



FOR LEASE

LAKESIDE CENTER

Property Highlights

- 12,636 ± SF available on the first floor
 - Can be demised
- Lease Rate: \$25.00/SF MG
- Landlord willing to provide TI
- On-site fitness center
- Ample parking
- Minutes from walking/biking trails
- Upgraded common areas including lobby and restrooms
- Excellent visibility/signage opportunity along I-49
- Located within 0.25 ± miles of Walmart Headquarters, David Glass Technology Center, and Sam's Club HQ

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

1ST FLOOR PLAN 1801 PHYLLIS STREET | BENTONVILLE, AR

12,636 ± SF



