



Blue  
Crane

# GREENWAY BUILDING

700 + 702 SE 5TH STREET

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Introducing the Greenway Building, a two-building office property perfectly positioned in the heart of downtown Bentonville along the NWA Greenway. With direct access to 8th Street Market, The Momentary, and the Arts District, the location offers an easy walk or bike ride to Bentonville Square and the city's most vibrant destinations.

The available suites are fully built out and ready for immediate move-in. Tenants enjoy shared on-site amenities including kitchens and break rooms, secure bike parking, a ping-pong and outdoor activity room, and convenient showers—making it easy to balance work, wellness, and the active Bentonville lifestyle.



# OFFERING

**Lease Rate:** \$30/SF NNN (Est. \$7/SF)

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**Square Feet:**

**Suite 40** ————— 2,419 RSF

**Property Type**

Office

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**Location:**

Downtown Bentonville

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**Tenant Improvements:**

As Is, Move-in Ready

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**Top Uses:**

Vendor Office, Startup  
Companies, Private  
Services

## FEATURES

- Located two blocks from the new Walmart Global Campus and adjacent to The Momentary
- Fully built-out units ready for immediate occupancy
- Bike-friendly building with locker rooms and showers for tenant use
- Shared tenant amenities include kitchens, secure bike parking
- Walkable to restaurants, bars, coffee shops, and downtown retail
- Situated directly on the NWA Greenway with nearby hard and soft surface bike trails



# INTERIOR PHOTOS

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The spaces feature polished concrete floors and expansive glass walls that fill the interior with natural light. Thoughtfully integrated seating areas and upper-level mezzanines maximize functionality and foster a collaborative environment ideal for team productivity.

SIZE

2,419 SF





# GET CONNECTED



**GAVIN MAGEE**

## COMMERCIAL LEASING MANAGER



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