



FOR LEASE
OFFICE | COWORKING
Class A Space | ~35,000 +/- SF

Unique Bentonville, AR Location
2600 NE 11th STREET BENTONVILLE, AR

DON'T JUST LEASE
POSITION YOUR BUSINESS FOR GROWTH



CROSSMAR
INVESTMENTS

Call for more Information



PROPERTY

HIGHLIGHTS

2020

YEAR DELIVERED

Class A construction with premium finishes throughout

6:1,000

PARKING RATIO

Maximum visibility right off the Bentonville By-pass

72,000

SQUARE FEET

High ceilings with an abundance of natural light

4

FLOORS

Connected to the Razorback Regional Greenway trail system

BUILDING HIGHLIGHTS



INSTITUTIONAL-QUALITY CLASS A OFFICE
STRATEGICALLY LOCATED IN
BENTONVILLE'S PREMIER GROWTH
CORRIDOR



EXCEPTIONAL VISIBILITY & ACCESS
PRIME I-49 BYPASS LOCATION WITH
EXCELLENT VISIBILITY AND ACCESS



35,000 SF AVAILABLE
TWO FLOORS OF MODERN, FLEXIBLE
SPACE



SUPERIOR PARKING RATIO 6:1,000
PARKING FOR CONVENIENCE AND
GROWTH



RECENT CONSTRUCTION
CONTEMPORARY DESIGN WITH TOP-TIER
FINISHES AND SYSTEMS



CONNECTED TO AMENITIES & LIFESTYLE
DIRECT BIKE TRAIL ACCESS, 2 MILES FROM
WALMART'S NEW HQ



HIGHLY EFFICIENT FLOOR PLANS
LIGHT-FILLED, FLEXIBLE SPACE FOR WORK
AND COLLABORATION



MODERN WORKPLACE ENVIRONMENT
CLEAN LINES, EXPANSIVE WINDOWS,
CAMPUS SETTING

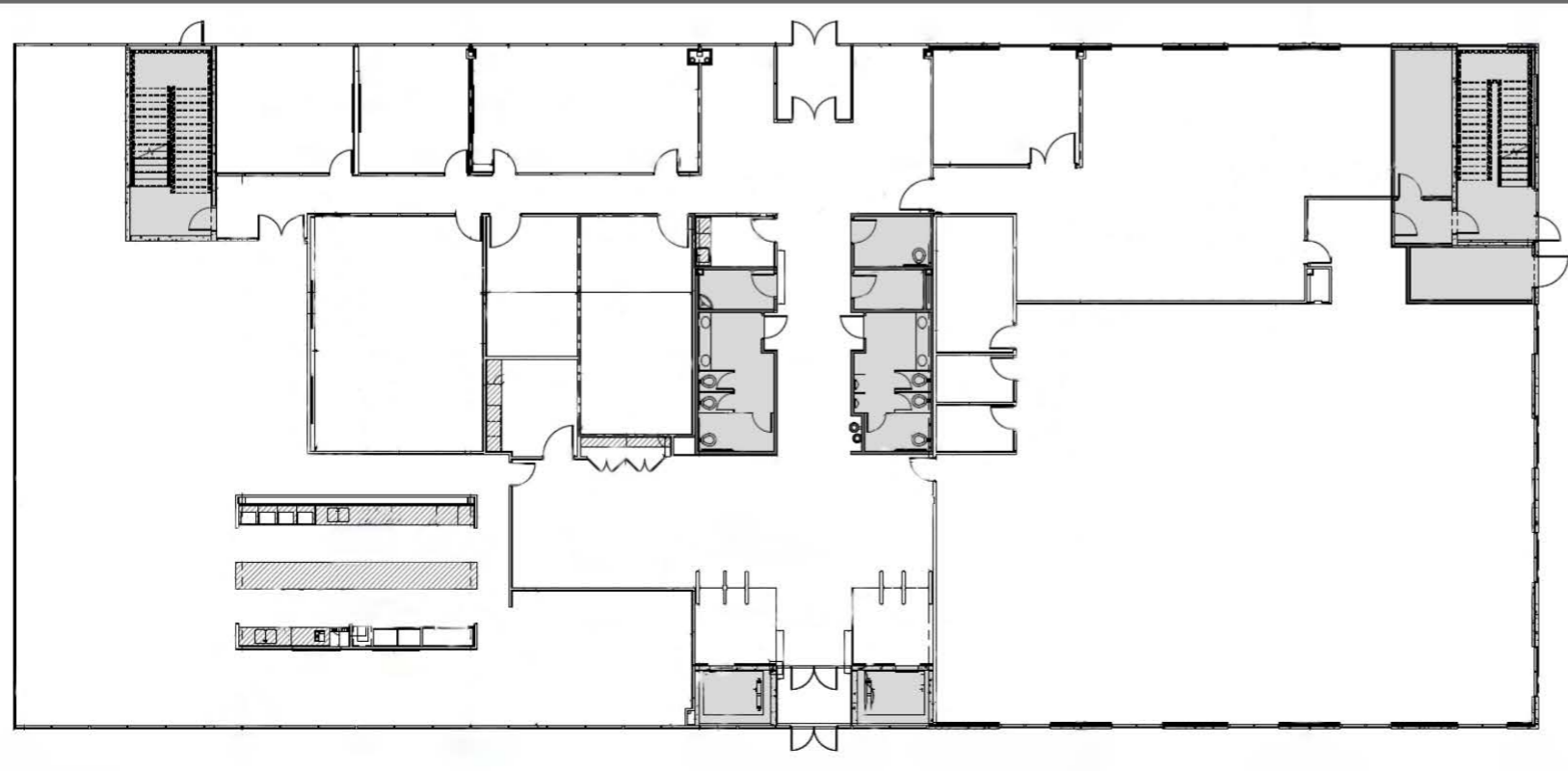
2600 NE 11TH
BENTONVILLE, AR



FLOOR PLANS

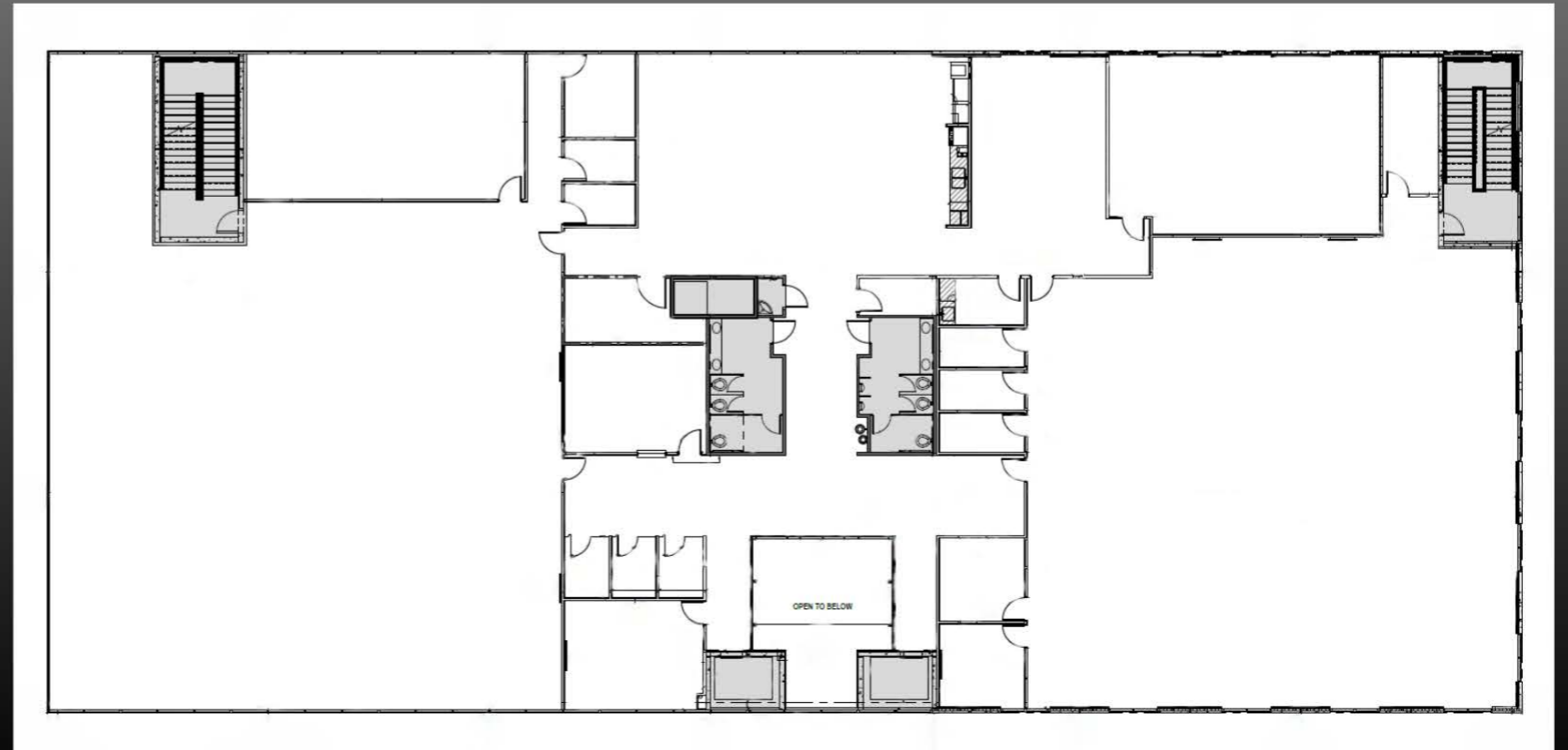
1ST FLOOR

OPEN OFFICE	~9,500 SF
CONFERENCE/BOARDROOM	~2,300 SF
CAFE & LOUNGE	~2,000 SF
RECEPTION & WELCOME	~3,000 SF
STORAGE & FACILITIES	~(1,200 SF)
TOTAL AVAILABLE	~16,800 SF



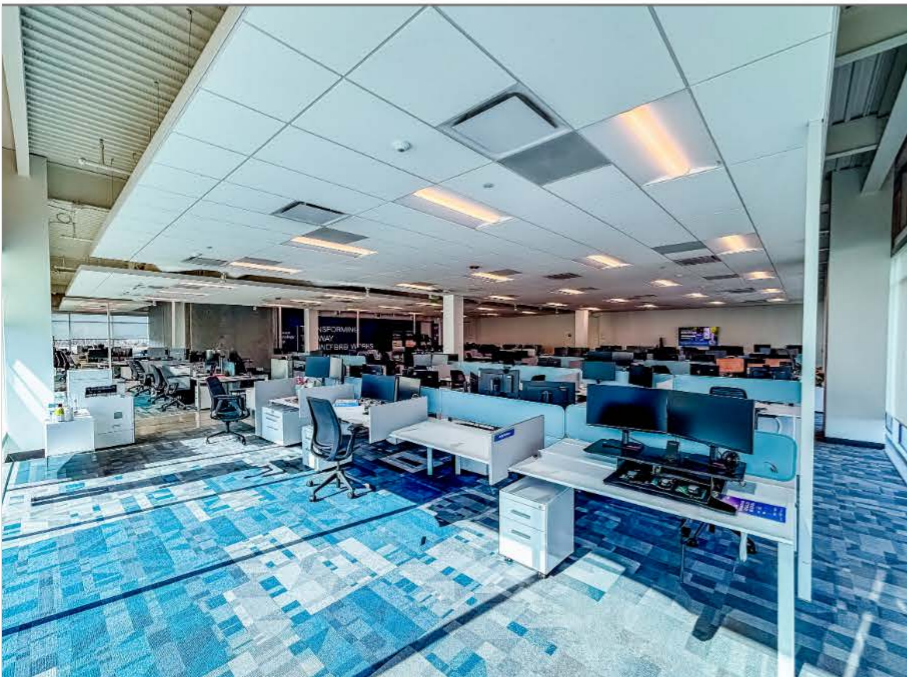
2ND FLOOR

OPEN OFFICE	~12,000 SF
PRIVATE OFFICES	~2,500 SF
TRAINING & CONFERENCE	~2,000 SF
WELNESS ROOM	~500 SF
STORAGE & FACILITIES	~1,000 SF
TOTAL AVAILABLE	~18,000 SF



INTERIORS

MODERN INTERIOR SPACES



VISION

FUTURE PARK PLANS



WHY NORTHWEST ARKANSAS?



Northwest Arkansas has experienced substantial growth along the I-49 corridor, solidifying its position as a highly desirable regional hub

New Development Hotspot

CrossMar Industrial Park

- Heavy & Lite Industrial
- Master Planned 7 out of 12 Buildings Built & 1,256,250 SF Constructed

Walmart Campus

- Walmart's new corporate campus
- Utilizing a mix of retail, office, and Hospitality

Specialty Medical Hospital/Campus

- Medical, Office & Retail

Downtown Bentonville (The Hart on Main)

- Retail, Office, Multifamily, Condos
- Includes underground parking, Expected Delivery 2028

622,358

MSA Population
(Benton & Washington County)

Within a 20 Minute Drive (2025 Data)

52%

Northwest Arkansas Residents

127,464

Households

315,741

Population

\$112,792

Avg. Household Income

185,682

Employees

Nearby Office and Medical Tenants



ARKANSAS MARKET OVERVIEW



1ST
GDP GROWTH
IN THE U.S.



TOP
NWA FOR JOB GROWTH
7TH IN THE U.S.



LOW COST
OF DOING BUSINESS



POPULATION
3,067,732



FORTUNE 500
HEADQUARTERS IN ARKANSAS
(Walmart, Tyson, J.B. Hunt)

BENTONVILLE

GLOBAL RETAIL CENTER

Home to Walmart HQ and a rapidly expanding corporate ecosystem

SPRINGDALE

MAJOR FOOD PRODUCTION HUB

Tyson Foods headquarters and supply chain concentration

FAYETTEVILLE

TOP COLLEGE TOWN & TALENT PIPELINE

University of Arkansas fueling workforce growth



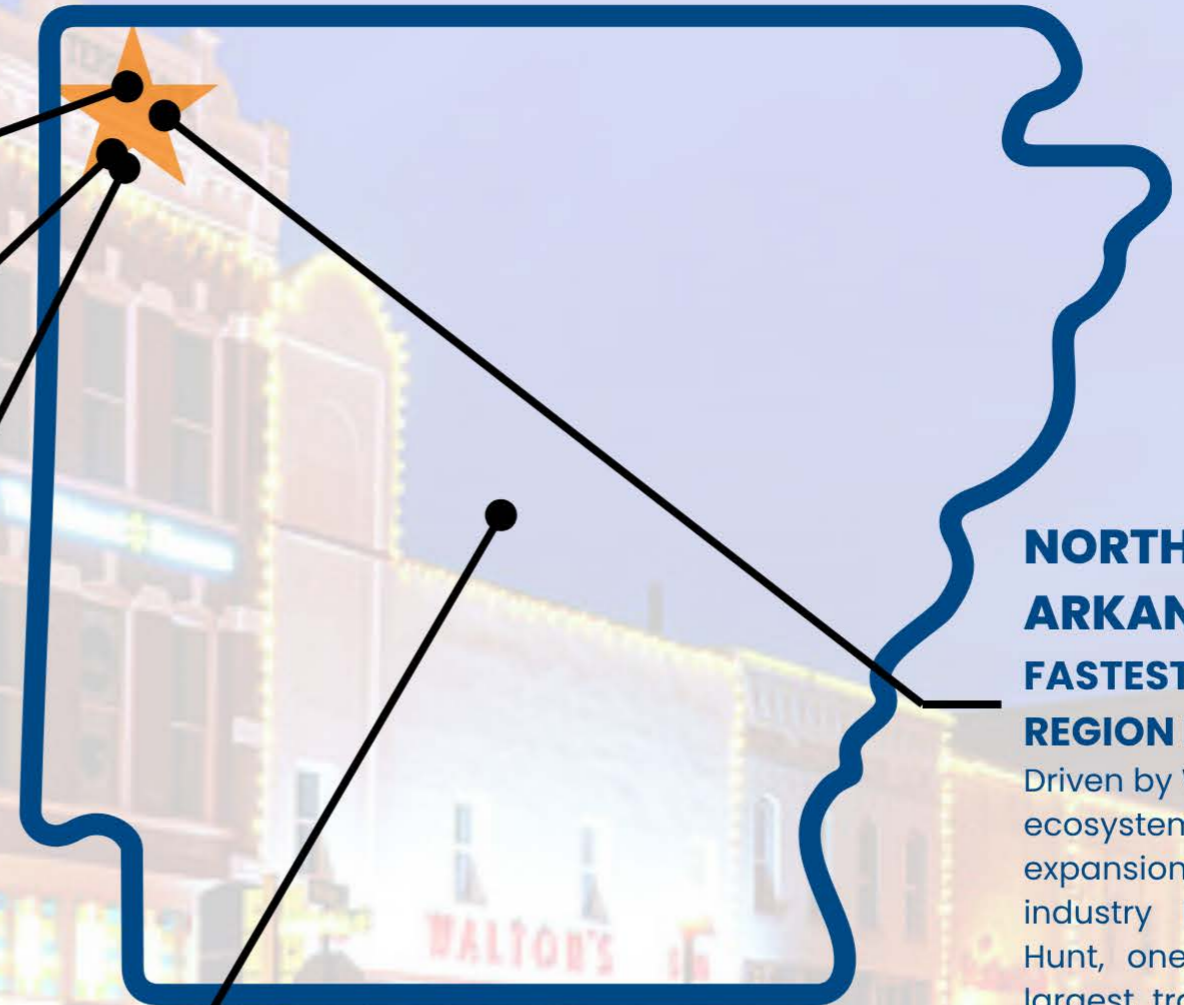
STRATEGIC LOCATION
IN THE CENTRAL U.S.



BUSINESS-FRIENDLY ENVIRONMENT
CONSISTENLY RANKED AMONG
LOW-COST STATES FOR OPERATIONS



NORTHWEST ARKANSAS NATIONAL AIRPORT
PRIMARY COMMERCIAL AIRPORT
Supporting corporate and population growth



NORTHWEST ARKANSAS **FASTEST-GROWING** **REGION IN THE STATE**

Driven by Walmart, supplier ecosystems, and logistics expansion—anchored—by industry leaders like J.B. Hunt, one of the nation's largest transportation and supply chain companies headquartered in Lowell, AR, helping power the region's role as a national logistics hub

LITTLE ROCK

STATE CAPITOL & ECONOMIC HUB

Strong presence in healthcare, government, and finance



PROXIMITY

STRATEGIC POSTION

- 1. EXIT I-49 0.8 mi
- 2. WALMART CAMPUS 1.7 mi
- 3. DOWNTOWN BENTONVILLE 2.5 mi
- AIRSHIP 2.8 mi
- CONIFER 2.9 mi
- TABLE MESA 3.1 mi
- TAVOLA TRATTORIA 3.1 mi
- YEYO'S 3.1 mi
- THE PREACHERS SON 3.2 mi
- JUNTO 3.2 mi
- ONYX COFFEE LAB 3.2 mi
- THE HIVE 3.3 mi
- MEZZALUNA 3.3 mi
- WU ZHAO 3.3 mi





FOR LEASING INQUIRIES

Matt Brasel
Leasing Representative

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