

1003 BEAU TERRE DR, BENTONVILLE | SUITE 200 | BLDG B

OFFICE SPACE FOR LEASE



OKSANA DEMARIS
PRINCIPAL
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FOCUS
COMMERCIAL REAL ESTATE

BUTCH GURGANUS
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5512 W WALSH LN, SUITE 201, ROGERS, AR | 479.254.7000 | FOCUSCREGROUP.COM

LEASE OVERVIEW

SUITE 200: 1,142 SF

RENTAL RATE: \$24.00 PSF

LEASE TYPE: FULL SERVICE

SITE HIGHLIGHTS

PRIME BENTONVILLE LOCATION

- DIRECTLY OFF INTERSTATE 49 WITH HIGH VISIBILITY & EASY ACCESS.
- ONLY 2 MILES FROM THE NEW WALMART HOME OFFICE CAMPUS.

CUSTOM FINISHES

- CUSTOMIZE YOUR SPACE AT THE ON-SITE DESIGN CENTER: CHOOSE YOUR OWN FLOORING, PAINT COLORS, COUNTERTOPS, & CEILING GRID.

OFFICE PARK AMENITIES

- TRAILHEAD AND WALKING PATHS
- 24/7 FITNESS CENTER
- STEPPING STONES CHILDREN'S ACADEMY (ON-SITE DAYCARE)
- RIVER GRILL (ONSITE DINING)
- LOCAL SUMMER FOOD TRUCKS

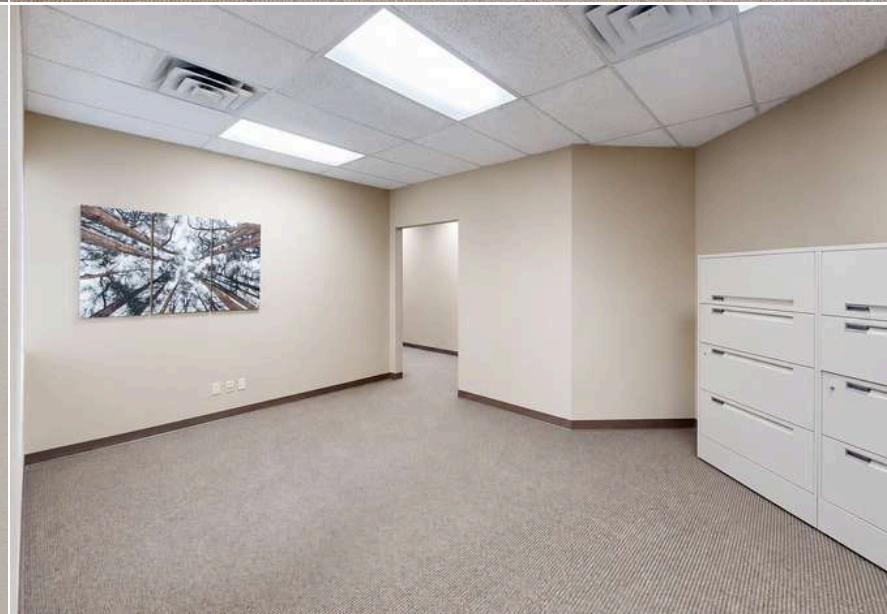
VIRTUAL TOUR LINK



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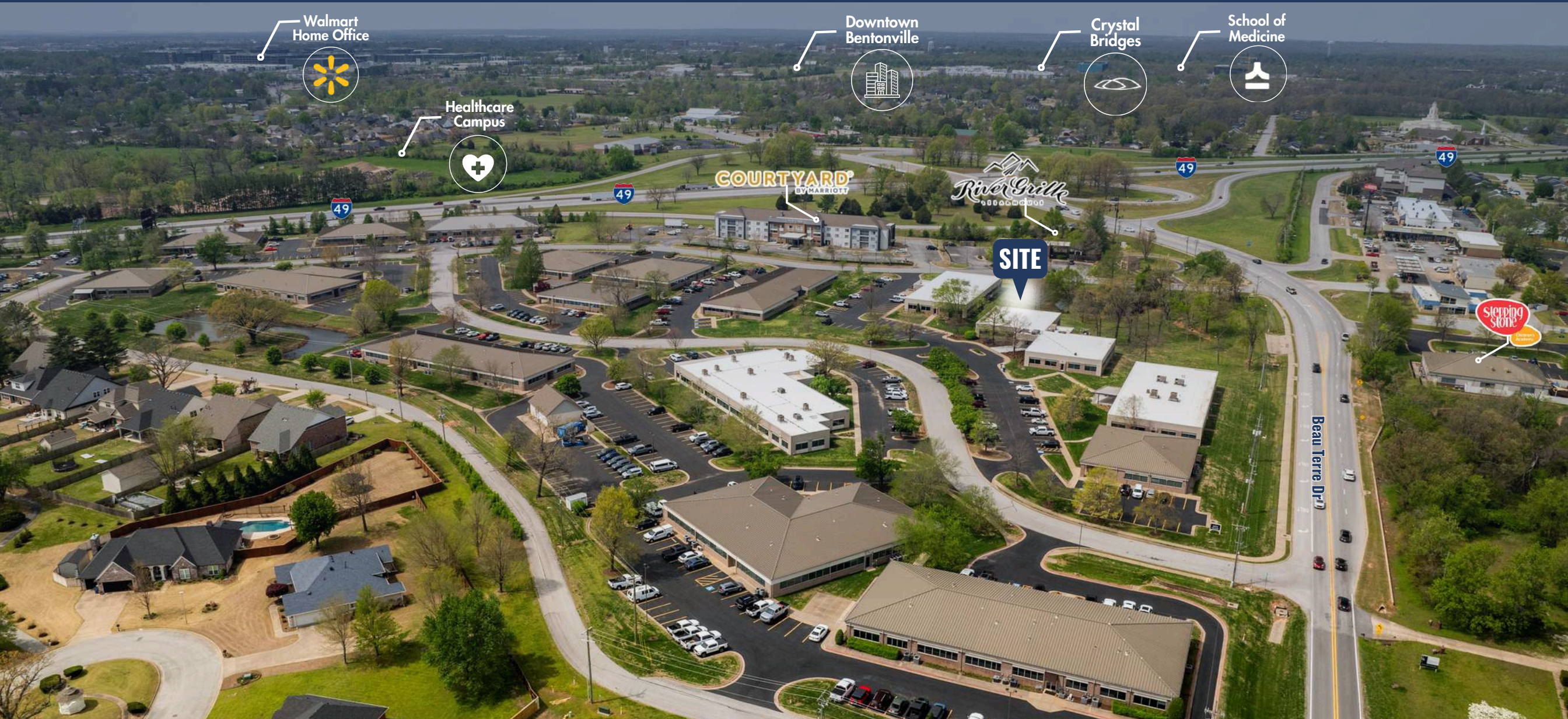
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BEAU TERRE BUILDINGS

BUILDING	ADDRESS	BUILDING	ADDRESS
1	3200 NE RED HAWK DR.	A	1002 NE MCCLAIN ROAD
2	3202 NE RED HAWK DR.	B	1003 BEAU TERRE DRIVE
3	1103 NE MCCLAIN ROAD	C	1005 BEAU TERRE DRIVE
4	1200 NE MCCLAIN ROAD	D	1007 BEAU TERRE DRIVE
5	3201 NE RED HAWK DR.	E	1004 BEAU TERRE DRIVE
6	3203 NE RED HAWK DR.	F	1000 MCCLAIN ROAD
7	1202 NE MCCLAIN ROAD	H	901 MCCLAIN ROAD
		I	1006 BEAU TERRE DRIVE
9	1404 NE MCCLAIN RD	J	902 BEAU TERRE DRIVE
10	1400 NE MCCLAIN RD	K	903 BEAU TERRE DRIVE
11	1306 NE COURTYARD LOOP	L	1008 BEAU TERRE DRIVE
12	1304 NE MCCLAIN ROAD	M	906 MCCLAIN ROAD
13	1308 NE MCCLAIN RD	N	904 MCCLAIN ROAD
14	1305 NE MCCLAIN ROAD	O	1009 BEAU TERRE DRIVE
15	1401 NE MCCLAIN RD	P	902 MCCLAIN ROAD
16	1202 NE LEFT BANK DRIVE	Q	900 MCCLAIN ROAD
17	1301 NE COURTYARD LOOP	R	903 MCCLAIN ROAD
18	1100 NE MCCLAIN RD	S	805 MCCLAIN ROAD



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ON SITE AMENITIES

- BEAU TERRE TRAILHEAD
- 24/7 FITNESS CENTER
- STEPPING STONES CHILDREN'S DAYCARE
- RIVER GRILLE (RESTAURANT)
- DESIGN CENTER
- ATM



BEAU TERRE DESIGN CENTER

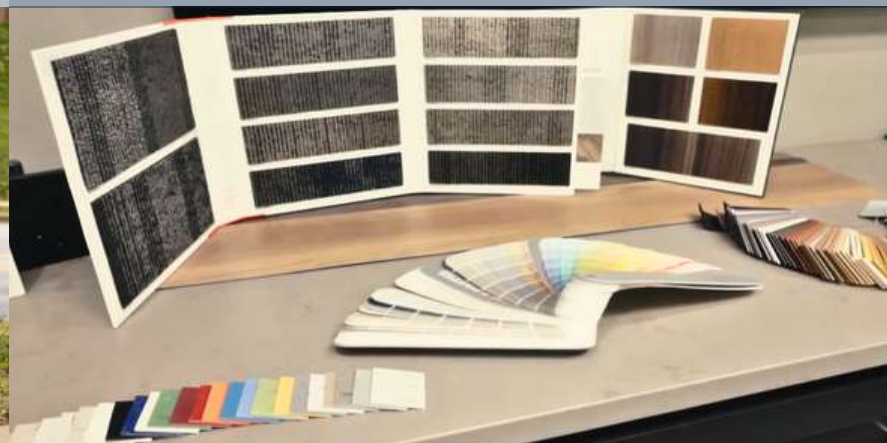
CUSTOMIZE YOUR OFFICE WITH EASE AT THE ON-SITE BEAU TERRE DESIGN CENTER. GRAB A COFFEE, EXPLORE FINISH OPTIONS, AND USE OUR SOFTWARE TO PREVIEW FLOORING, PAINT, COUNTERTOPS, AND CEILING GRIDS—MAKING DESIGN DECISIONS SIMPLE AND STRESS-FREE.



EVENTS

- LOCAL SUMMER FOOD TRUCKS
- ANNUAL BBQ
- ANNUAL CORNHOLE TOURNAMENT

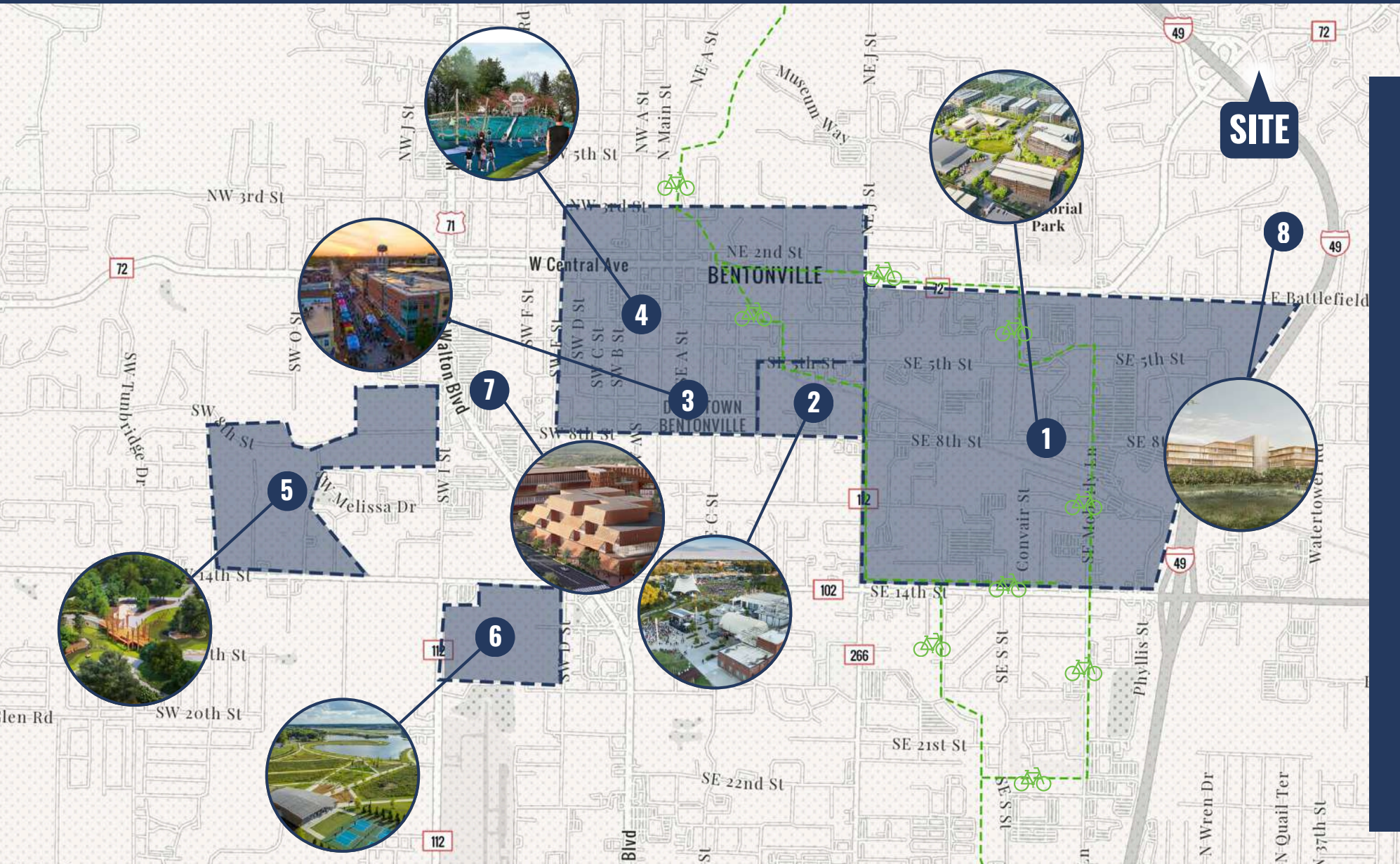
BEAU TERRE OFFICE PARK VIDEO



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LOCATION CONVENIENCE



BENTONVILLE SQUARE | BENTONVILLE



WALMART CAMPUS | BENTONVILLE



XNA AIRPORT | BENTONVILLE



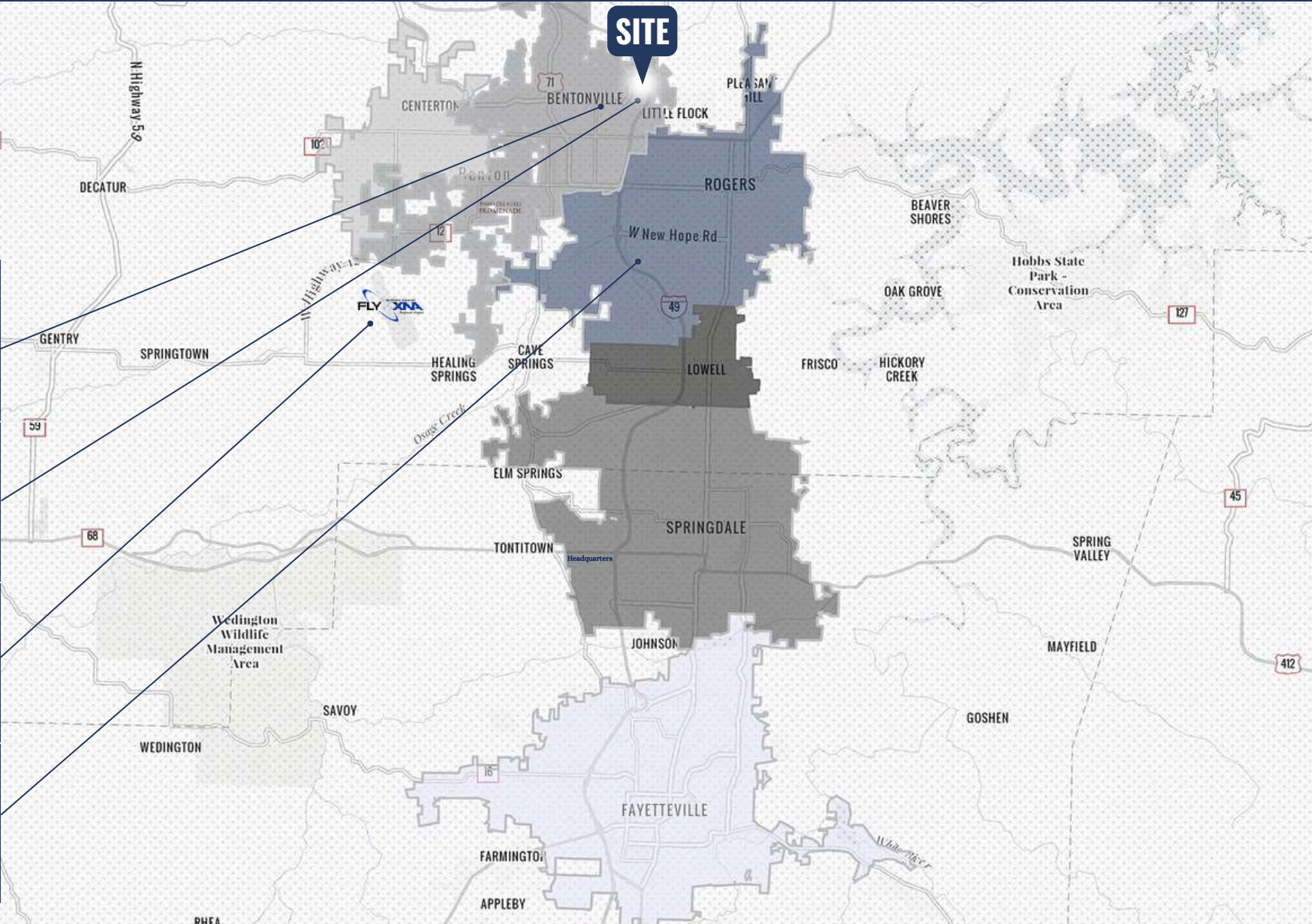
PINNACLE HILLS | ROGERS

2.6
MILES

2.0
MILES

16
MILES

6.5
MILES



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Walmart built a new 350 acre home office accommodating 18–19,000 employees and with a cost of over \$1-Billion. The retail giant extended its streak at No. 1 on the Fortune 500 for a 10th consecutive year, bringing in more than \$570 billion in revenue.



The **Sam's Club** Office, located in Bentonville, Arkansas, is a vital component of the local economy, supporting thousands of employees and reinforcing Bentonville's reputation as a major hub for retail and corporate innovation. As a Fortune 500 giant with billions in revenue, it enhances Bentonville's economic and social fabric, spurring community growth and employment.



The **University of Arkansas** has achieved record enrollment numbers, 30,936 for the 2022-2023 academic year is, marking an 8.3% increase over the last academic year. The U of A is an employer of over 10,000 staff.

SITE



Crystal Bridges Museum of American Art in Bentonville, Arkansas, has become a cultural cornerstone, attracting visitors globally and boosting local tourism and economic development. Its presence has enriched the community by offering educational programs and enhancing Bentonville's status as a premier destination for art and natural beauty.



J.B. Hunt is a logistics company focused on technology, located in NWA. Its workforce has grown to 37,151 in 2022, a 12.43% increase from 2021. The company ranked 311 on the Fortune 500, up from its 2021 position.



Tyson Foods has relocated all of its corporate employees to Northwest Arkansas and is planning to construct a new campus in the region. As of 2022, Tyson has maintained its position as the top-ranked company on Fortune magazine's list of the World's Most Admired Companies in the Food Production category for the seventh year in a row.

REGIONAL EMPLOYERS

A number of Fortune 500 companies call NWA home

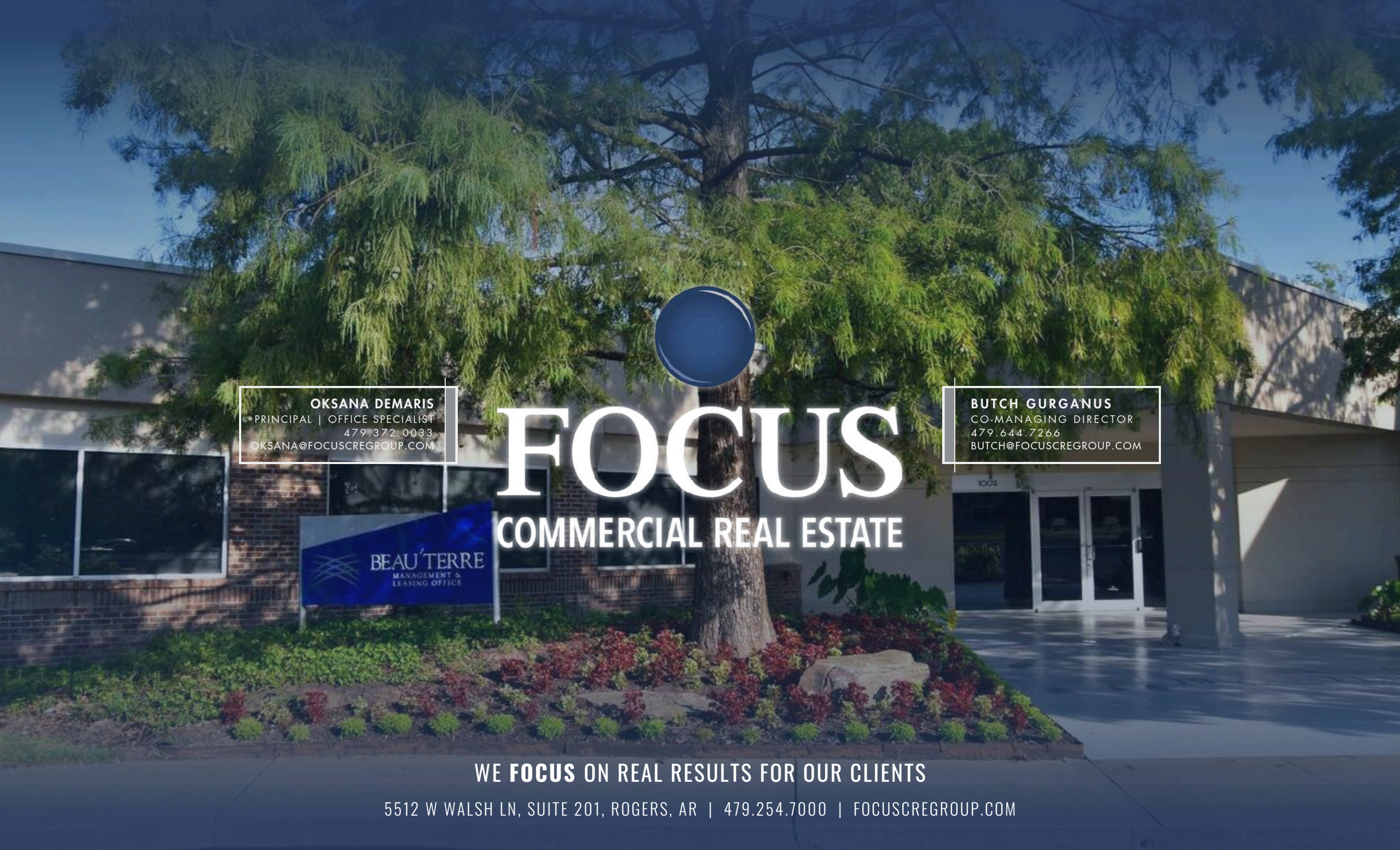
Northwest Arkansas has a strong job market with seven times the U.S. average of headquarters and management employees in its workforce. The area is home to over 1,400 Walmart suppliers and neighboring headquarters like J.B. Hunt, Tyson Foods, George's Poultry and Simmons. Five Arkansas companies have been named to the Fortune 500 list for 2022 including Walmart, Tyson Foods, Murphy USA, J.B. Hunt Transport Services, and Dillard's.

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WE **FOCUS** ON REAL RESULTS FOR OUR CLIENTS

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