

EXECUTIVE SUITES FOR LEASE

Madison Square Business Center | 1116 S Walton Blvd | Bentonville, AR 72712



**KELLEY COMMERCIAL
PARTNERS**

KRISTEN STEWARD

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JACKSON MOORE

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AVAILABLE

±147 - 22,396 SF

PRICE

\$20-25 PSF | Full Service

COMMENTS

- Newly remodeled
- Ideally positioned to serve Bentonville's deep corporate ecosystem, including vendors and service providers for Walmart Inc. and Sam's Club
- Located in a high-growth corridor with low office vacancy, rising demand, and proximity to Walmart's vendor network and an established business base.
- Surrounded by many retail, dining, and wellness options, with easy access to XNA Airport and major regional hubs, such as Tulsa and Kansas City.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	8,040	61,293	117,483	246,629
AVERAGE HH INCOME	\$135,685	\$144,978	\$147,392	\$138,568
TOTAL HH	3,339	24,298	45,260	93,985

TRAFFIC COUNTS

S Walton Blvd - 26,585 VPD
 SW 14th St - 29,462 VPD

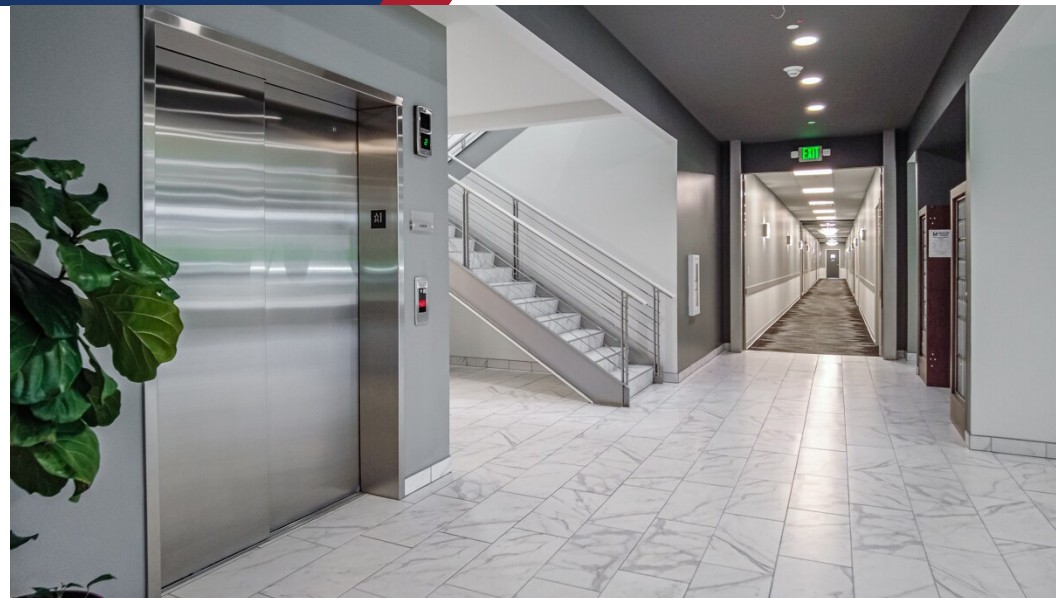


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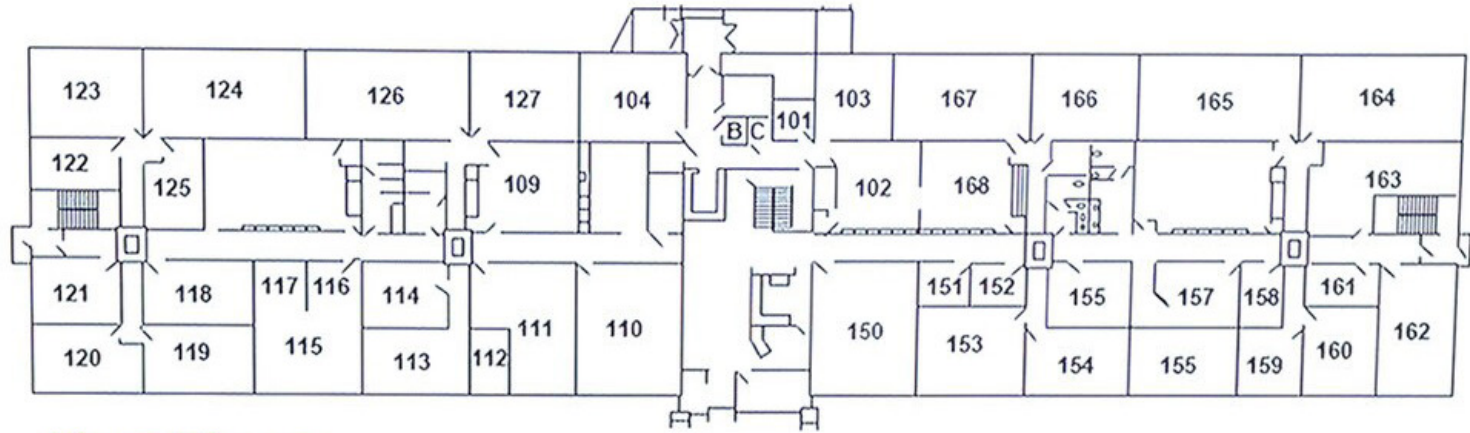
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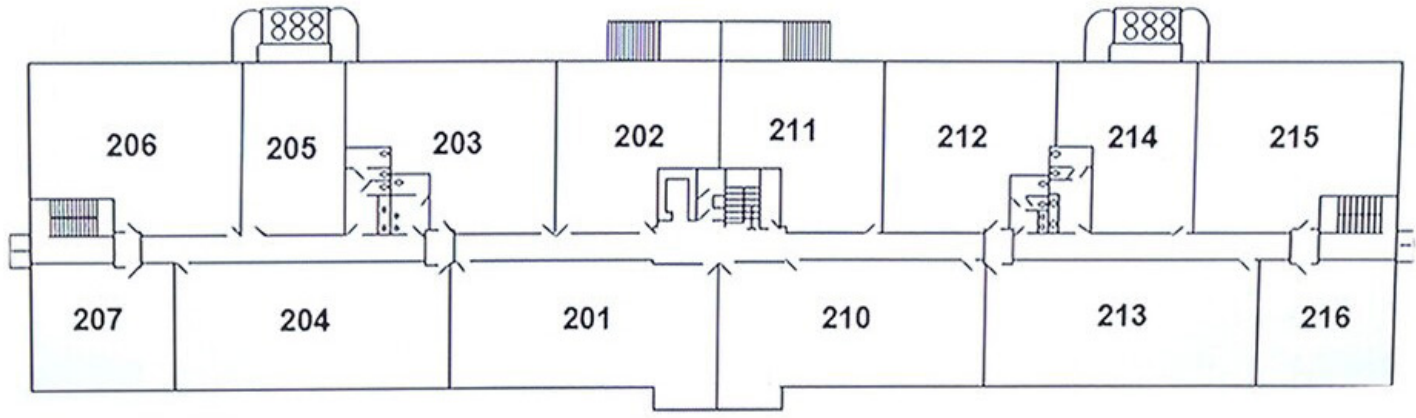
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First Floor



Second Floor



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OFFICE SUITES

FLOOR	SUITE	SF
1	102	562
1	104	581
1	116	147
1	118	440
1	119	529
1	120	509
1	150	909
1	151	147
1	154	520
1	158	182
1	167	2,144
2	205	1,230
2	206	2,288
2	207	1,278
2	210	2,646
2	211	415

Ability to furnish upon request

Suite 210



Suite 210



Suite 213



Suite 213

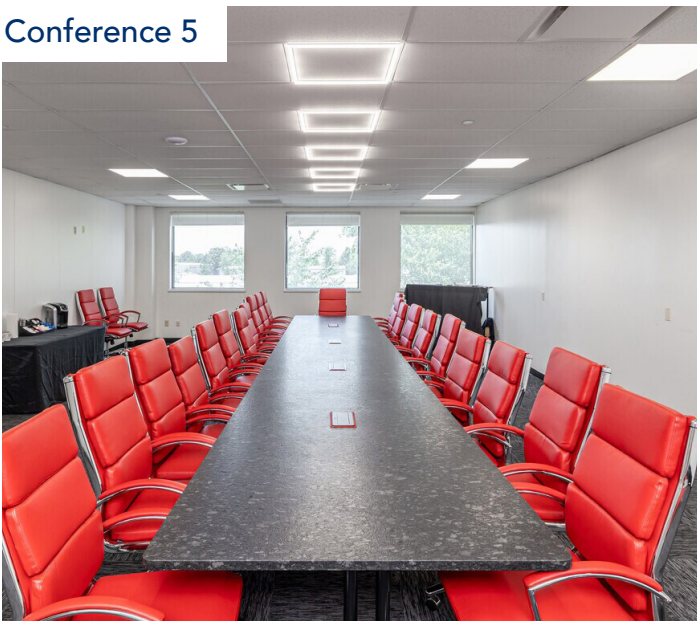
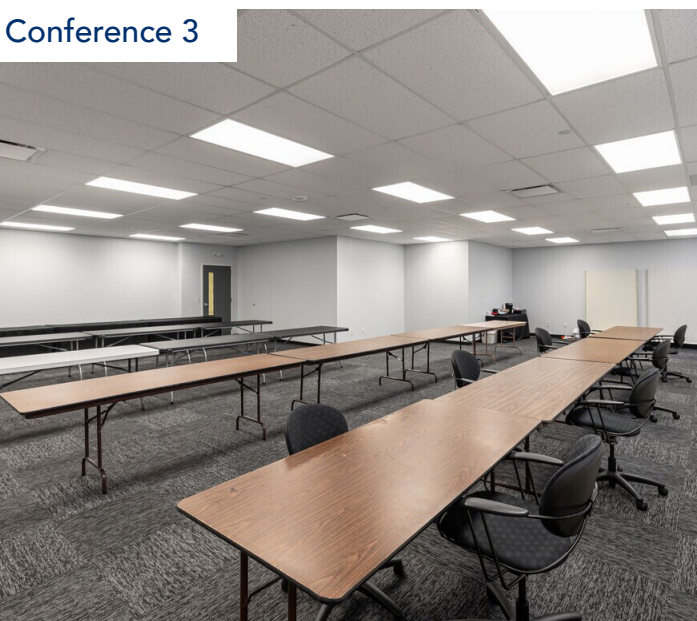


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CONFERENCE ROOMS

FLOOR	SUITE	SF	NOTES
1	Conference 1	750	Seats up to 8, classic gondola setup
1	Conference 2	557	Seats up to 10, classic gondola setup
2	Conference 3	1,876	Configuration & setup is customizable to clients preference upon request
2	Conference 4	1,865	Configuration & setup is customizable to clients preference upon request
2	Conference 5	1,843	Seats up to 24, executive board room setup



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

425 W. Capitol Avenue, Suite 300
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501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
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