

105 SE 22ND ST, BENTONVILLE, AR

# 5,479 SF OFFICE SPACE FOR LEASE

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**FOCUS**  
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5512 W WALSH LN, 201, ROGERS  
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**DOWNTOWN BENTONVILLE**

Walmart \* Home Office



## EXECUTIVE SUMMARY

Office space is available for lease at 105 SE 22nd Street in Bentonville, offering a flexible opportunity for tenants seeking a well-located and functional workspace totaling 5,479 SF. Ideally positioned less than a three-minute drive from Walmart and Sam's Club Home Offices, the property provides excellent accessibility with convenient access to S Walton Boulevard and quick connectivity to downtown Bentonville and Pinnacle Hills. The space features a mix of open workspaces and private offices, supporting both collaborative and focused work environments, while numerous windows provide abundant natural light throughout. This property is particularly well-suited for Walmart vendors looking for a strategic location with manageable rental rates.

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## PROPERTY HIGHLIGHTS

**5,479 SF**  
AVAILABLE

**\$17.50**  
ASKING RENT

**MODIFIED GROSS**  
+\$1.00 PSF CAM, + UTILITIES

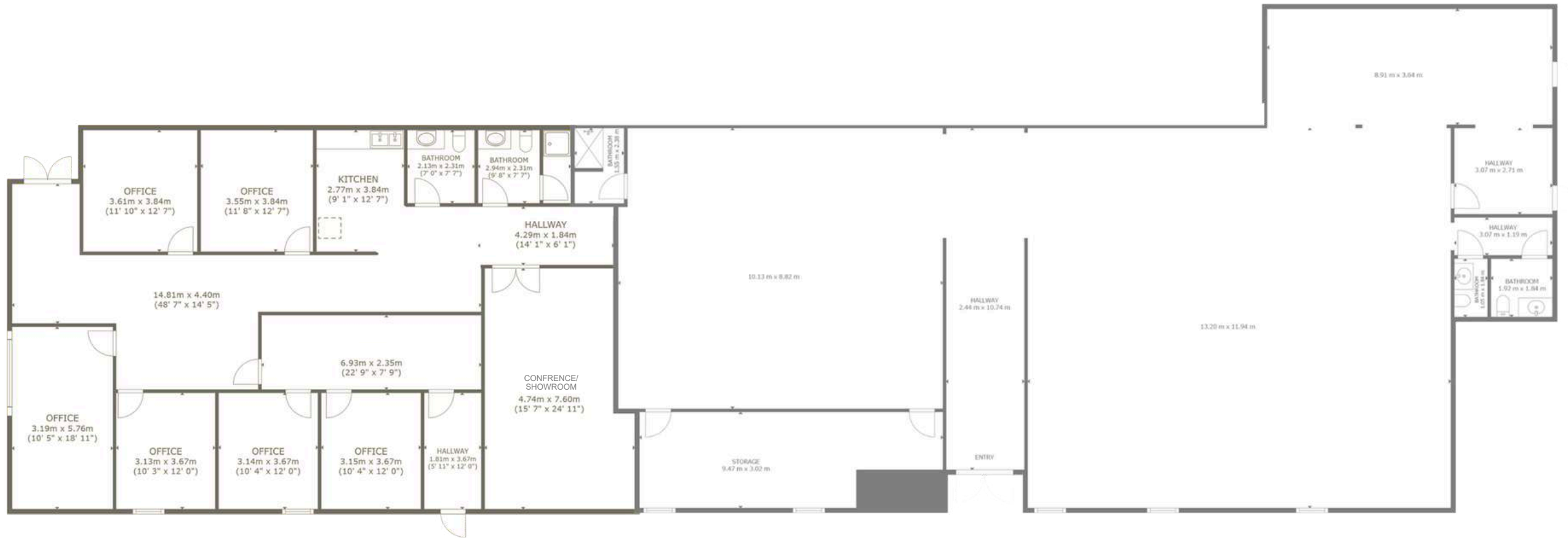
**6**  
PRIVATE OFFICES

**3 MIN DRIVE**  
TO INTERSTATE-49

**PART 1 VIRTUAL TOUR**

**PART 2 VIRTUAL TOUR**

# FLOOR PLAN



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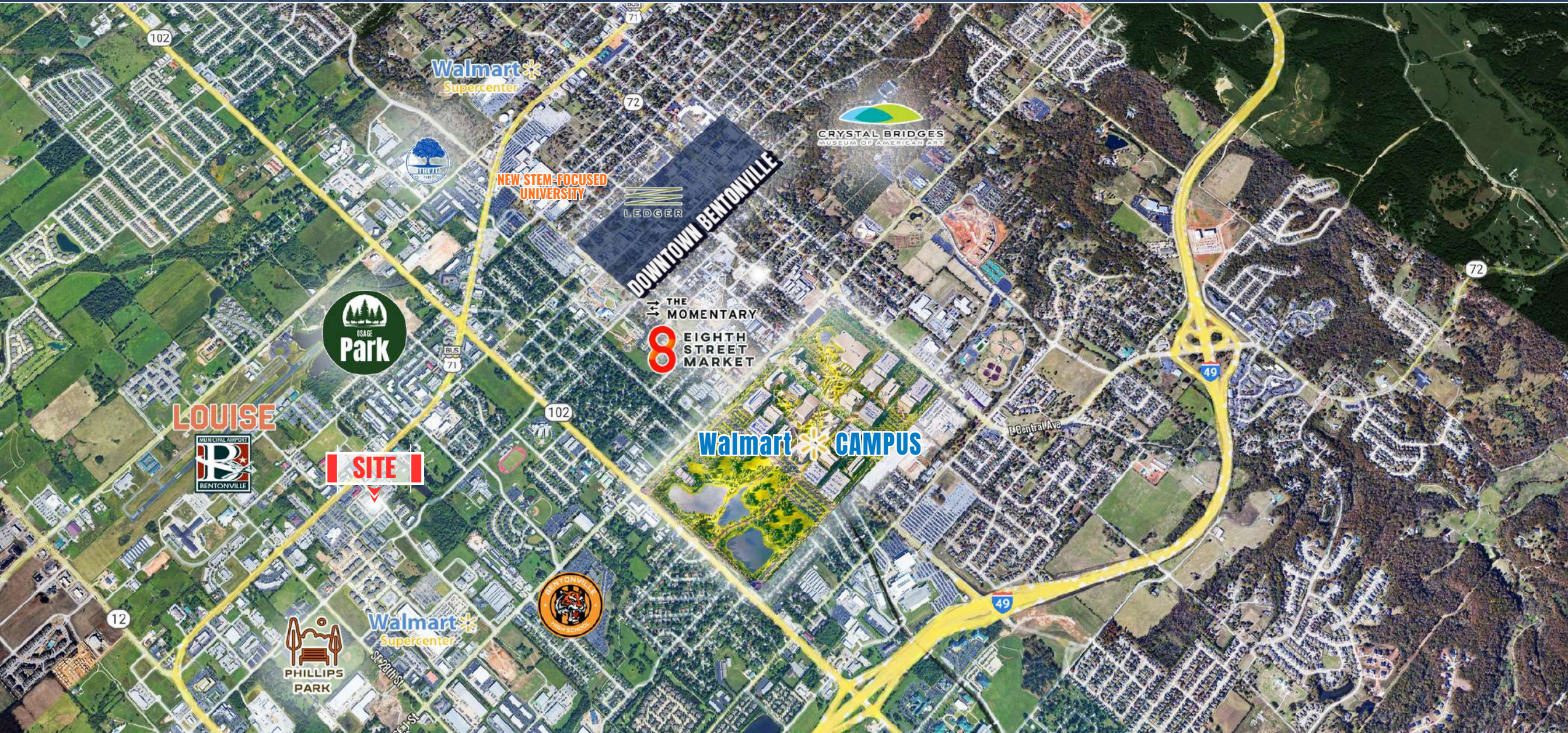
# INTERIOR PHOTOS



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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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