



**FOR LEASE**

# **BENTONVILLE OFFICE SPACE**

## **Property Highlights**

- 7,788 ±SF Office Space Available
- Lease Rate: \$22.00/SF NNN
- Access to shared outdoor space
- Open concept with private offices, conference areas, and break room
- Less than 2 miles from I-49
- Located near SAM'S Club Headquarters and Walmart Home Office

**For more information,  
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\*information deemed reliable but not guaranteed



\*floor plan depicted is estimated and may vary from actual conditions



New STEM-Focused University

Downtown Bentonville

**Walmart**

**6,900**  
VEHICLES PER DAY

SW 8th St

8th St Gateway Park

**28,000**  
VEHICLES PER DAY

SE 14th St

**Walmart**  
Global Headquarters

David Glass  
Technology Center

Northwest Arkansas Community  
College (Master Plan)

**Walmart**  
Neighborhood Market

OSAGE  
PARK

S Walton Blvd

SE J St

**sam's club**  
Home Office

INTERSTATE  
49

**sam's club**

**88,000**  
VEHICLES PER DAY

Bentonville Municipal Airport

SE 28th St

**SUBJECT PROPERTY**

**NORTHWEST  
HEALTH**