

RETAIL / OFFICE LEASING · DOWNTOWN BENTONVILLE, AR

Blue
Crane

A live / work / play address

TOWN BRANCH

— 300 SE D STREET NOW LEASING COMMERCIAL UNITS

ABOUT TOWN BRANCH

A community designed for connection.

Town Branch is a thoughtfully developed live/work/play community in the heart of downtown Bentonville, built to serve the city's growing population of young professionals, cycling enthusiasts, and new residents.

Steps from the Walmart Home Office, The Momentary, and 8th Street Market, it gives commercial and retail tenants a front-row seat to the city's energy.



THE LOCATION

In the middle of it all.

Unmatched walkability in the heart of downtown, minutes from every reason people come to Bentonville.

- Walmart Home Office
- Crystal Bridges Museum
- The Momentary
- 8th Street Market
- Bentonville Square
- NWA Greenway **FRONTAGE**



A BUILT-IN CUSTOMER BASE

Your customers already live here.

A true live/work/play development, apartments sit above and around the commercial spaces, with thousands of residents within an easy walk.

359

Apartment units on site

A built-in base of residents

2,000

Homes within ½ mile

Walkable daily foot traffic

12,449

SF of commercial & retail

In the development overall



COMMUNITY

Live / Work / Play

Year-round programming keeps the neighborhood buzzing, concerts and festivals at The Momentary, First Fridays, the Bentonville Farmers Market, and frequent cycling events that draw locals and visitors right past your storefront.

THE OFFERING

Terms at a glance.

LEASE RATE **\$30.00 SF/YR + NNN**

AVAILABLE SPACE **1,593 – 2,245 RSF**

PROPERTY TYPE **Commercial Retail / Office**

TENANT IMPROVEMENTS **Negotiable**

YEAR COMPLETED **2024**



AVAILABLE SPACES

Three suites, ready now.

5,748 SF
TOTAL AVAILABLE

SUITE	SIZE	USE	HIGHLIGHT
1.05	1,593 SF	Commercial Retail / Office	Office along Greenway Frontage
2.03	2,245 SF	Commercial Retail	Corner space · 2 ADA restrooms
2.06	1,910 SF	Commercial Retail	Break kitchen · 2 restrooms

SPACES IN DETAIL

One office, two retail.

ALL WARM VANILLA SHELL · SHARED OUTDOOR PATIO



Unit 1.051,593 SF

COMMERCIAL OFFICE

- Frontage on the NWA Greenway
- Warm vanilla shell build-out
- Plumbing for 2 restrooms

IDEAL USE

Lean office teams

Urban office users



Unit 2.032,245 SF

COMMERCIAL RETAIL

- Corner space at SE 3rd Street frontage
- Surrounded by greenspace & bike trails
- Plumbing for 2 ADA restrooms

IDEAL USE

Fitness

Wellness

Light F&B

Boutique



Unit 2.061,910 SF

COMMERCIAL RETAIL

- SE F Street store front
- Surrounded by greenspace & bike trails
- Plumbing for 2 restrooms + break kitchen

IDEAL USE

Light F&B

Wellness

Fitness

Boutique

SPACES IN DETAIL

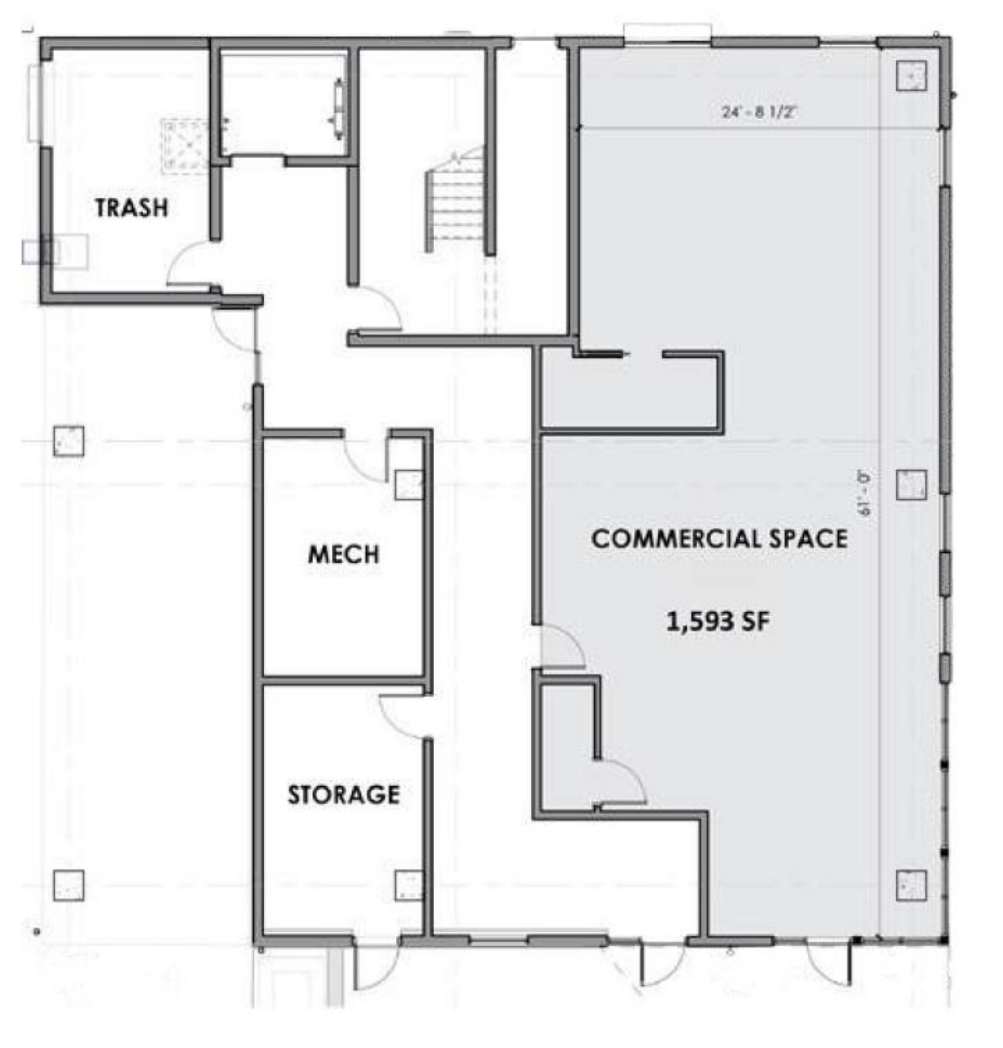
One office, two retail.

ALL WARM VANILLA SHELL · SHARED OUTDOOR PATIO

Unit 1.05

1,593 SF

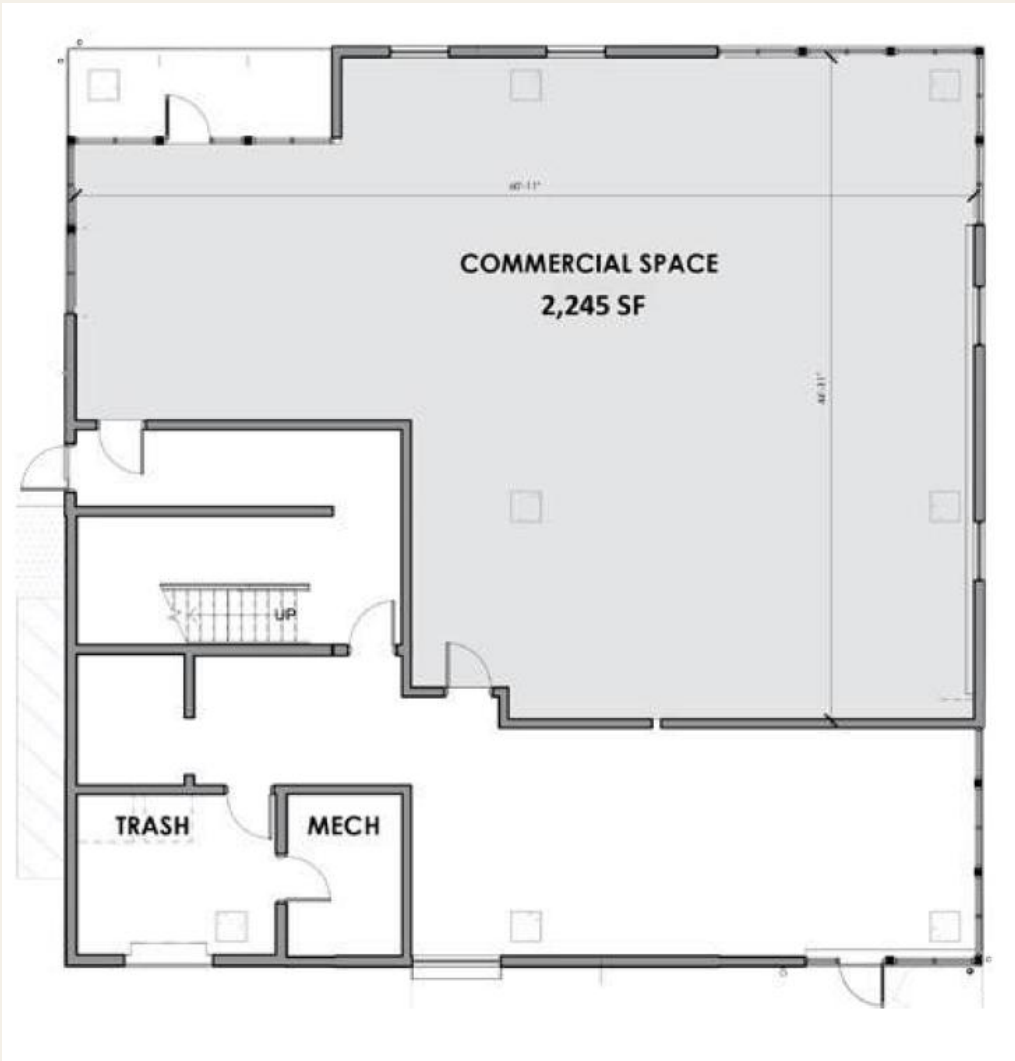
COMMERCIAL OFFICE



Unit 2.03

2,245 SF

COMMERCIAL RETAIL



Unit 2.06

1,910 SF

COMMERCIAL RETAIL



THE SPACE

A warm vanilla shell.

Spaces are delivered as warm vanilla shell, open and light-filled with high ceilings and generous street-facing glass, ready to build out for retail, office, or food & beverage.

Glass

Street-facing frontage

Open

Column-light floor plates



WHY TOWN BRANCH

The case for your business.

- A true live/work/play address, apartments above commercial space
- Walkable to Walmart HQ, The Momentary & 8th Street Market
- Year-round community programming & festivals
- Direct access to the NWA Greenway and adjacent bike trails
- 359 apartments plus 2,000 homes within a half-mile
- Move-in ready, with construction completed in 2024

\$30/SF

Urban location opportunity in the middle of Downtown and along the Greenway.



GET CONNECTED

Let's find your space.

Gavin Magee

COMMERCIAL LEASING MANAGER

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OFFERING

300 SE D ST – Town Branch

BENTONVILLE, AR • 5,748 SF