



FOR LEASE

LAKESIDE CENTER

Property Highlights

- Lease Rate: \$23.00/SF MG
- 6,482 ± SF available on the second floor
 - Can be demised
- Landlord willing to provide TI
- Patios on north and south ends of building providing direct access to suites
- 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 contact:

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*information deemed reliable but not guaranteed

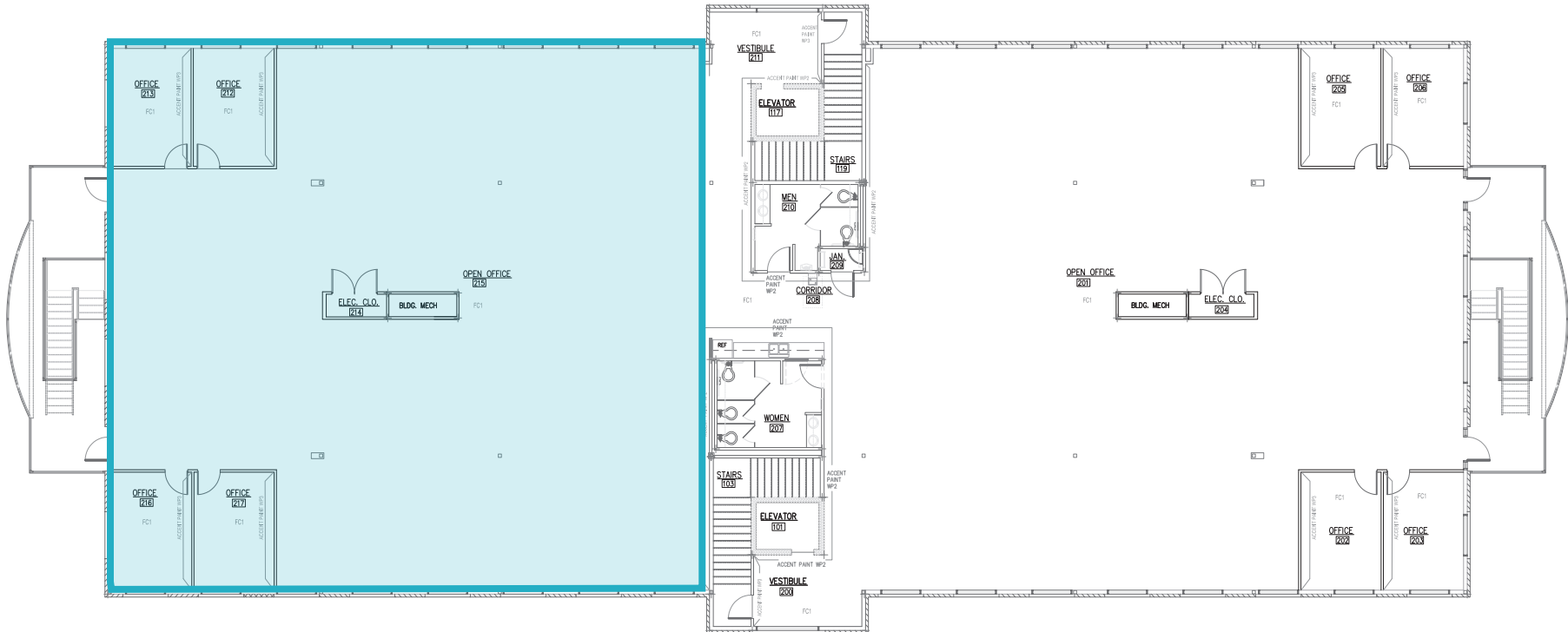
INTERIOR PHOTOS 1801 PHYLLIS STREET | BENTONVILLE, AR

CUSHMAN & WAKEFIELD

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SUITE 203 6,482 ± SF



1 REMODEL PLAN - 2ND FLOOR
SCALE: 1/8"=1'-0"



