

904 NE MCCLAIN RD, BENTONVILLE, AR | BLDG N

# OFFICE SPACE FOR LEASE

**OKSANA DEMARIS**  
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**FOCUS**  
COMMERCIAL REAL ESTATE

**BUTCH GURGANUS**  
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5512 W WALSH LN, SUITE 201, ROGERS, AR | 479.254.7000 | FOCUSCREGROUP.COM

## LEASE OVERVIEW

**AVAILABLE:** 10,605 SF

**RENTAL RATE:** \$24.00 PSF

**LEASE TYPE:** FULL SERVICE

## SITE HIGHLIGHTS

### PRIME BENTONVILLE LOCATION

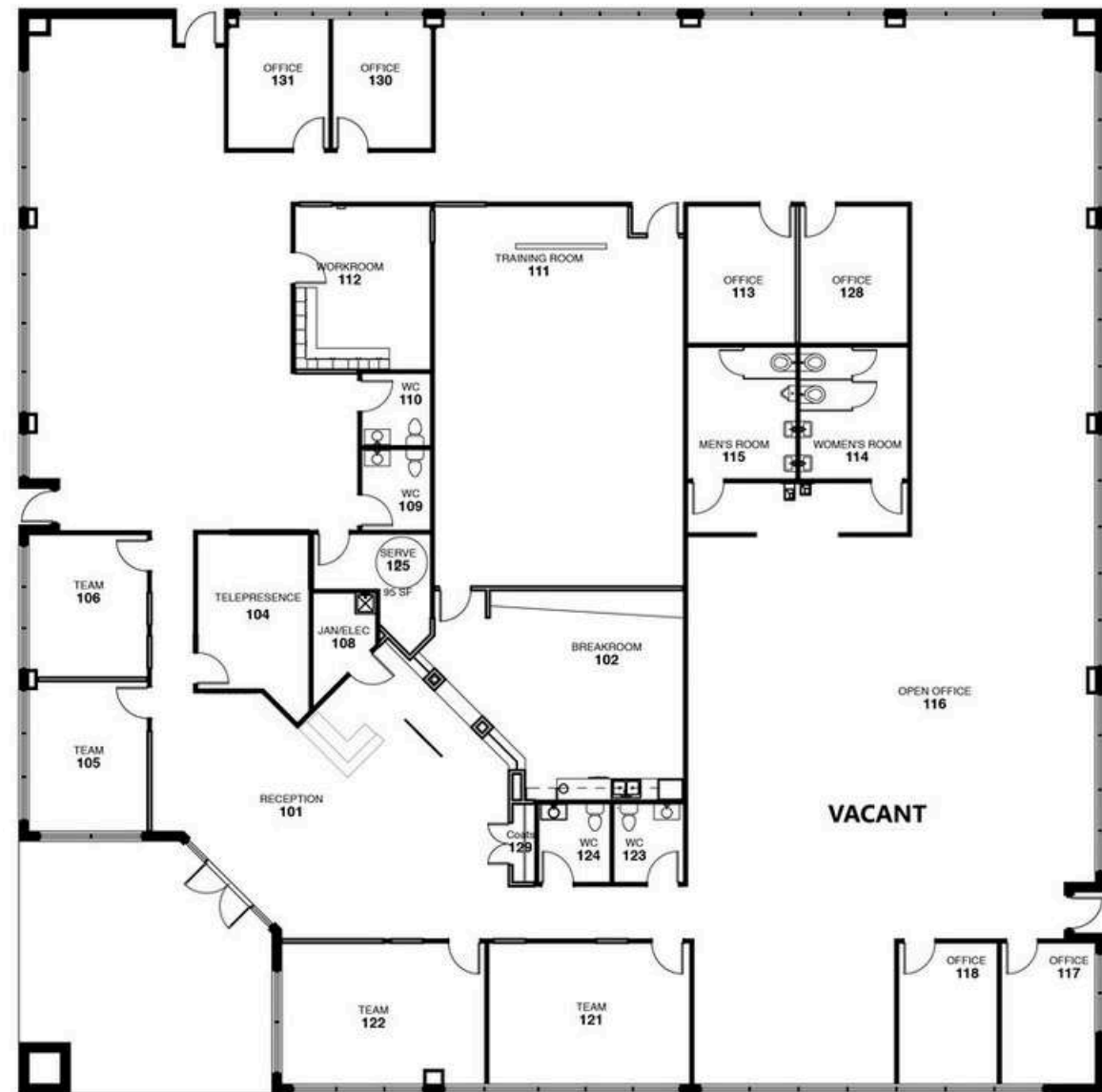
- DIRECTLY OFF INTERSTATE 49 WITH HIGH VISIBILITY & EASY ACCESS.
- ONLY 2 MILES FROM THE NEW WALMART HOME OFFICE CAMPUS.

### CUSTOM FINISHES

- CUSTOMIZE YOUR SPACE AT THE ON-SITE DESIGN CENTER: CHOOSE YOUR OWN FLOORING, PAINT COLORS, COUNTERTOPS, & CEILING GRID.

### OFFICE PARK AMENITIES

- TRAILHEAD AND WALKING PATHS
- 24/7 FITNESS CENTER
- STEPPING STONES CHILDREN'S ACADEMY (ON-SITE DAYCARE)
- RIVER GRILL (ONSITE DINING)
- LOCAL SUMMER FOOD TRUCKS



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AERIAL VIEW



Walmart \* CAMPUS

COURTYARD  
BY MARRIOTT

RiverGrille

Stepping Stone

SITE

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AERIAL VIEW

Walmart  CAMPUS

DOWNTOWN BENTONVILLE

49  
SITE

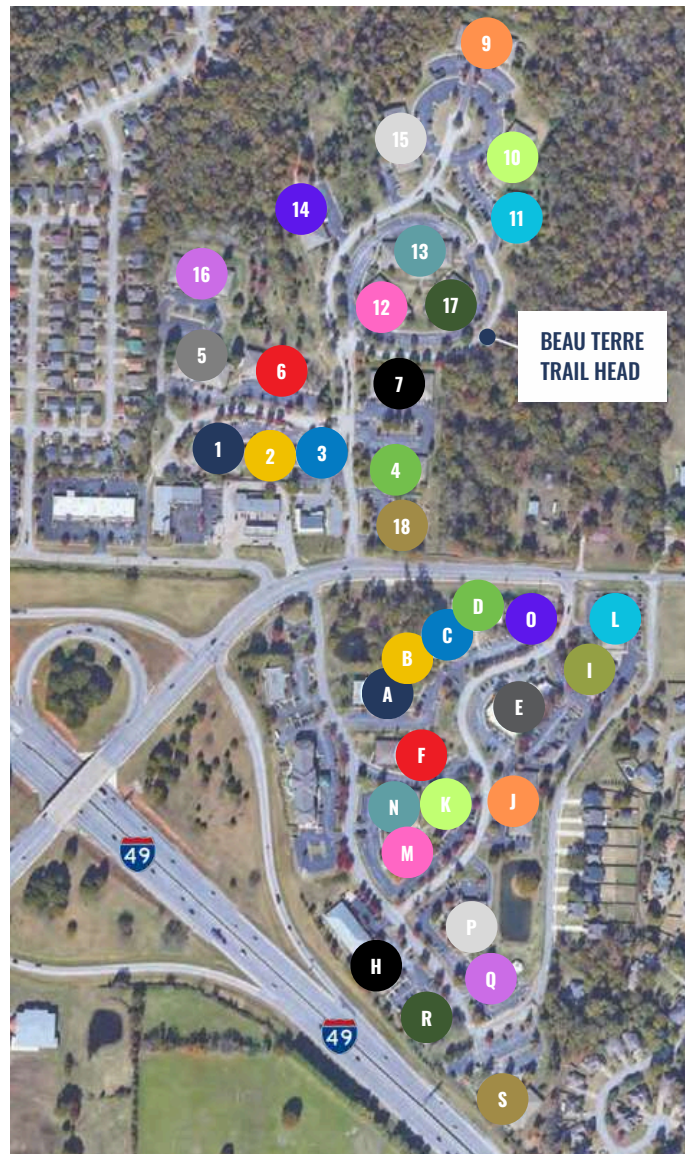


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| BUILDING | ADDRESS                 | BUILDING | ADDRESS               |
|----------|-------------------------|----------|-----------------------|
| 1        | 3200 NE RED HAWK DR.    | A        | 1002 NE MCCLAIN ROAD  |
| 2        | 3202 NE RED HAWK DR.    | B        | 1003 BEAU TERRE DRIVE |
| 3        | 1103 NE MCCLAIN ROAD    | C        | 1005 BEAU TERRE DRIVE |
| 4        | 1200 NE MCCLAIN ROAD    | D        | 1007 BEAU TERRE DRIVE |
| 5        | 3201 NE RED HAWK DR.    | E        | 1004 BEAU TERRE DRIVE |
| 6        | 3203 NE RED HAWK DR.    | F        | 1000 MCCLAIN ROAD     |
| 7        | 1202 NE MCCLAIN ROAD    | H        | 901 MCCLAIN ROAD      |
|          |                         | I        | 1006 BEAU TERRE DRIVE |
| 9        | 1404 NE MCCLAIN RD      | J        | 902 BEAU TERRE DRIVE  |
| 10       | 1400 NE MCCLAIN RD      | K        | 903 BEAU TERRE DRIVE  |
| 11       | 1306 NE COURTYARD LOOP  | L        | 1008 BEAU TERRE DRIVE |
| 12       | 1304 NE MCCLAIN ROAD    | M        | 906 MCCLAIN ROAD      |
| 13       | 1308 NE MCCLAIN RD      | N        | 904 MCCLAIN ROAD      |
| 14       | 1305 NE MCCLAIN ROAD    | O        | 1009 BEAU TERRE DRIVE |
| 15       | 1401 NE MCCLAIN RD      | P        | 902 MCCLAIN ROAD      |
| 16       | 1202 NE LEFT BANK DRIVE | Q        | 900 MCCLAIN ROAD      |
| 17       | 1301 NE COURTYARD LOOP  | R        | 903 MCCLAIN ROAD      |
| 18       | 1100 NE MCCLAIN RD      | S        | 805 MCCLAIN ROAD      |



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### ON SITE AMENITIES

- BEAU TERRE TRAILHEAD
- 24/7 FITNESS CENTER
- STEPPING STONES CHILDREN'S DAYCARE
- RIVER GRILLE (RESTAURANT)
- DESIGN CENTER
- ATM

### BEAU TERRE DESIGN CENTER

CUSTOMIZE YOUR OFFICE WITH EASE AT THE ON-SITE BEAU TERRE DESIGN CENTER. GRAB A COFFEE, EXPLORE FINISH OPTIONS, AND USE OUR SOFTWARE TO PREVIEW FLOORING, PAINT, COUNTERTOPS, AND CEILING GRIDS—MAKING DESIGN DECISIONS SIMPLE AND STRESS-FREE.

### EVENTS

- LOCAL SUMMER FOOD TRUCKS
- ANNUAL BBQ
- ANNUAL CORNHOLE TOURNAMENT

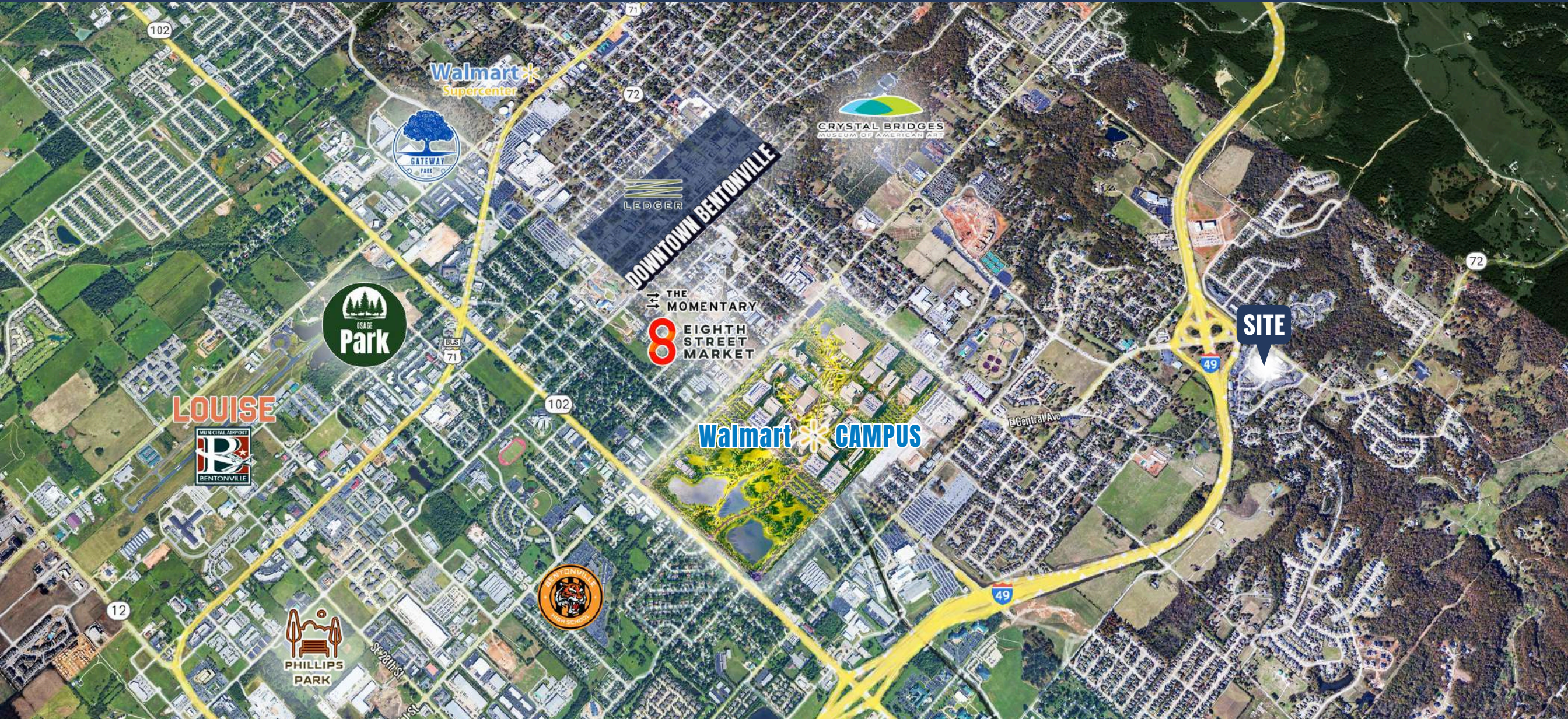
### BEAU TERRE OFFICE PARK VIDEO



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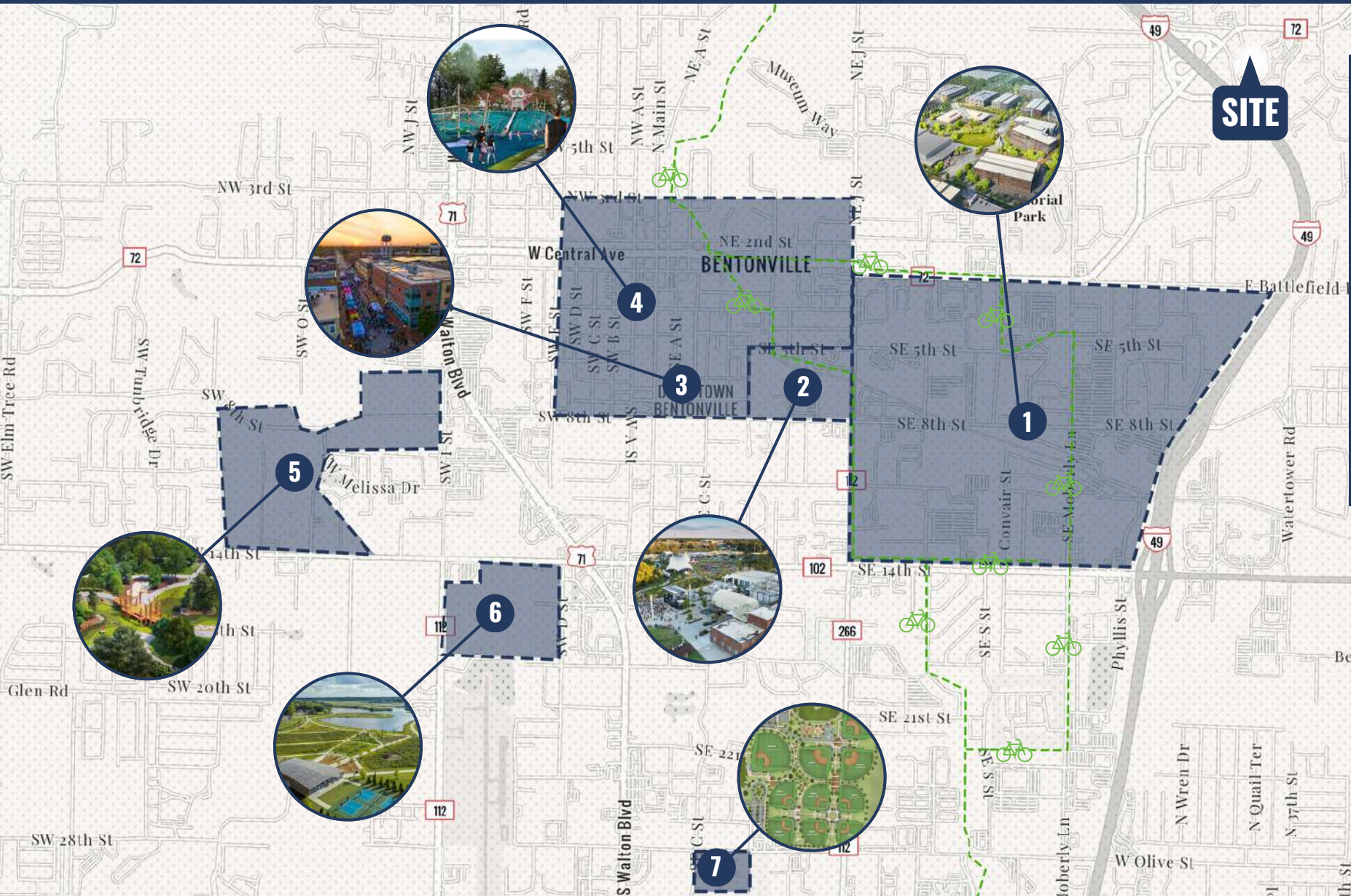
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**SITE**

### 1 WALMART CAMPUS

The new Walmart campus in Bentonville, AR, spans 350 acres and is set to bring 14,000+ employees to the area. This major development boosts demand for nearby properties, creating strong growth potential for retail, office, and residential investments.

### 2 8TH STREET MARKET

8th Street Market is a lively hub for local food, art, and culture, featuring artisan eateries, craft breweries, and unique shops. Home to the Brightwater culinary school and community events, it offers an authentic taste of Northwest Arkansas's creative spirit in a trendy, industrial setting.

### 3 DOWNTOWN BENTONVILLE

Downtown Bentonville, AR, has transformed into a vibrant destination, blending historic charm with modern amenities. Anchored by the Walmart Museum and Crystal Bridges, the area is a hub for art, dining, and business, drawing locals and visitors alike. With Walmart's campus expansion and ongoing investment in public spaces, it's primed for mixed-use, residential, and commercial growth, making it a top choice for investors in NWA.

### 4 QUILT OF PARKS

The Quilt of Parks is new, major project in downtown Bentonville, connecting six downtown parks through the A Street Promenade, a pedestrian-friendly corridor. It will create linked green spaces, plazas, and gardens, enhancing the flow of public events and improving downtown's walkability. The project, funded by local foundations, will be completed in phases by 2025, aiming to create a more vibrant, accessible downtown for residents and visitors.

### 5 GATEWAY PARK

The Gateway Park development in Bentonville will create a welcoming space with green areas, multi-use trails, sports facilities, and family-friendly zones. Positioned as a key entry point to the city, this project blends nature with modern amenities, enhancing community access to outdoor activities and connecting Bentonville's broader parks and trails network.

### 6 OSAGE PARK

Osage Park is a newly opened, vibrant outdoor space designed for recreation and connection with nature. Featuring scenic trails, open green areas, a lake for kayaking, and spaces for family gatherings, the park offers diverse activities for all ages.

### 7 PHILLIPS PARK RENOVATION

The Phillips Park renovation in Bentonville, is transforming the park with upgraded sports facilities, enhanced playgrounds, improved picnic areas, and new walking and biking paths. Designed for all ages, the renovation aims to create a modern, inclusive space for recreation and community gatherings.

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# LOCATION CONVENIENCE



BENTONVILLE SQUARE | BENTONVILLE

2.6  
MILES



WALMART CAMPUS | BENTONVILLE

2.0  
MILES



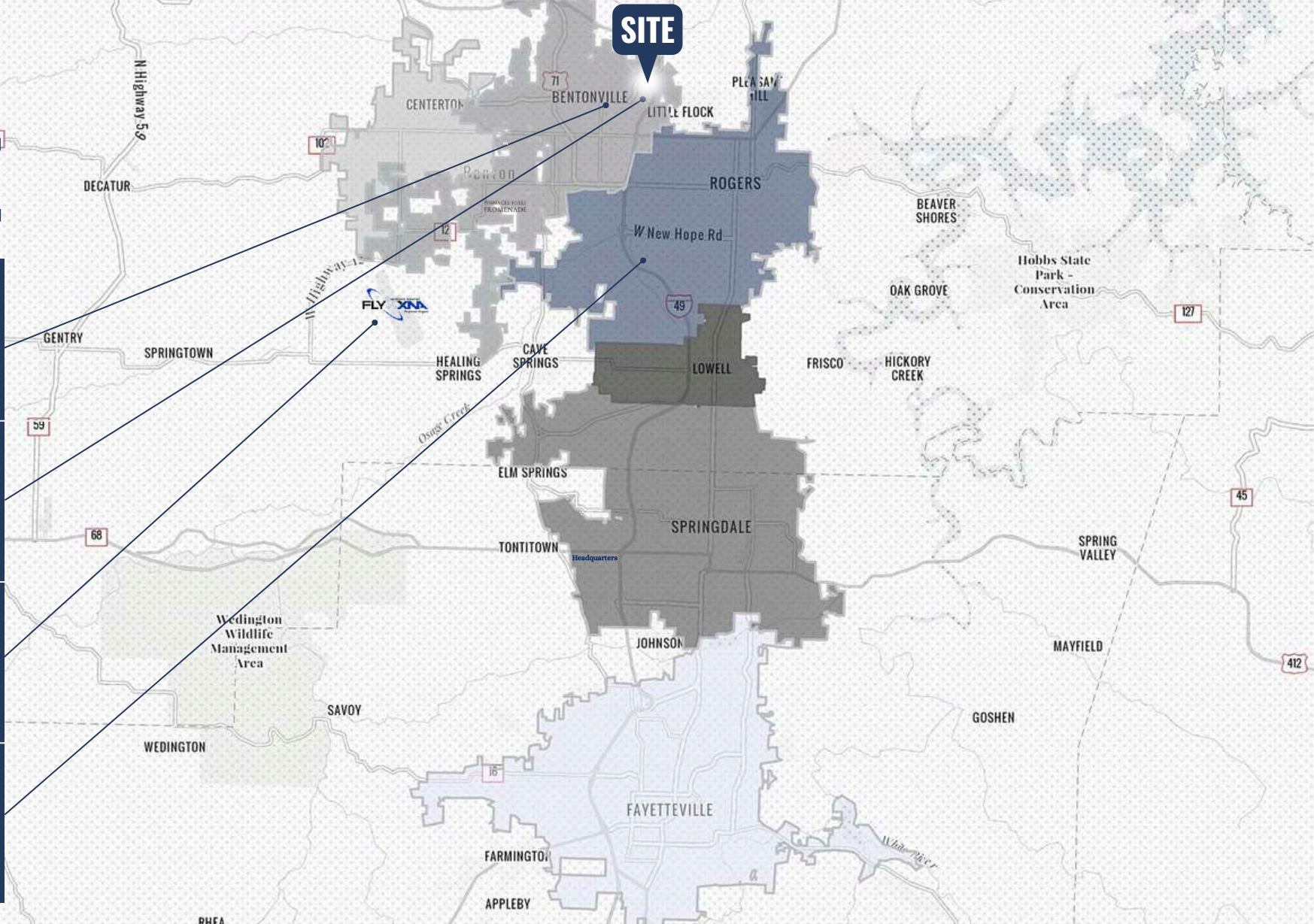
XNA AIRPORT | BENTONVILLE

16  
MILES



PINNACLE HILLS | ROGERS

6.5  
MILES



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**Walmart** built a new 350 acre home office accommodating 18–19,000 employees and with a cost of over \$1-Billion. The retail giant extended its streak at No. 1 on the Fortune 500 for a 10th consecutive year, bringing in more than \$570 billion in revenue.



The **Sam's Club** Office, located in Bentonville, Arkansas, is a vital component of the local economy, supporting thousands of employees and reinforcing Bentonville's reputation as a major hub for retail and corporate innovation. As a Fortune 500 giant with billions in revenue, it enhances Bentonville's economic and social fabric, spurring community growth and employment.



The **University of Arkansas** has achieved record enrollment numbers, 30,936 for the 2022-2023 academic year is, marking an 8.3% increase over the last academic year. The U of A is an employer of over 10,000 staff.

**SITE**



**Crystal Bridges** Museum of American Art in Bentonville, Arkansas, has become a cultural cornerstone, attracting visitors globally and boosting local tourism and economic development. Its presence has enriched the community by offering educational programs and enhancing Bentonville's status as a premier destination for art and natural beauty.



**J.B. Hunt** is a logistics company focused on technology, located in NWA. Its workforce has grown to 37,151 in 2022, a 12.43% increase from 2021. The company ranked 311 on the Fortune 500, up from its 2021 position.



**Tyson Foods** has relocated all of its corporate employees to Northwest Arkansas and is planning to construct a new campus in the region. As of 2022, Tyson has maintained its position as the top-ranked company on Fortune magazine's list of the World's Most Admired Companies in the Food Production category for the seventh year in a row.

# REGIONAL EMPLOYERS

A number of Fortune 500 companies call NWA home

Northwest Arkansas has a strong job market with seven times the U.S. average of headquarters and management employees in its workforce. The area is home to over 1,400 Walmart suppliers and neighboring headquarters like J.B. Hunt, Tyson Foods, George's Poultry and Simmons. Five Arkansas companies have been named to the Fortune 500 list for 2022 including Walmart, Tyson Foods, Murphy USA, J.B. Hunt Transport Services, and Dillard's.

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**WE FOCUS ON REAL RESULTS FOR OUR CLIENTS**

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