

PRIME COMMERCIAL OFFICE SPACES FOR LEASE



OAK TRACE - EXECUTIVE AND MEDICAL OFFICE PARK

901 SE 28th St, Bentonville, AR 72712



PROPERTY DESCRIPTION

Turn key office space - all utilities on when tenant moves in, landlord pays directly. All a tenant has to do is bring in their own belongings, and turn on their own internet and phone. Electric, gas, water, landscaping, dumpsters, parking lots, HVAC units, are all paid for and cared for by the landlord and property management. This office park is in very nice condition and well-kept. The office park is affordable and flexible, offering many different sizes of space for lease. There is ample parking on site, and ample opportunity for tenants to have signage both on marquee's and on the buildings and doors into the suites. Each suite is equipped with at least one private bathroom. This office park is in the heart of Bentonville just 5 minutes from Downtown Bentonville or the new Walmart Home Office. 15 minutes to the XNA airport.

PROPERTY HIGHLIGHTS

- \$80/1,000 SF Monthly Utility Fee
- Diverse set of Office Tenants: Medical, Vendors, Suppliers, and Contractors Alike
- At Least 1 Private Bathroom in Each Suite
- Signage Opportunity on the Marquee's and Buildings/Doors

OFFERING SUMMARY

| | |
|----------------------------|-------------------------|
| Lease Rate: | \$24 - 27 SF/yr (Gross) |
| Number of Units Available: | 3 |
| Available SF: | 600 - 1,300 SF |

| SPACES | LEASE RATE | SPACE SIZE |
|-----------------------|---------------|------------|
| 901 SE 28th St Unit 1 | \$27.00 SF/yr | 600 SF |
| 903 SE 28th Suite 7 | \$24.00 SF/yr | 1,300 SF |
| 2701 SE G St Unit 5 | \$24.50 SF/yr | 1,035 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,709 | 13,196 | 30,314 |
| Total Population | 4,105 | 34,647 | 80,766 |
| Average HH Income | \$52,735 | \$69,634 | \$72,622 |

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SALMONSEN GROUP

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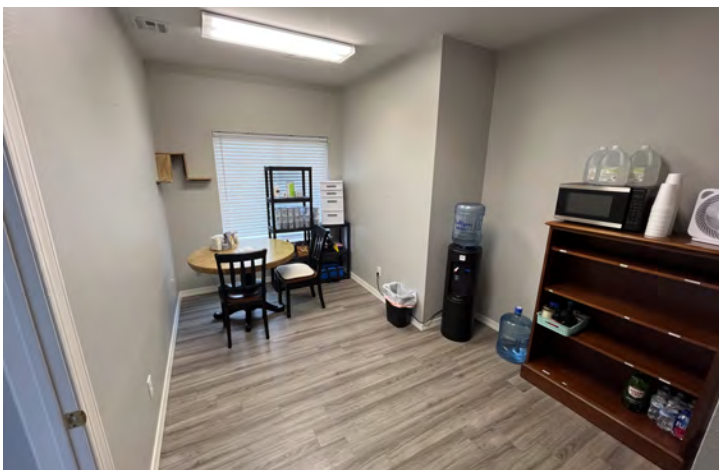
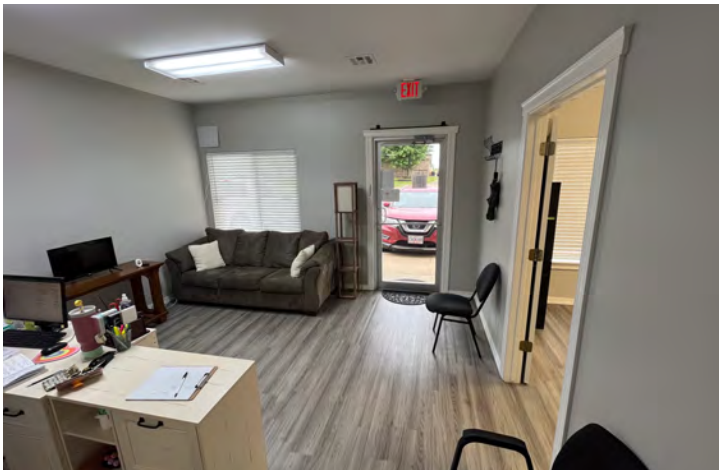
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901 SE 28TH SUITE 1 PHOTOS

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901 SE 28TH SUITE 1 FLOORPLAN

901 SE 28th St, Bentonville, AR 72712



901 SE 28th St Suite 1: +/- 600 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

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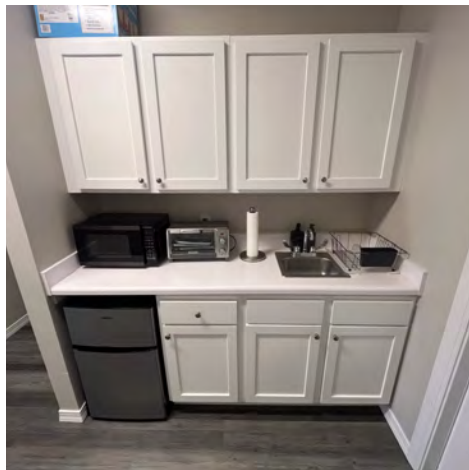
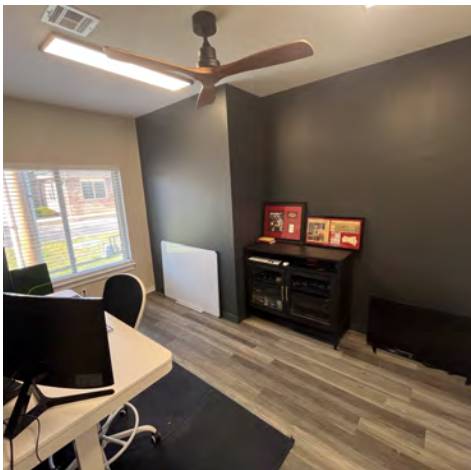
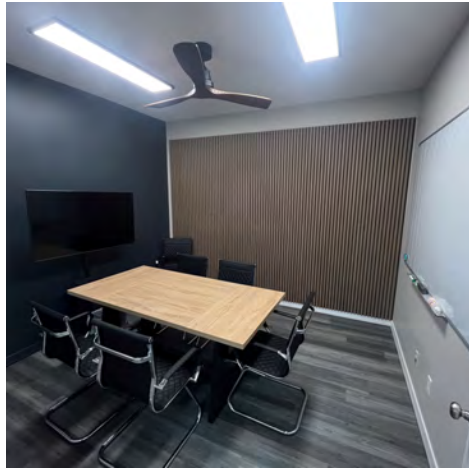
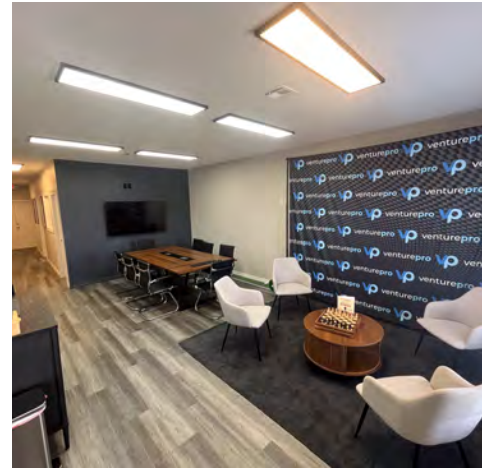
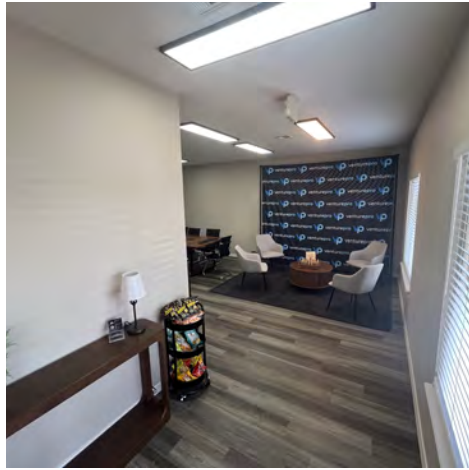
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903 SE 28TH SUITE 7 PHOTOS

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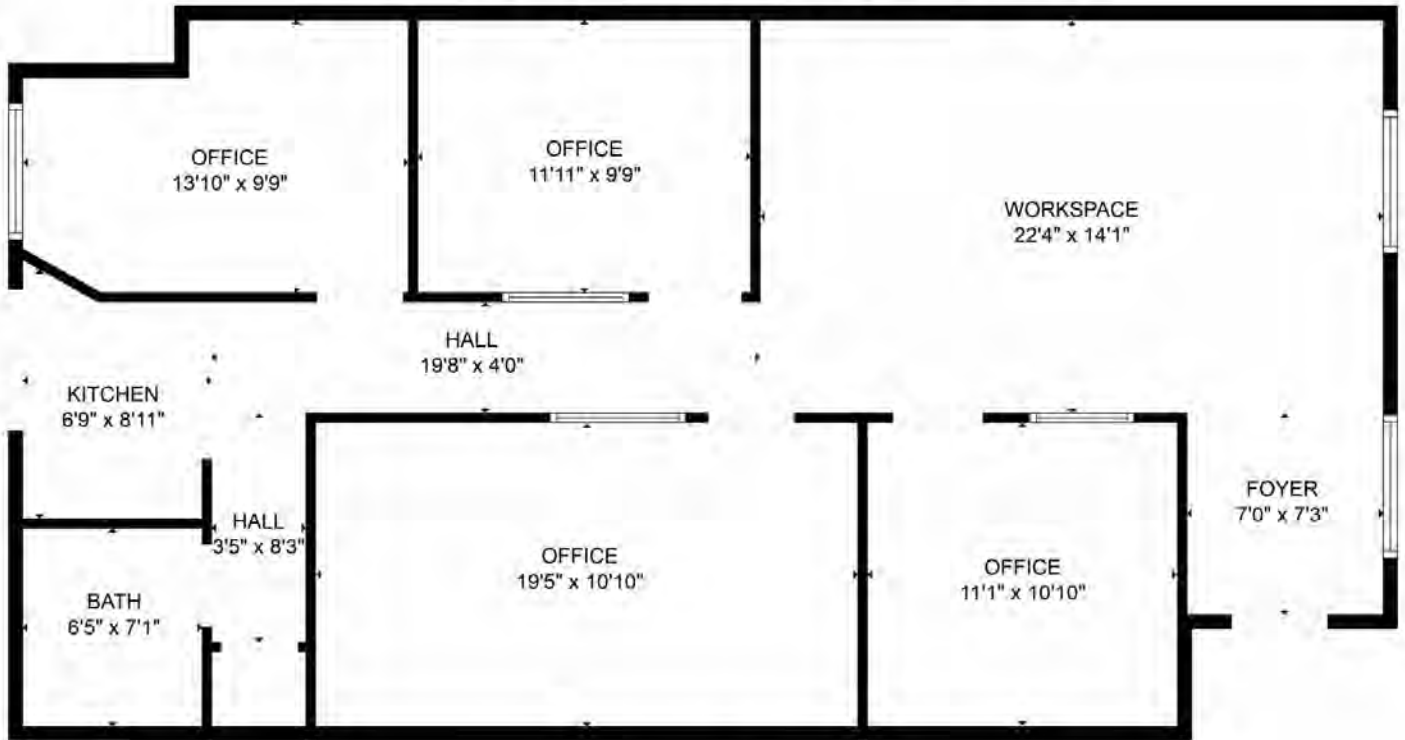
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903 SE 28TH SUITE 7 FLOOR PLAN

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903 SE 28th St., STE 7



+/- 1,300 SF

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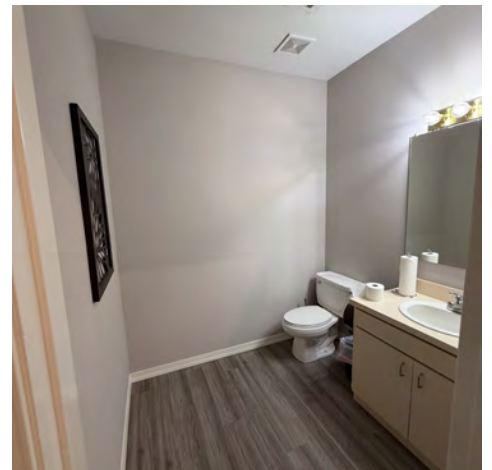
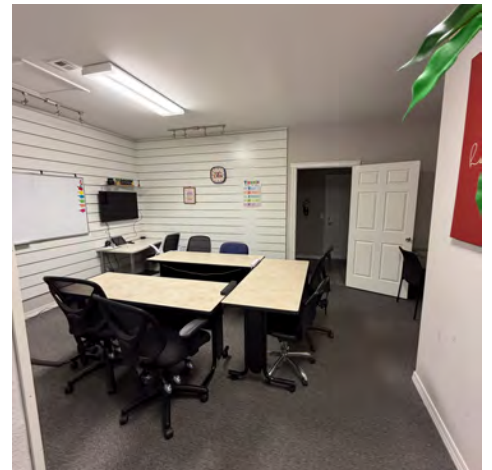
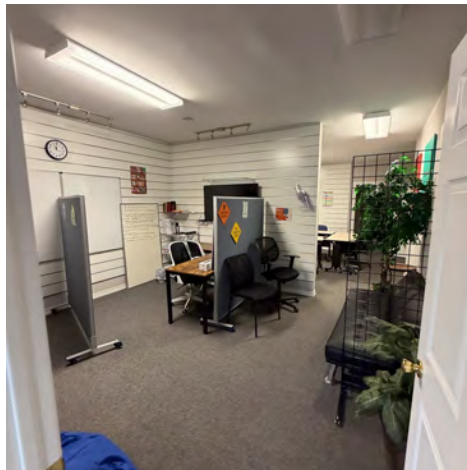
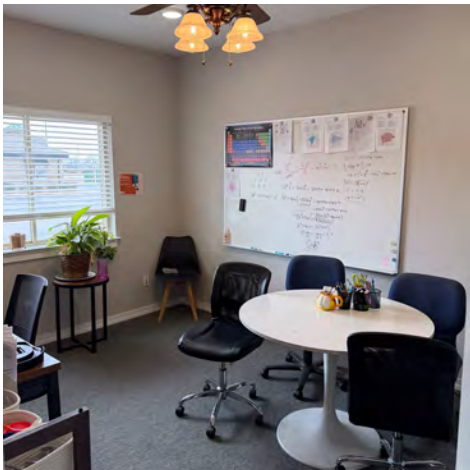
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2701 SE G ST., SUITE 5 PHOTOS

Oak Trace - Executive And Medical Office Park



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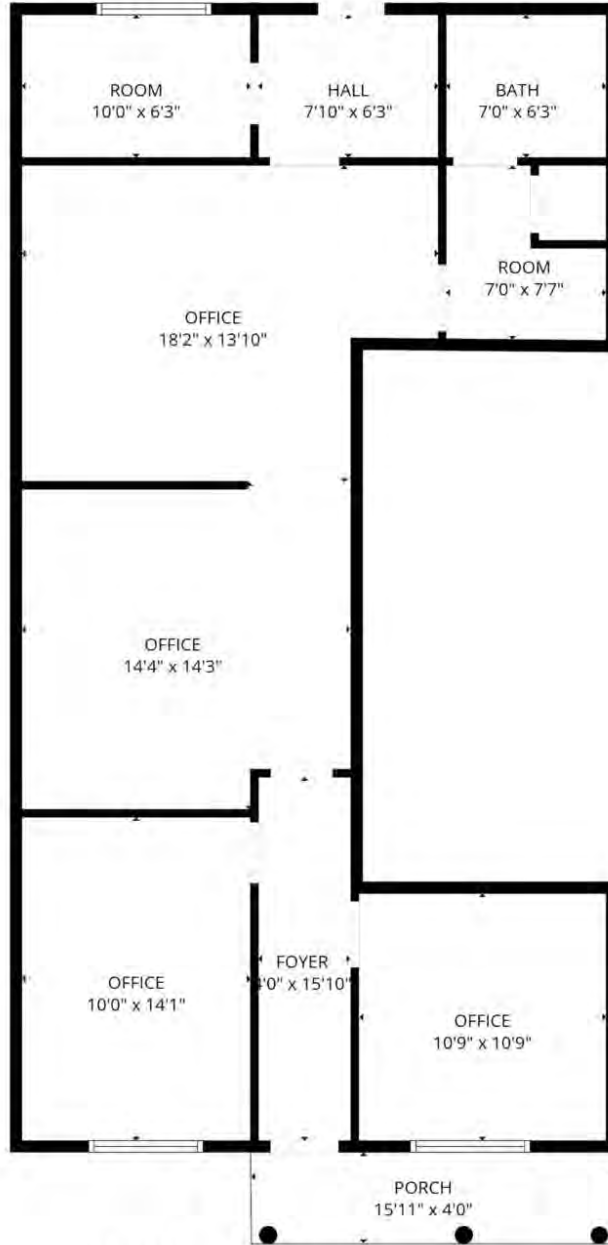
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2701 SE G ST., SUITE 5 FLOOR PLAN

Oak Trace - Executive And Medical Office Park



2701 SE G St., Suite 5 +/- 1,035 SF

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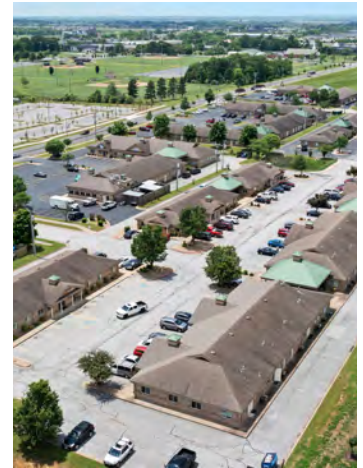
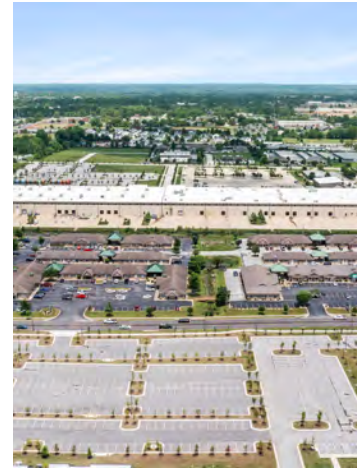
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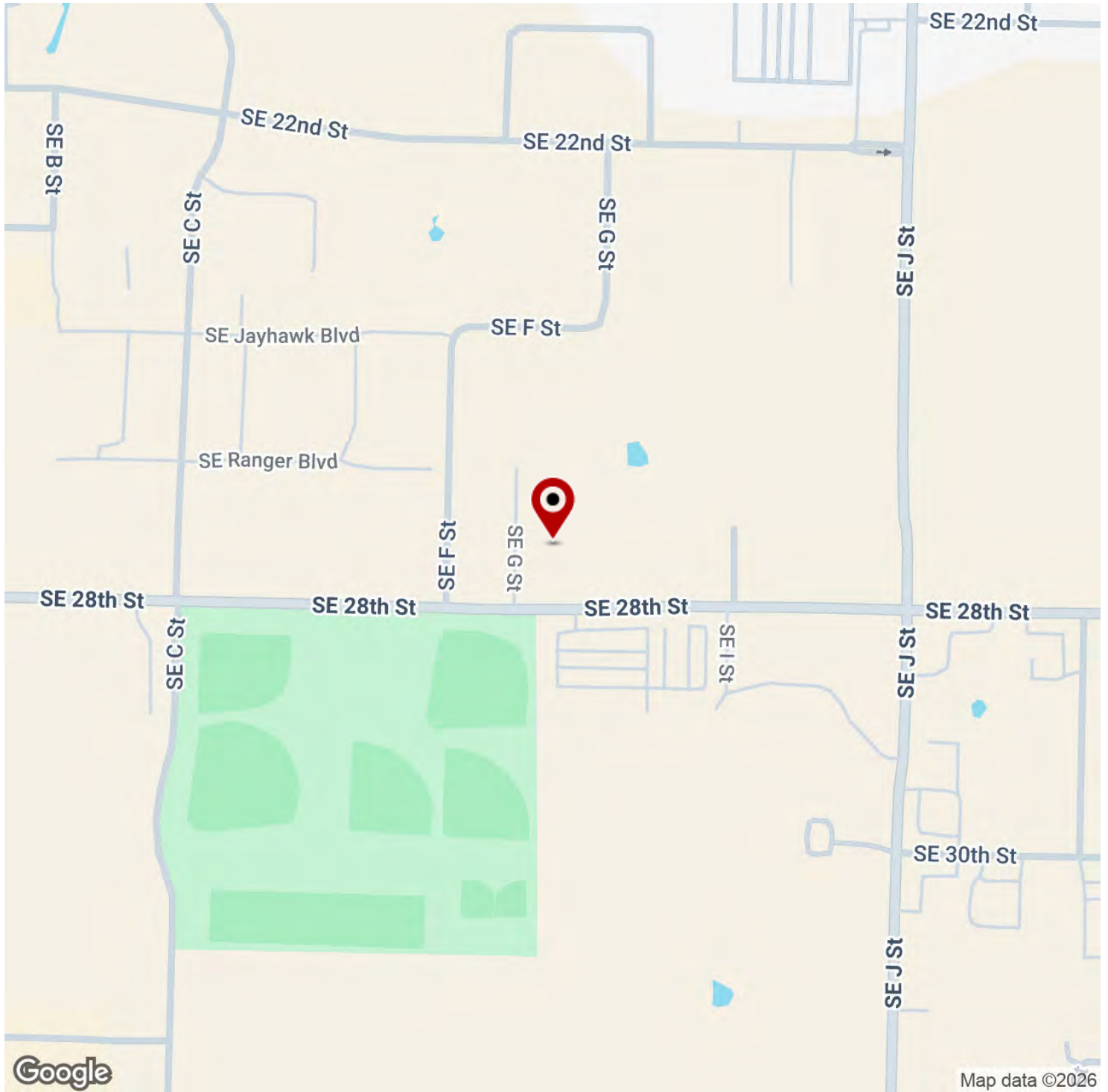
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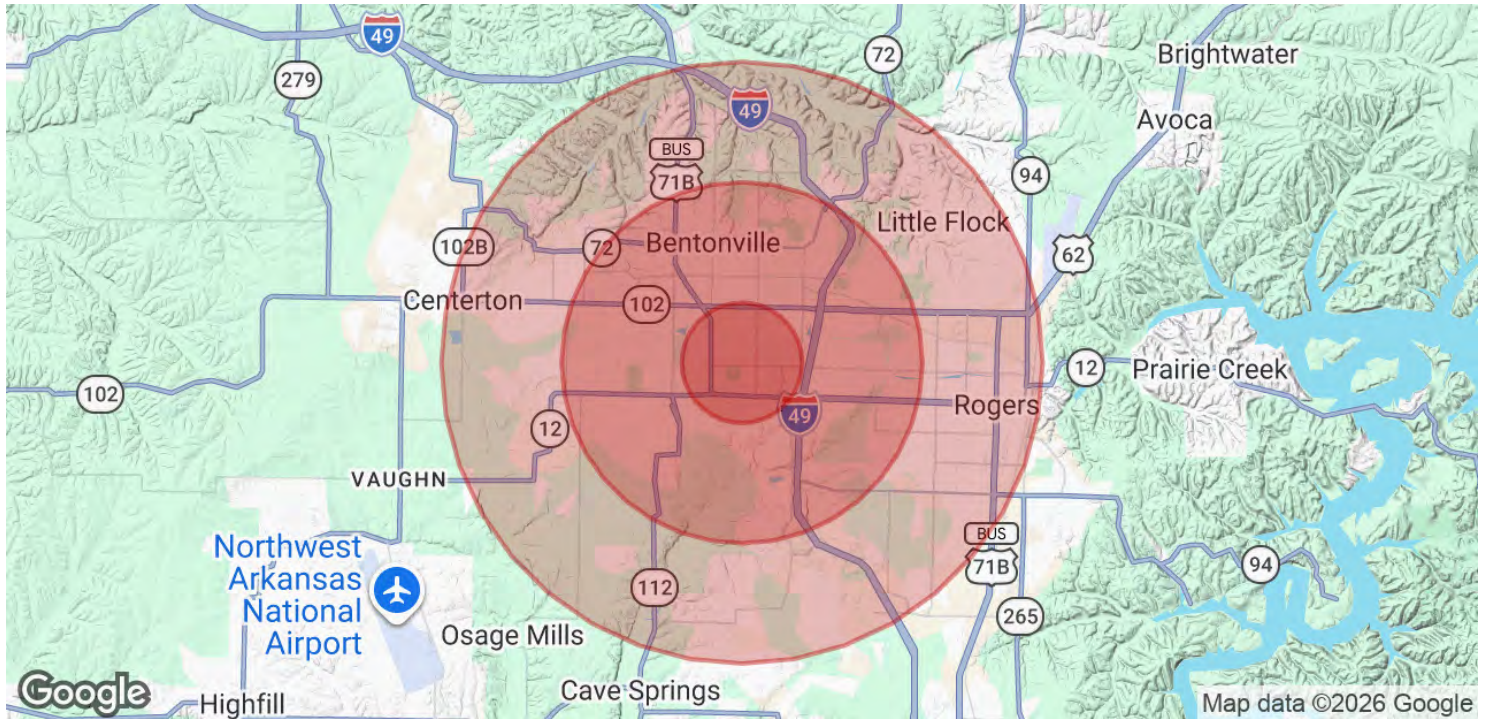
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,105 | 34,647 | 80,766 |
| Average Age | 28.1 | 31.1 | 32.2 |
| Average Age (Male) | 27.6 | 29.1 | 30.2 |
| Average Age (Female) | 28.9 | 32.7 | 33.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,709 | 13,196 | 30,314 |
| # of Persons per HH | 2.4 | 2.6 | 2.7 |
| Average HH Income | \$52,735 | \$69,634 | \$72,622 |
| Average House Value | \$155,558 | \$248,901 | \$253,671 |

2020 American Community Survey (ACS)

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