

211 SE 34<sup>TH</sup> ST, SUITE 7, BENTONVILLE

# 6,200 SF OFFICE SPACE FOR LEASE

PRGX

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**FOCUS**  
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## EXECUTIVE SUMMARY

Suite 7, offers a functional layout ideal for a variety of office users. The space includes six private offices, a large breakroom, a conference room, and several open coworking areas, providing a balanced mix of collaborative and focused work environments. Restrooms will be added by the landlord. A dock leveler is on site with level sidewalk access into the space, offering added convenience for users.

Ideally positioned less than a 2-mile drive from Walmart and Sam's Club Home Offices and less than 2 miles from Interstate 49, the property provides excellent accessibility with convenient access to S Walton Boulevard and quick connectivity to downtown Bentonville and Pinnacle Hills. Numerous windows provide abundant natural light throughout. This property is particularly well-suited for Walmart vendors seeking a strategic location with manageable rental rates.

211 SE 34<sup>TH</sup> STREET, BENTONVILLE, AR

## PROPERTY HIGHLIGHTS

**6,200 SF**  
SUITE 7

**\$14.00**  
ASKING RENT

**NNN**  
LEASE TYPE

**6**  
PRIVATE OFFICES

**ON SITE**  
DOCK LEVELER

**1.9 MILE DRIVE**  
TO WALMART HOME OFFICE

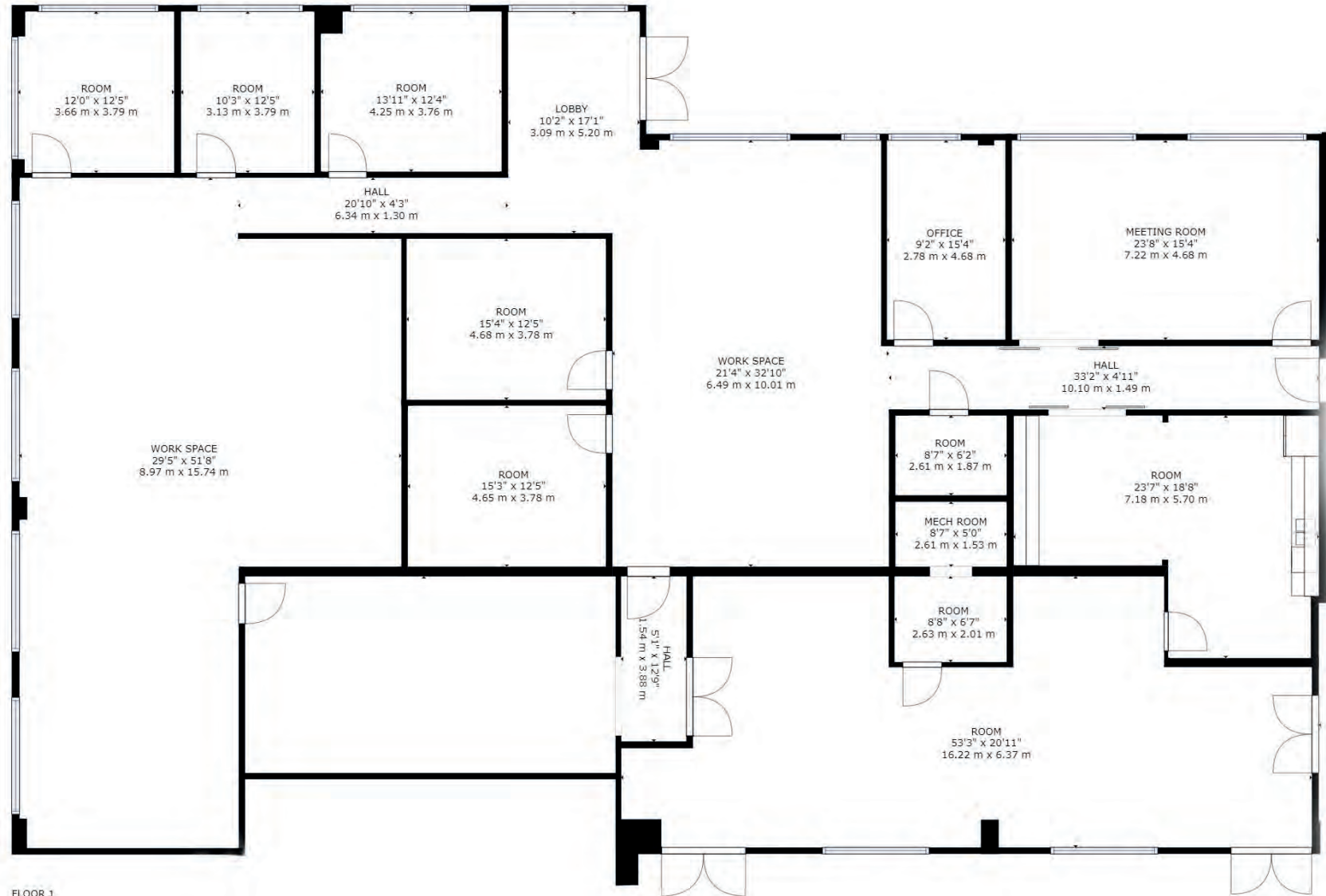
**VIRTUAL TOUR**



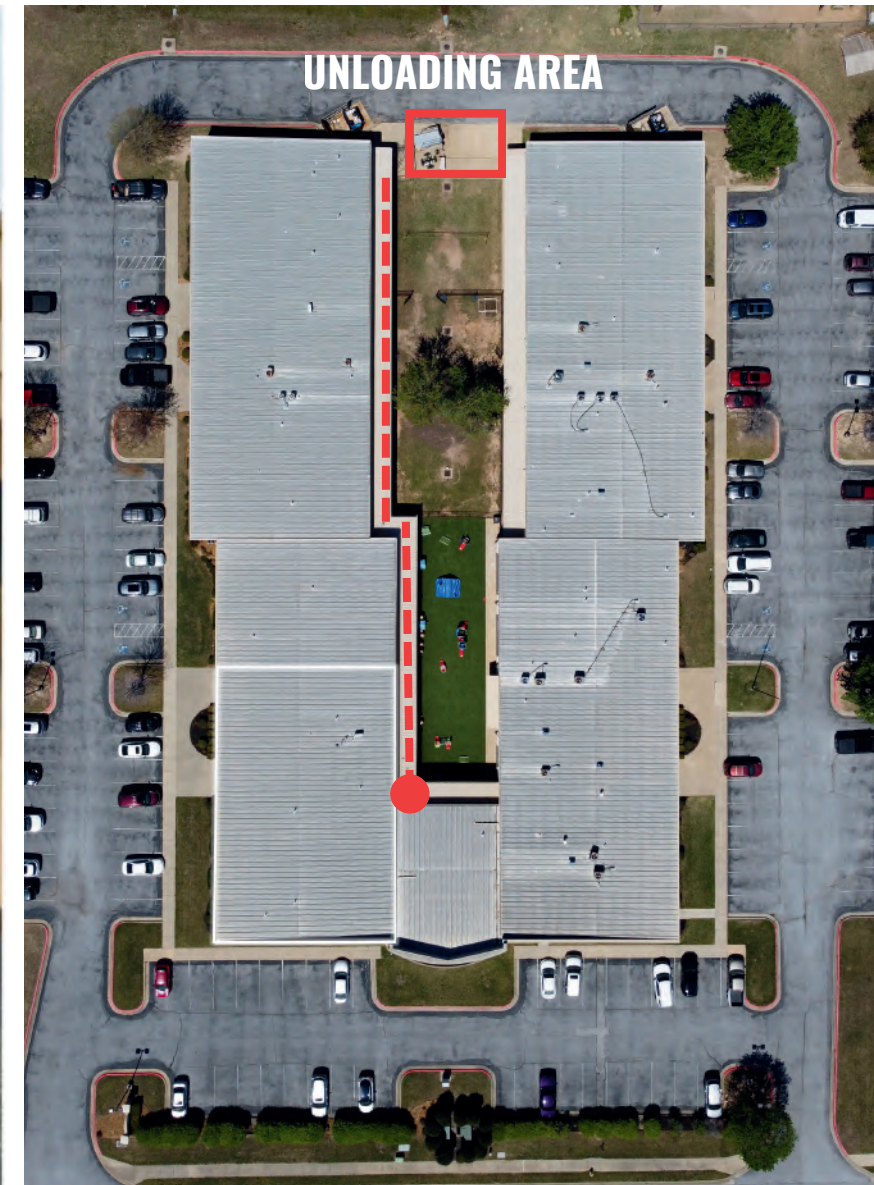
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# FLOOR PLAN



# ON-SITE DOCK LEVELER



# INTERIOR PHOTOS



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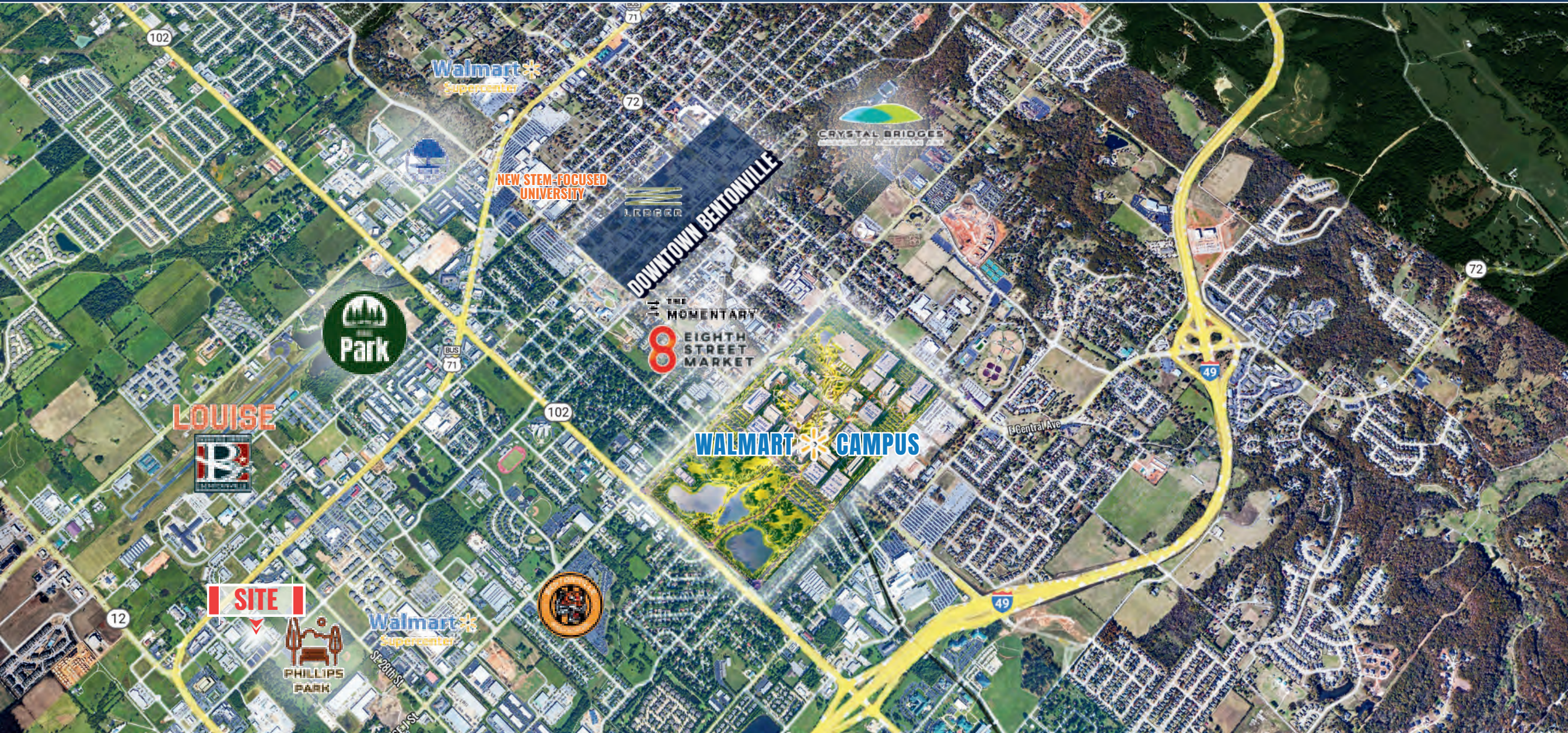
# POTENTIAL BUILDOUT OPTIONS



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# AERIAL MAP VIEW



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# CONTACT US



## COREY FUHRMAN

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Corey Fuhrman brings over eight years of experience in commercial real estate brokerage across Arkansas, specializing in Tenant, Landlord, Buyer, and Seller representation in Healthcare, Office, and Investment Properties. With a background in finance and a passion for adding value to commercial real estate, he focuses on helping clients achieve long-term success. Known for his commitment to staying informed and analyzing every transaction in the market, Corey ensures his clients are well-positioned during negotiations to secure the best deals possible.

## YOUR TRUSTED PARTNER IN CRE SOLUTIONS.

Focus Commercial Real Estate is a full-service brokerage firm specializing in all aspects of commercial real estate.

With deep roots in Northwest Arkansas and decades of combined experience, our team has successfully navigated multiple market cycles—leveraging instinct, data-driven insights, and a relentless work ethic to deliver results that stand the test of time. From guiding Fortune 500 companies and private enterprises to advising individual investors and property owners, we provide the expertise and strategic direction needed to help clients make confident, informed decisions and achieve their long-term real estate objectives.



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