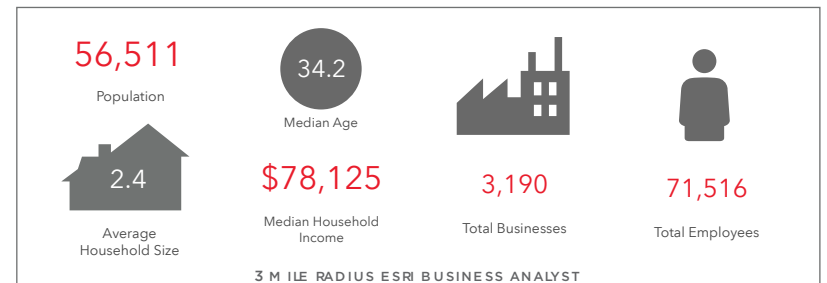
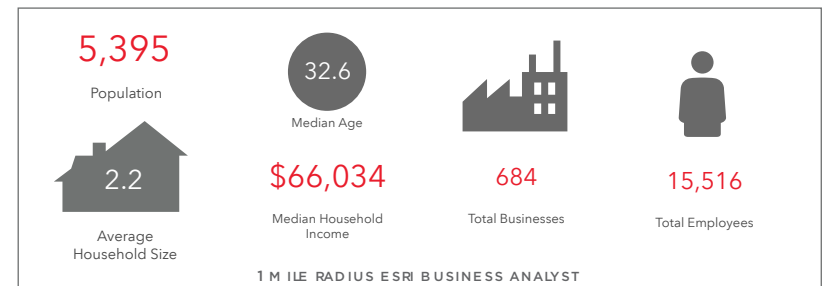
- Multiple office spaces ranging from 2,934 - 25,000 SF ±
  - Lease rate of \$19.00/SF + Utilities
- Move-in-ready offices, or tenant improvement allowance offered to build out your space customizing it to fit your needs
- Newly added on-site fitness center & bike storage for tenant use
- Co-tenants such as Walmart, Fiskars Brands, American Greeting Corp., Zebra, and Energizer
- A central location with easy access to multiple trails



**CLICK OR  
SCAN  
ME!**



\*information deemed reliable but not guaranteed



# AERIAL

OTIS CORLEY OFFICE PARK | BENTONVILLE, AR



# AMENITIES MAP

OTIS CORLEY OFFICE PARK | BENTONVILLE, AR

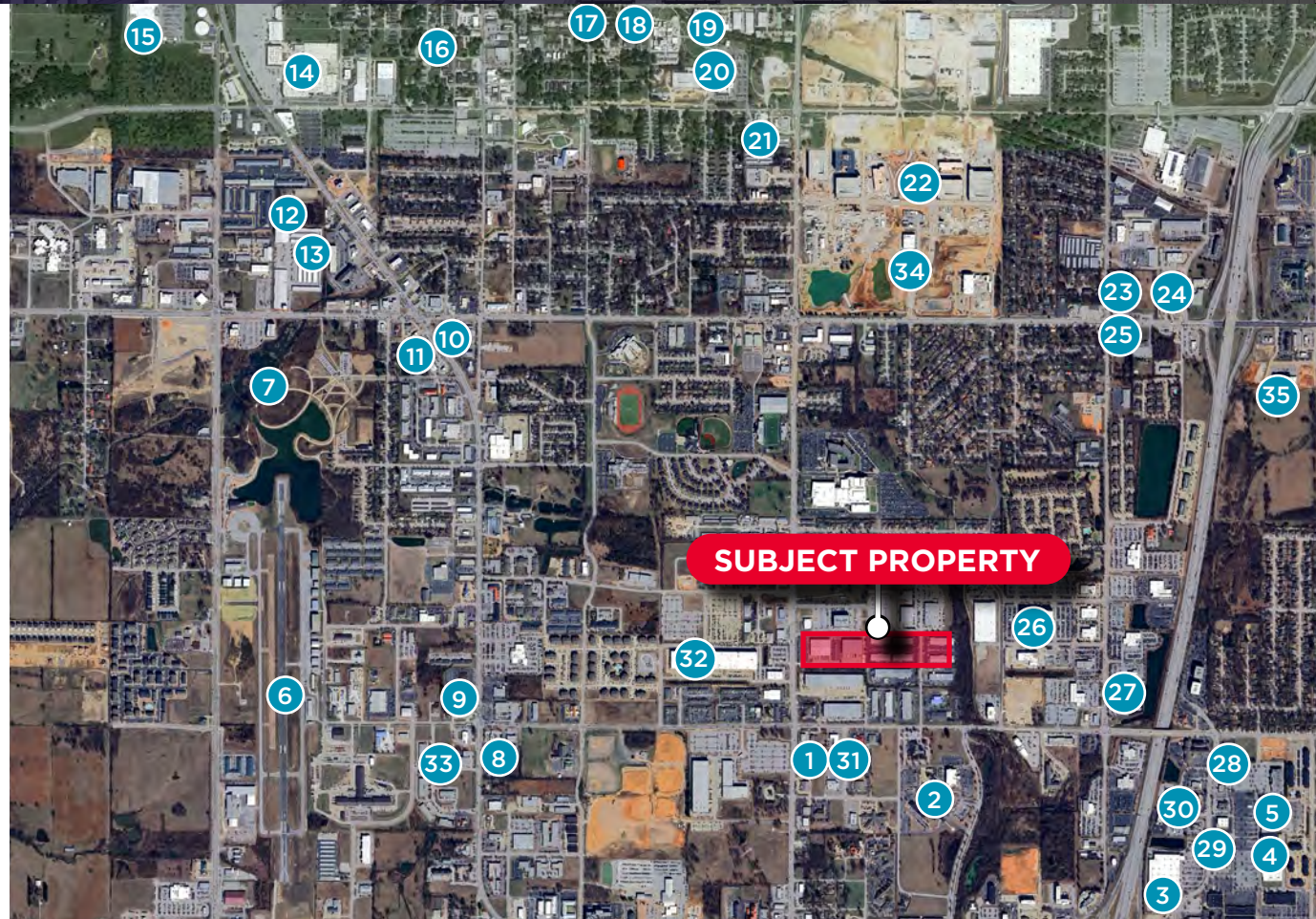


**457**  
RETAIL

**259**  
AREA  
RESTAURANTS

**41**  
HOTELS

\*Information provided within 3 mile radius



- |                                     |   |  |                            |                                |
|-------------------------------------|---|--|----------------------------|--------------------------------|
| 1. Casey's                          | 7. Osage Park                             | 15. Walmart Supercenter  | 21. Kum & Go               | 30. Rick's Bakery              |
| 2. Northwest Medical Center         | 8. Stone Mill Cafe                        | 16. Downtown Bentonville (Heroes Coffee, Pedaler's Pub, Fox Racing, Trash Ice Cream, Gearhead Experience Center) | 22. Walmart Home Office    | 31. 9 Round Kickboxing Fitness |
| 3. Lowe's                           | 9. Doe's Eat Place                        | 17. The Meteor Cafe  | 23. Sushi House            | 32. Walmart J Street Office    |
| 4. Ross, Belk, Dollars Tree, Kohl's | 10. Crisp & Green, Five Guys              | 18. Blu Fish House   | 24. Taco Bell              | 33. Legacy National Bank       |
| 5. Malco Rogers Towne Cinema        | 11. Raising Cane's Chicken Fingers, FedEx | 19. Airship Coffee   | 25. The Buttered Biscuit   | 34. Walton Fitness Center      |
| 6. Bentonville Municipal Airport    | 12. Culver's, Chase Bank                  | 20. 8th Street Market  | 26. Sam's Club Home Office | 35. Home2 Suites by Hilton     |
|                                     | 13. Hype Coffee                           |  | 27. Buffalo Wild Wings     |                                |
|                                     | 14. New STEM University                   |  | 28. Arvest Bank            |                                |
|                                     |   |  | 29. Chili's, Residence Inn |                                |

# ON-SITE FITNESS CENTER

OTIS CORLEY OFFICE PARK | BENTONVILLE, AR



# TENANTS

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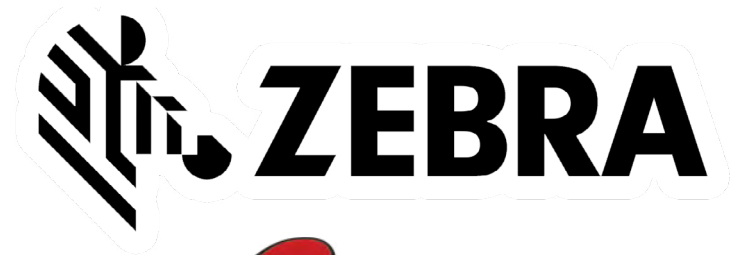
sage  
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american greetings



MARK WINS  
BEAUTY BRANDS



## NORTHWEST ARKANSAS - MOUNTAIN HAVEN WITH INDUSTRY GIANTS

The Fayetteville-Bentonville-Rogers-Springdale MSA, commonly referred to as Northwest Arkansas, is made up of 3 counties, Benton, Washington, and Madison. The region is home to the world's largest retailer, and #1 on the 2022 Fortune 500 list, Walmart. The MSA is experiencing rapid growth. Northwest Arkansas is the fastest growing multifamily market, by percentage, in the US. The metro is on pace to break into the nation's top 100 largest MSA's with 1M+ residents expected by 2040.



**560,709**

MSA Population 2022

**2.5%**

Unemployment Rate 2022

**93%**

Cost Of Business Index

**91.8%**

Cost Of Living Index

Source: Northwest Arkansas Council 2022

### Northwest Arkansas is...

#### Booming

20% GDP growth  
since 2013

#### #6 Fastest Growing Metro Areas in America

US News & World Report - 2018

#### #7 Best Place to Live in the U.S.

U.S. News & World Report - 2022

#### Affordable

U.S. News & World Report's #21  
Most Dynamic Metros

#### #7 Most Affordable Places to Live & Work

Northwest Arkansas Council - 2021-2022

#### #9 Cities Where Your Dollar Goes the Furthest

U.S. News & World Report - 2022

#### Up-Scale

Per capita income 14% higher  
than the national average

#### #3 Best Job Market for Small Cities in the U.S.

Northwest Arkansas Council - 2021-2022

#### #8 Best Performing Cities

Milken Institute - 2022

## WALMART - #1 CORPORATION IN US

Since its inception, Walmart has maintained its constant presence at its headquarters in Bentonville with multiple corporate expansions and countless philanthropic efforts. The Walton family still calls Bentonville home and has invested hundreds of millions of dollars into school, arts, infrastructure, and various community projects through the Walton Family Foundation.



### 300+ Acre

New Corporate Campus Under Construction

### 14,000 2 Miles

Corporate jobs in Bentonville

New Corporate Campus from town square



# Walmart

## Walmart Supplier Network

All 5,500 Walmart suppliers have a presence in NW Arkansas, and 1,400 maintain offices in NW Arkansas contributing thousands of additional jobs to the local economy.



## AMENITY RICH REGION

In addition to being the home of three Fortune 500 companies (Walmart, Tyson, J.B. Hunt), Northwest Arkansas is filled with community amenities that make the region an exceptional place to call home.

### 1 CRYSTAL BRIDGES MUSEUM

4.7M Visitors in Eight Years

### 2 WALMART CORPORATE CAMPUS

300+ Acre New Corporate Development

### 3 PINNACLE HILLS

152 Acre, Class "A" Shopping Center

### 4 WALMART AMP

Newly Expanded 15,000-Seat Amphitheater

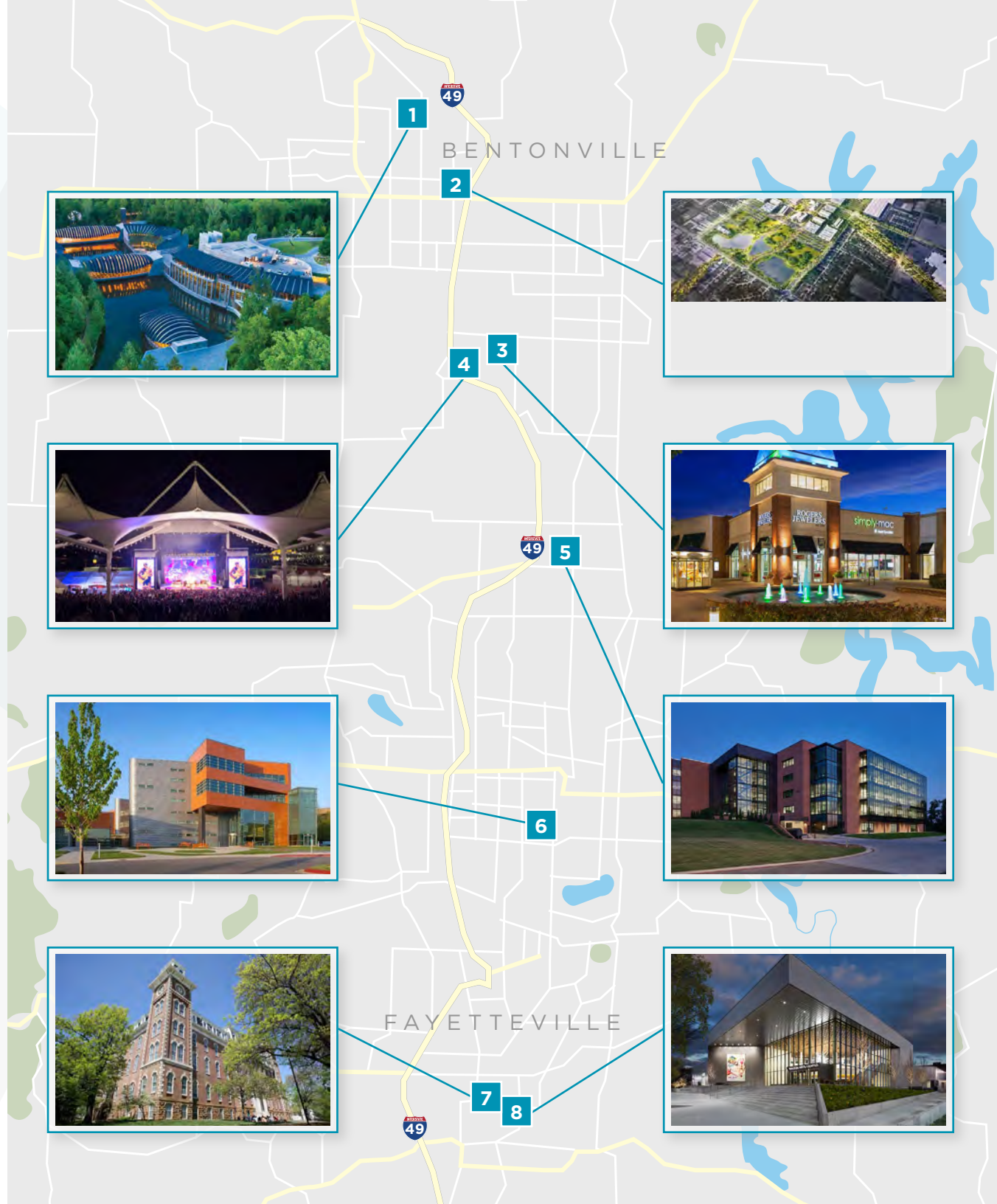
### 5 JB HUNT CORPORATE HQ

### 6 TYSON FOODS CORPORATE HQ

### 7 UNIVERSITY OF ARKANSAS

32,000+ Combined Jobs & Students

### 8 WALTON ARTS CENTER



# SITE PLAN

OTIS CORLEY OFFICE PARK | BENTONVILLE, AR



CUSHMAN & WAKEFIELD

sage PARTNERS



SE J STREET

SE OTIS CORLEY DR

SE 28TH STREET

2501

2503

2702

2700

2701

2706

2704

2703

1211

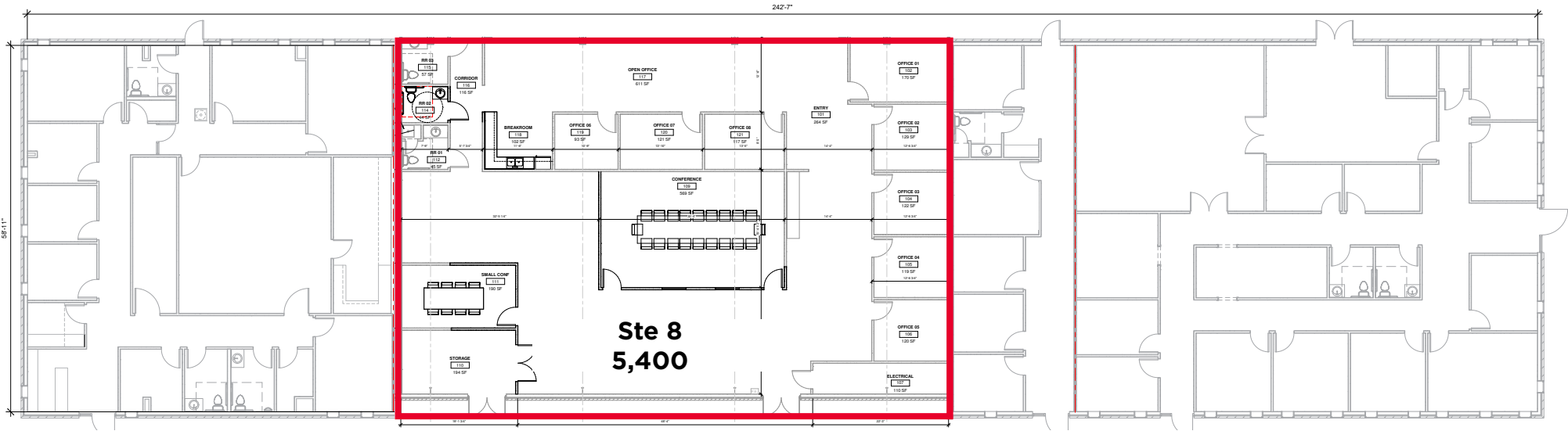
# FLOOR PLAN

2700 SE OTIS CORLEY DR | BENTONVILLE, AR



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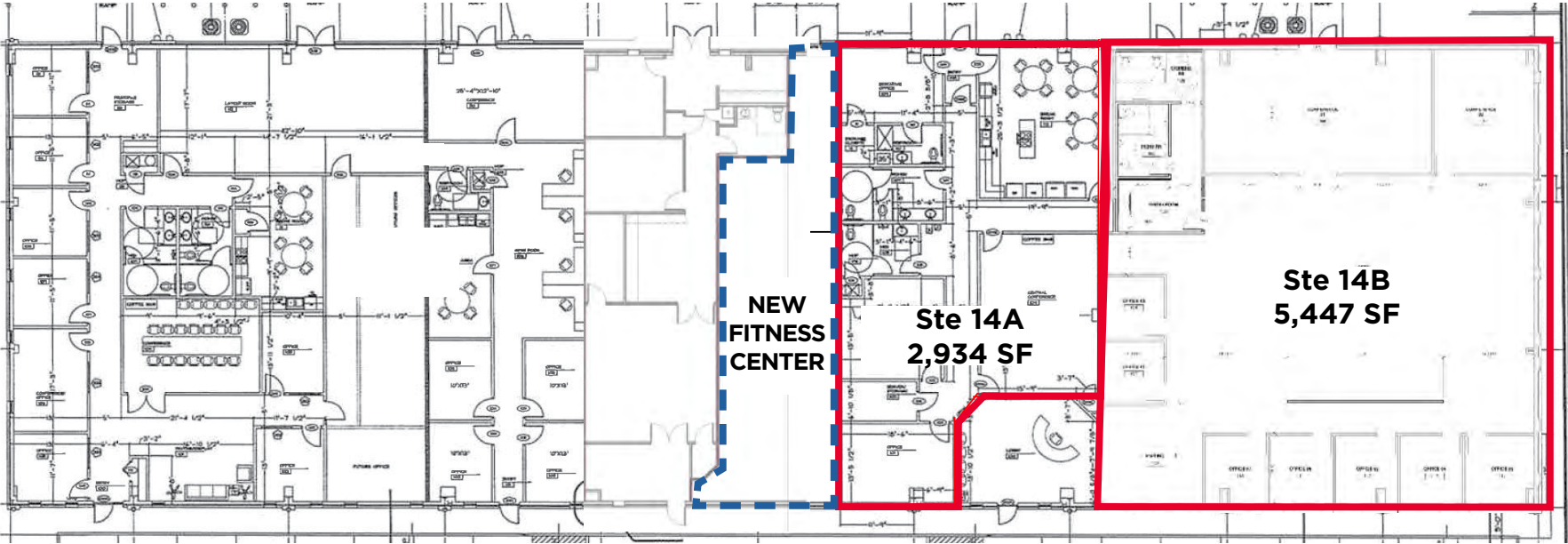
# FLOOR PLAN

2702 SE OTIS CORLEY DR | BENTONVILLE, AR



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# FLOOR PLAN

2501 SE J STREET | BENTONVILLE, AR



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