

PREMIER OFFICE. PRIME VISIBILITY.



FOR SALE OR FOR LEASE

3103 SE MOBERLY LANE, BENTONVILLE, ARKANSAS

MORE INFORMATION

Kim Minor
REMAX Real Estate Results
479.640.3489
kminor@remax.net





SALE-LEASE OVERVIEW

3103 SE MOBERLY LANE, BENTONVILLE, AR

TOTAL BUILDING SF: 9,584

LIST PRICE: \$5,000,000

LEASE RATE: \$40 NNN

LEASE TERM: 10+

TIA: \$150,000

NUMBER OF OFFICES: 37

PARKING SPACES: 70

PROPERTY HIGHLIGHTS

- TWO-STORY OFFICE WITH FLEXIBLE LAYOUT
- PRIVATE OFFICES AND CONFERENCE ROOMS
- TRAINING ROOM WITH PROJECTION
- ELEVATOR PLUS DUAL STAIRWELLS
- RESTROOMS ON BOTH LEVELS
- LARGE KITCHEN AND BREAK AREA
- CENTRAL AUDIO SYSTEM

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BENTONVILLE-ROGERS BUSINESS CORRIDOR



A LANDMARK OFFICE PRESENCE
ALONG I-49, CENTRALLY POSITIONED
BETWEEN BENTONVILLE AND ROGERS



REGIONAL PROXIMITY MAP

**A SAM'S CLUB
HOME OFFICE**

.7 MILES

**B NORTHWEST
MEDICAL CENTER**

.9 MILES

C NWACC

2 MILES

**D SAM'S CLUB
HOME OFFICE**

2.2 MILES

**E WALMART
HOME OFFICE**

3.1 MILES



SURROUNDING REGIONAL ANCHORS

MERCY HOSPITAL NORTHWEST AR ~ 2.8 MILES

CRYSTAL BRIDGES ~ 3.6 MILES

ALICE L. WALTON SCHOOL OF MEDICINE ~ 3.8 MILES

DOWNTOWN BENTONVILLE ~ 3.7 MILES

DOWNTOWN ROGERS ~ 4.4 MILES

J.B HUNT CORPORATE CAMPUS ~ 7.7 MILES

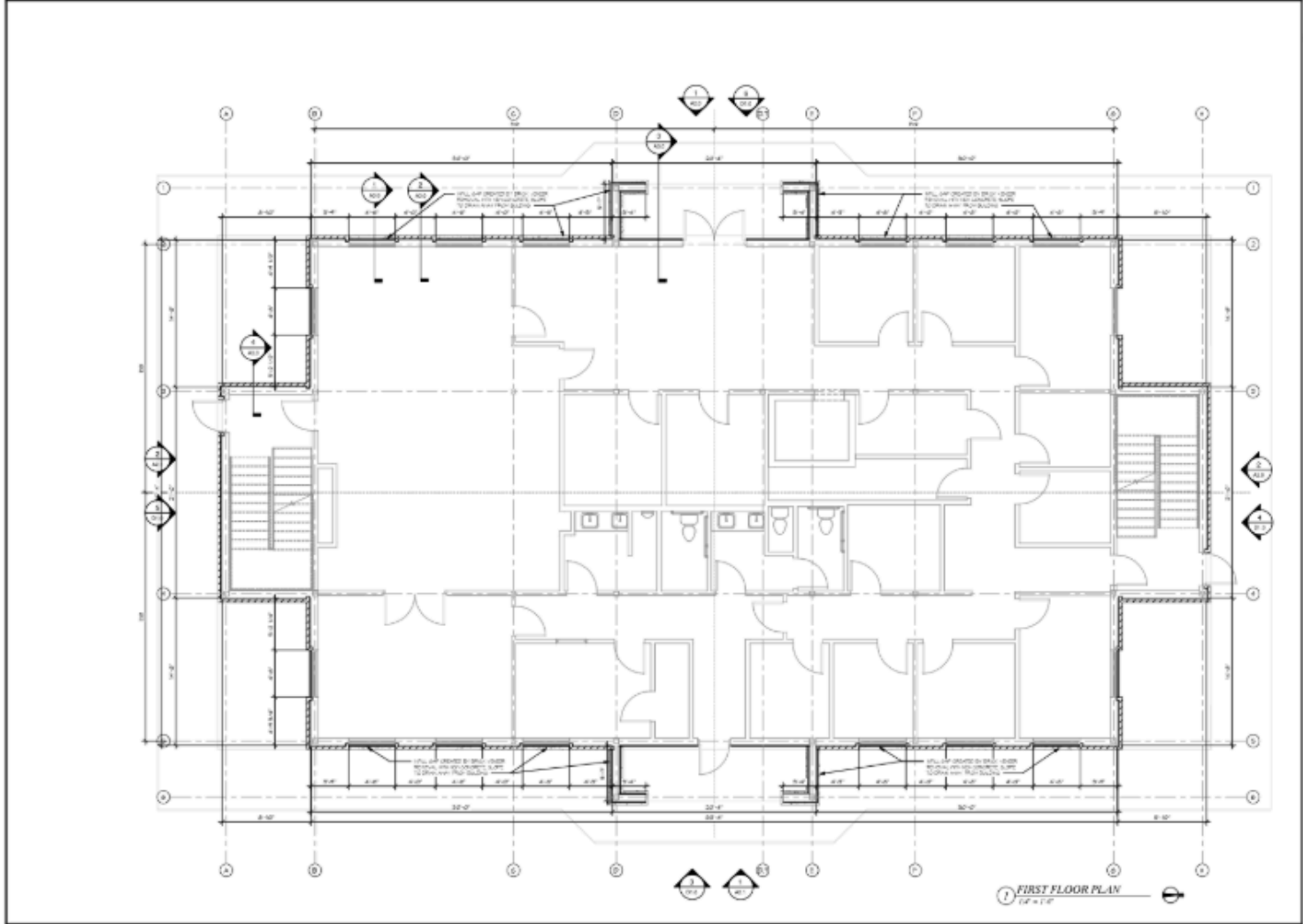
TYSON FOODS WORLD HEADQUARTERS ~ 16.8 MILES

UNIVERSITY OF ARKANSAS ~ 23.3

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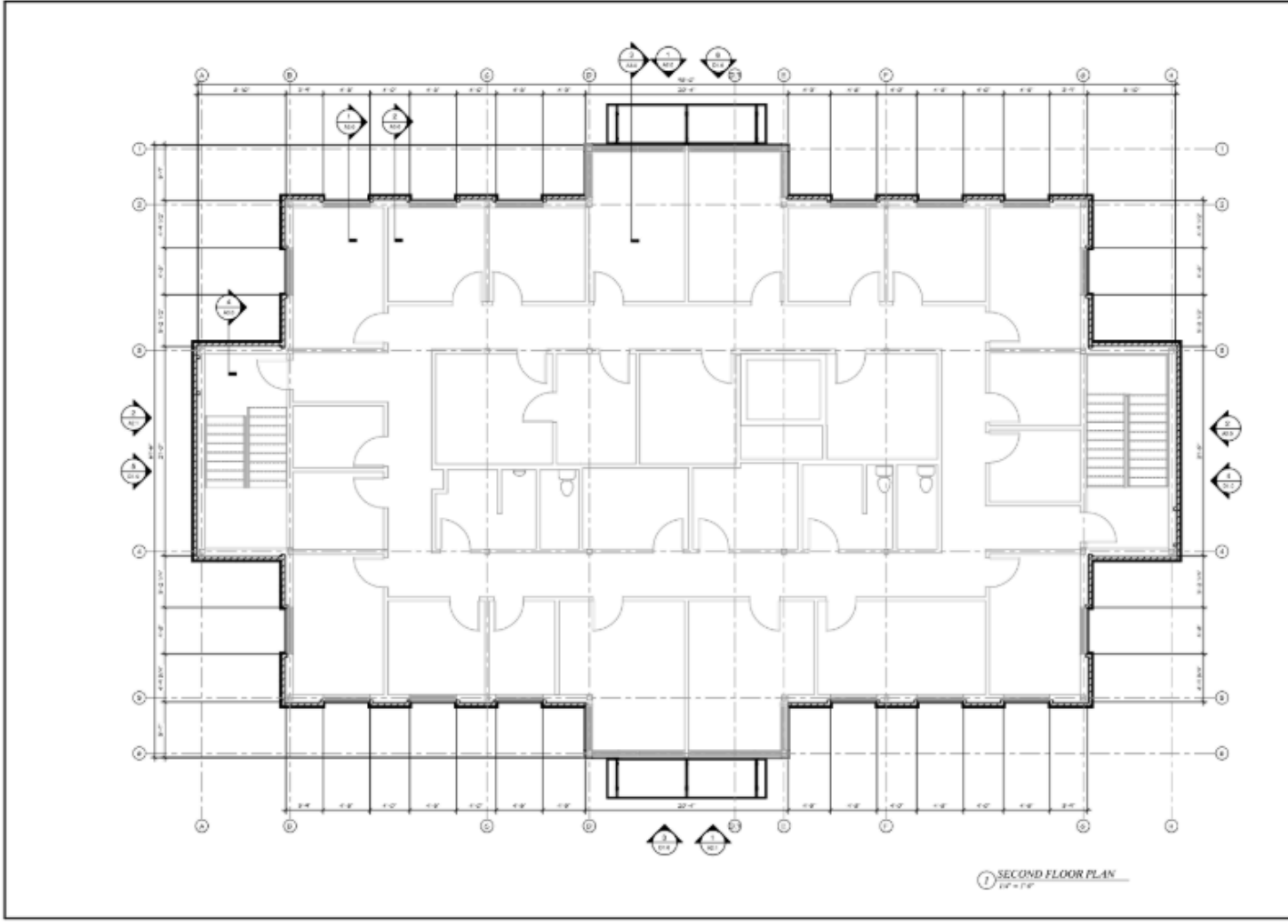
3103 SE MOBERLY LANE
BENTONVILLE, AR





FLOOR 1





**Burris
Architecture**
300 West Main Street, Suite 4, Bentonville, AR 72712
479-313-9548

MOBERLY REFACE
3103 MOBERLY LN
BENTONVILLE, AR

DATE: 08/24/21
DRAWN: [Name]
CHECKED: [Name]
REVISION:

A1.1
SECOND FLOOR PLAN

FLOOR 2



3103 SE MOBERLY LANE BENTONVILLE, AR



A PREMIER OFFICE ADDRESS AT THE CENTER
OF NWA'S CORPORATE AND CULTURAL CORE





KIM MINOR
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