



CROSSMAR INVESTMENTS LLC

ROC COMPLEX II

2600 NE 11th STREET BENTONVILLE, AR



BENTONVILLE OFFICE FOR LEASE

32,400 +/- SF AVAILABLE

**FOR MORE INFORMATION
PLEASE CONTACT:**

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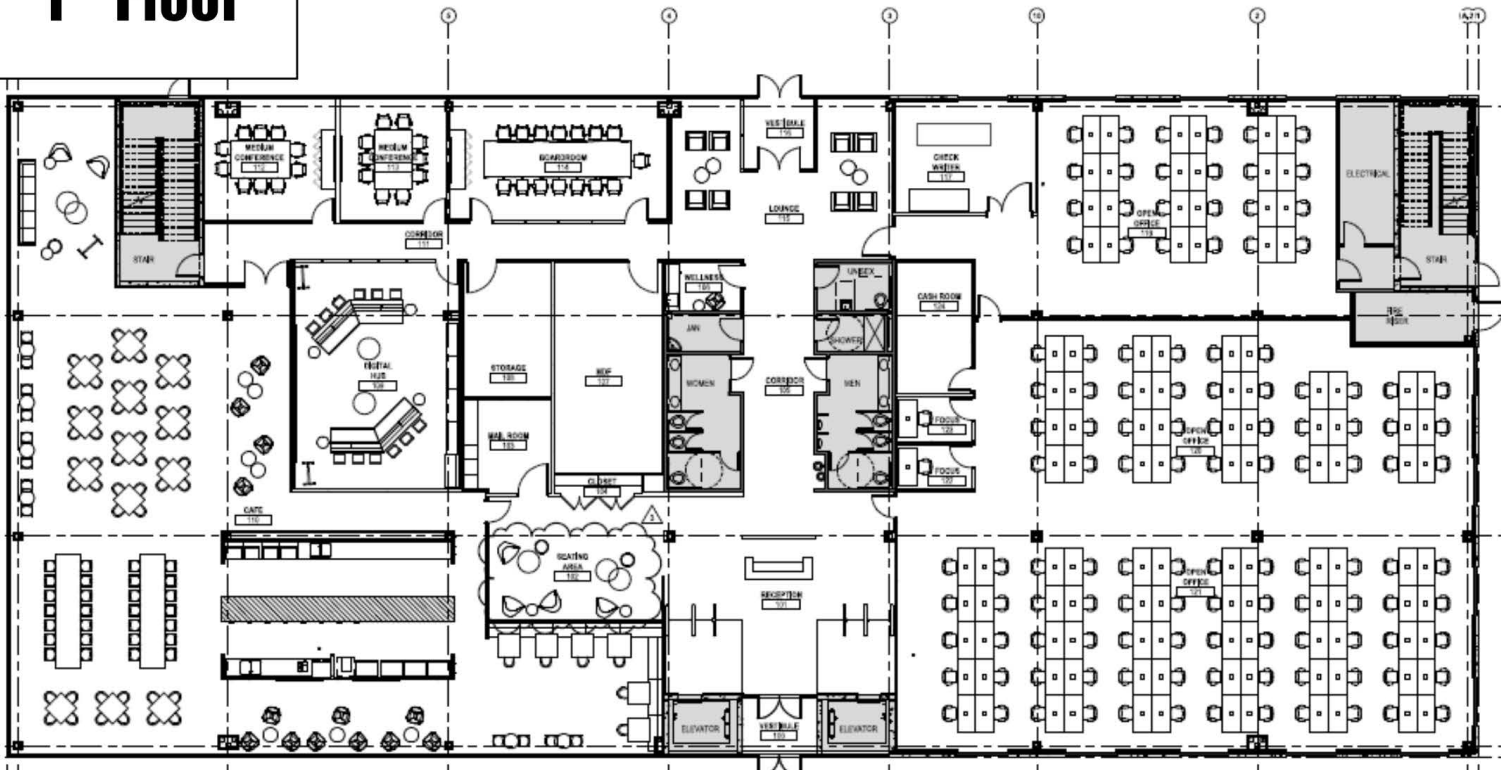




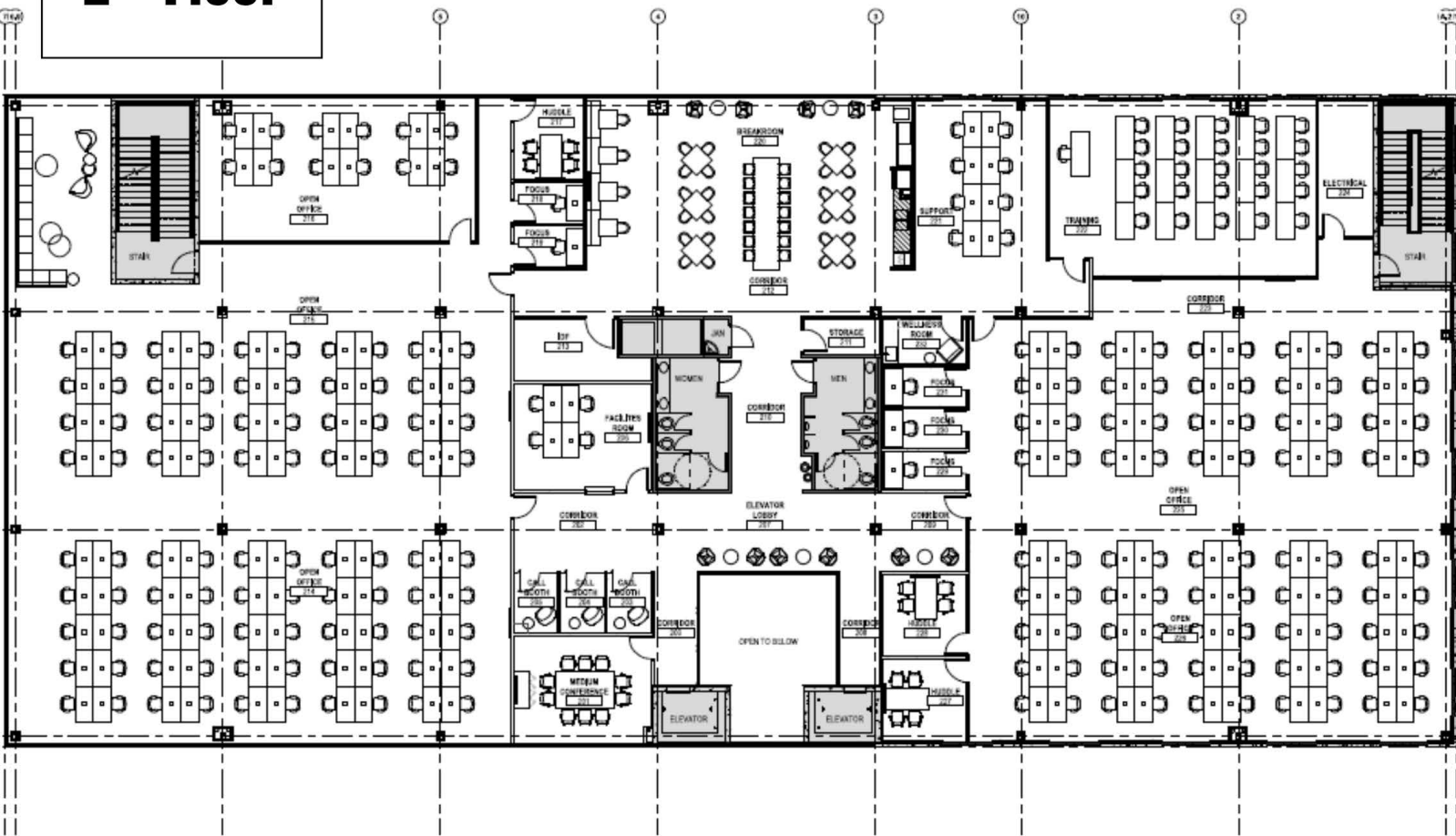
- **Class A Property Built in 2019**
- **High Ceilings and an Abundance of Natural Light**
- **5:1,000 Parking Ratio and Maximum Visibility right off By-pass**
- **Connected to Razorback Regional Greenway**
- **Two Miles from Walmart Campus, 3 Miles from Downtown Bentonville, & Right off Exit 88A**
- **Part of a Master Planned Park that Offers Mixed-Use Style Campus with amenities, Planned Residential, and High-Tech Infrastructure**



1st Floor



2nd Floor



Walmart's New Home Office—2.1 Miles
Walmart's Technology Center—2 Miles
Walmart's Current Home Office—3.8 Miles
Downtown Bentonville—3.1 Miles
Crystal Bridges—2.5 Miles
The Momentary — 3.1 Miles

Tiger BLVD
Bike Overpass



99,000
Cars/Day

CENTRAL AVE.



DOWNTOWN
BENTONVILLE

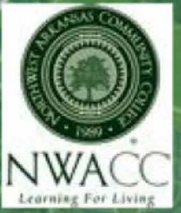


WALMART NEW
CAMPUS

WALMART
TECHNOLOGY
CENTER

WALMART HOME OFFICE

THE MOMENTARY



14th ST



FUTURE PARK PLANS

2600 NE 11th Street | Bentonville, AR

