



215 NW "A" STREET
BENTONVILLE, AR

FOR LEASE

Midtown Lane

OFFICE OFFERING

215 NW A STREET | BENTONVILLE, AR

OFFICE LEASE RATE: \$43/SF Gross - 4th Floor Shell

AVAILABLE SPACES: ~~2nd Floor - 7,721 RSF available~~ **< LEASED**
4th Floor - 23,204 +/- RSF available (divisible)
~~5th Floor - 7,270 RSF available (divisible)~~ **< LEASED**

TI OFFERED: \$100/SF - 4th and 5th Floors

YEAR COMPLETED: 2024

PARKING: Skyway Accessible Parking Deck

FEATURES

- Bentonville's most exclusive office address. True Class "A" fit and finish.
- Located directly off the Bentonville Square with restaurants, shops, and MTB trails just steps away.
- Secured parking in adjacent parking deck
- Fully secured access to each floor via keyfob
- Every suite has potential for outdoor patio space.
- World class building with a small town community energy



RETAIL OFFERING

215 NW A STREET | BENTONVILLE, AR

RETAIL LEASE RATE:	\$25/SF NNN (estimated at \$7.44/SF)
AVAILABLE SPACES:	FULLY LEASED
PROPERTY TYPE:	Ground Floor Retail & Restaurant
YEAR COMPLETED:	2024
PARKING:	Parking deck and On-Street
TI OFFERED	\$100/SF on 5 year term

FEATURES

- Downtown Bentonville's newest mixed use offering.
- Highly convenient and walkable location ensures consistent foot traffic
- Ground floor store fronts facing "A" Street and along breezway.
- Beautiful floor to ceiling storefront windows for retail displays
- Competitive lease rates and generous TI allowance offered.





OFFERING

215 NW A STREET | BENTONVILLE, AR

Midtown Lane

Welcome to Midtown Lane, Bentonville's premier mixed-use building in the heart of downtown. This 175,000 SF property offers a true class "A" experience, evident in its bold architecture, high-end finishes, and inviting common areas. Purpose-built to complement the vibrant energy of downtown Bentonville, Midtown Lane features ground-floor retail spaces with patios and upper-floor office spaces with balconies, seamlessly blending indoor comfort with outdoor enjoyment.

Surrounded by walkable restaurants, shops, and amenities, Midtown Lane is the ideal location for both retail and office use, combining world-class design with small-town charm. The property provides a professional environment where businesses can thrive, foster collaboration, and engage with the community at the highest level.

Designed to support the revitalization and growth of Bentonville, Midtown Lane was purpose-built to create an elevated experience for its tenants and guests that can be felt the moment you walk on-site. This goal is achieved by offering spaces that encourage community interaction and reflect the ongoing transformation of downtown Bentonville.



Midtown Lane

**GROUND FLOOR
RETAIL**

215 NW A STREET | BENTONVILLE, AR

1
FLOOR

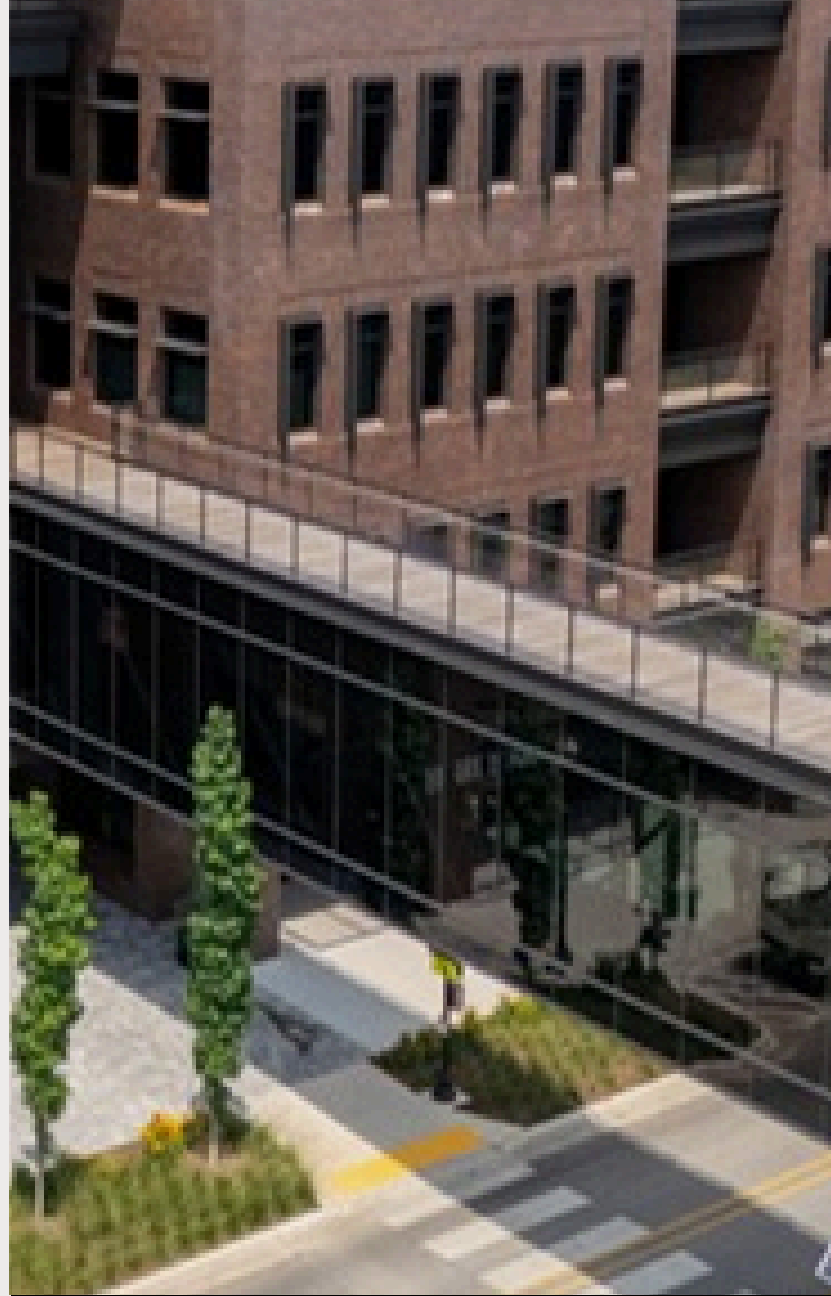


Midtown Lane

OFFICE

215 NW A STREET | BENTONVILLE, AR

FLOOR **4**



LEVEL 4 FLOORPLAN

215 NW A STREET | BENTONVILLE, AR

Midtown Lane



- TENANT 1: 5,762 RSF
- TENANT 2: 6,646 RSF
- TENANT 3: 4,037 RSF ◀ **LEASED**
- TENANT 4: 8,123 RSF
- TENANT 5: 1,872 RSF
- PUBLIC: 4,261 SF

FLOOR **4**



Midtown Lane

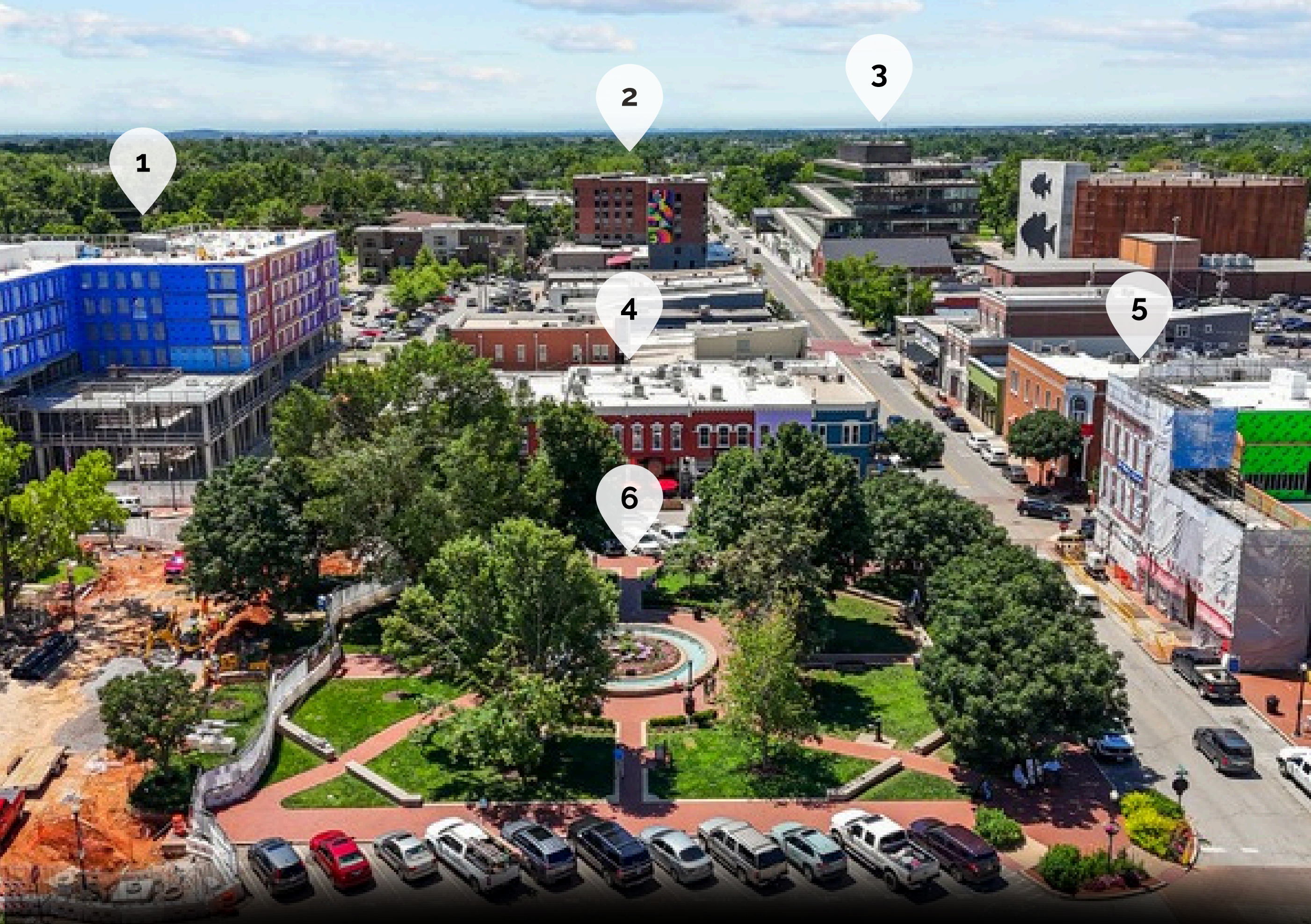
OFFICE

215 NW A STREET | BENTONVILLE, AR

FULLY LEASED

FLOOR **5**





AERIAL VIEW

LOOKING SOUTH

- 1** NEW BOUTIQUE HOTEL - PRIVATE LABEL - MID 2025
- 2** MOTTO BY HILTON
- 3** THE LEDGER - WORLD'S FIRST BIKABLE CO-WORKING BUILDING
- 4** DOWNTOWN SHOPS AND RESTUARANTS
- 5** WALMART MUSEUM/DOWNTOWN SHOPS AND RESTUARANTS
- 6** BENTONVILLE SQUARE





AERIAL VIEW

LOOKING NORTH

- 1** SUBJECT PROPERTY - MIDTOWN LANE
- 2** ONYX COFFEE LABS
- 3** DOWNTOWN SHOPS AND RESTAURANTS
- 4** 21-C BOUTIQUE HOTEL
- 5** COMPTON GARDENS - ACCESS TO MTB TRAILS AND CRYSTAL BRIDGES TRAILS
- 6** CRYSTAL BRIDGES MUSEUM OF AMERICAN ART





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Midtown Lane



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