

1000 MCCLAIN RD, BENTONVILLE | SUITE 608 | BLDG F

OFFICE SPACE FOR LEASE

OKSANA DEMARIS
PRINCIPAL
479.372.0033
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FOCUS
COMMERCIAL REAL ESTATE

BUTCH GURGANUS
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5512 W WALSH LN, SUITE 201, ROGERS, AR | 479.254.7000 | FOCUSCREGROUP.COM

LEASE OVERVIEW

SUITE 608: 945 SF

RENTAL RATE: \$24.00 PSF

LEASE TYPE: FULL SERVICE

SITE HIGHLIGHTS

PRIME BENTONVILLE LOCATION

- DIRECTLY OFF INTERSTATE 49 WITH HIGH VISIBILITY & EASY ACCESS.
- ONLY 2 MILES FROM THE NEW WALMART HOME OFFICE CAMPUS.

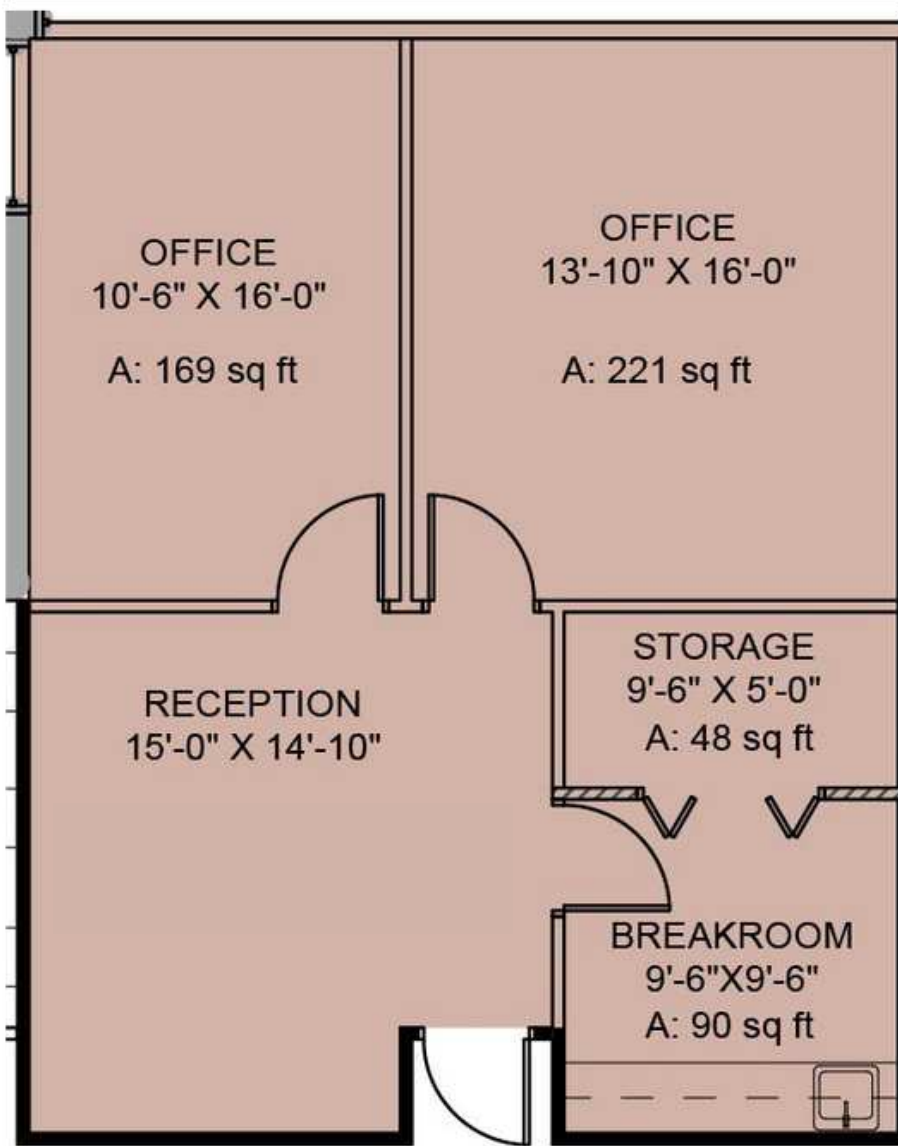
CUSTOM FINISHES

- CUSTOMIZE YOUR SPACE AT THE ON-SITE DESIGN CENTER: CHOOSE YOUR OWN FLOORING, PAINT COLORS, COUNTERTOPS, & CEILING GRID.

OFFICE PARK AMENITIES

- TRAILHEAD AND WALKING PATHS
- 24/7 FITNESS CENTER
- STEPPING STONES CHILDREN'S ACADEMY (ON-SITE DAYCARE)
- RIVER GRILL (ONSITE DINING)
- LOCAL SUMMER FOOD TRUCKS

VIRTUAL TOUR LINK



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AERIAL VIEW

Walmart  CAMPUS

DOWNTOWN BENTONVILLE

SITE

Beau Terre Dr

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BUILDING	ADDRESS	BUILDING	ADDRESS
1	3200 NE RED HAWK DR.	A	1002 NE MCCLAIN ROAD
2	3202 NE RED HAWK DR.	B	1003 BEAU TERRE DRIVE
3	1103 NE MCCLAIN ROAD	C	1005 BEAU TERRE DRIVE
4	1200 NE MCCLAIN ROAD	D	1007 BEAU TERRE DRIVE
5	3201 NE RED HAWK DR.	E	1004 BEAU TERRE DRIVE
6	3203 NE RED HAWK DR.	F	1000 MCCLAIN ROAD
7	1202 NE MCCLAIN ROAD	H	901 MCCLAIN ROAD
		I	1006 BEAU TERRE DRIVE
9	1404 NE MCCLAIN RD	J	902 BEAU TERRE DRIVE
10	1400 NE MCCLAIN RD	K	903 BEAU TERRE DRIVE
11	1306 NE COURTYARD LOOP	L	1008 BEAU TERRE DRIVE
12	1304 NE MCCLAIN ROAD	M	906 MCCLAIN ROAD
13	1308 NE MCCLAIN RD	N	904 MCCLAIN ROAD
14	1305 NE MCCLAIN ROAD	O	1009 BEAU TERRE DRIVE
15	1401 NE MCCLAIN RD	P	902 MCCLAIN ROAD
16	1202 NE LEFT BANK DRIVE	Q	900 MCCLAIN ROAD
17	1301 NE COURTYARD LOOP	R	903 MCCLAIN ROAD
18	1100 NE MCCLAIN RD	S	805 MCCLAIN ROAD



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ON SITE AMENITIES

- BEAU TERRE TRAILHEAD
- 24/7 FITNESS CENTER
- STEPPING STONES CHILDREN’S DAYCARE
- RIVER GRILLE (RESTAURANT)
- DESIGN CENTER
- ATM



BEAU TERRE DESIGN CENTER

CUSTOMIZE YOUR OFFICE WITH EASE AT THE ON-SITE BEAU TERRE DESIGN CENTER. GRAB A COFFEE, EXPLORE FINISH OPTIONS, AND USE OUR SOFTWARE TO PREVIEW FLOORING, PAINT, COUNTERTOPS, AND CEILING GRIDS—MAKING DESIGN DECISIONS SIMPLE AND STRESS-FREE.



EVENTS

- LOCAL SUMMER FOOD TRUCKS
- ANNUAL BBQ
- ANNUAL CORNHOLE TOURNAMENT

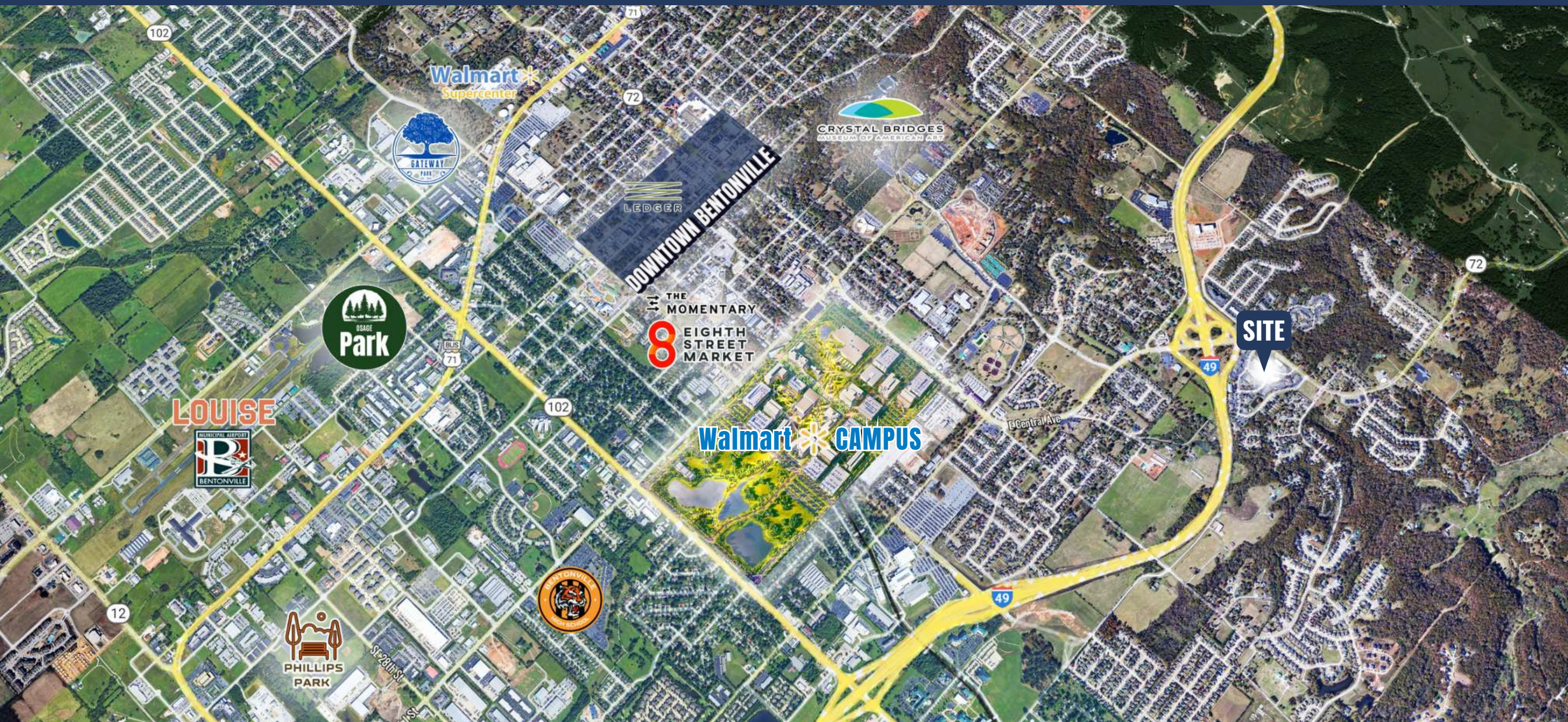
BEAU TERRE OFFICE PARK VIDEO



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—

The new Walmart campus in Bentonville, AR, spans 350 acres and is set to bring 14,000+ employees to the area. This major development boosts demand for nearby properties, creating strong growth potential for retail, office, and residential investments.

—

8th Street Market is a lively hub for local food, art, and culture, featuring artisan eateries, craft breweries, and unique shops. Home to the Brightwater culinary school and community events, it offers an authentic taste of Northwest Arkansas's creative spirit in a trendy, industrial setting.

—

Downtown Bentonville, AR, has transformed into a vibrant destination, blending historic charm with modern amenities. Anchored by the Walmart Museum and Crystal Bridges, the area is a hub for art, dining, and business, drawing locals and visitors alike. With Walmart's campus expansion and ongoing investment in public spaces, it's primed for mixed-use, residential, and commercial growth, making it a top choice for investors in NWA.

—

The Quilt of Parks is new, major project in downtown Bentonville, connecting six downtown parks through the A Street Promenade, a pedestrian-friendly corridor. It will create linked green spaces, plazas, and gardens, enhancing the flow of public events and improving downtown's walkability. The project, funded by local foundations, will be completed in phases by 2025, aiming to create a more vibrant, accessible downtown for residents and visitors

1

The Gateway Park development in Bentonville will create a welcoming space with green areas, multi-use trails, sports facilities, and family-friendly zones. Positioned as a key entry point to the city, this project blends nature with modern amenities, enhancing community access to outdoor activities and connecting Bentonville's broader parks and trails network.

—

Osage Park is a newly opened, vibrant outdoor space designed for recreation and connection with nature. Featuring scenic trails, open green areas, a lake for kayaking, and spaces for family gatherings, the park offers diverse activities for all ages.

—

The Phillips Park renovation in Bentonville, is transforming the park with upgraded sports facilities, enhanced playgrounds, improved picnic areas, and new walking and biking paths. Designed for all ages, the renovation aims to create a modern, inclusive space for recreation and community gatherings.

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LOCATION CONVENIENCE



BENTONVILLE SQUARE | BENTONVILLE



WALMART CAMPUS | BENTONVILLE



XNA AIRPORT | BENTONVILLE



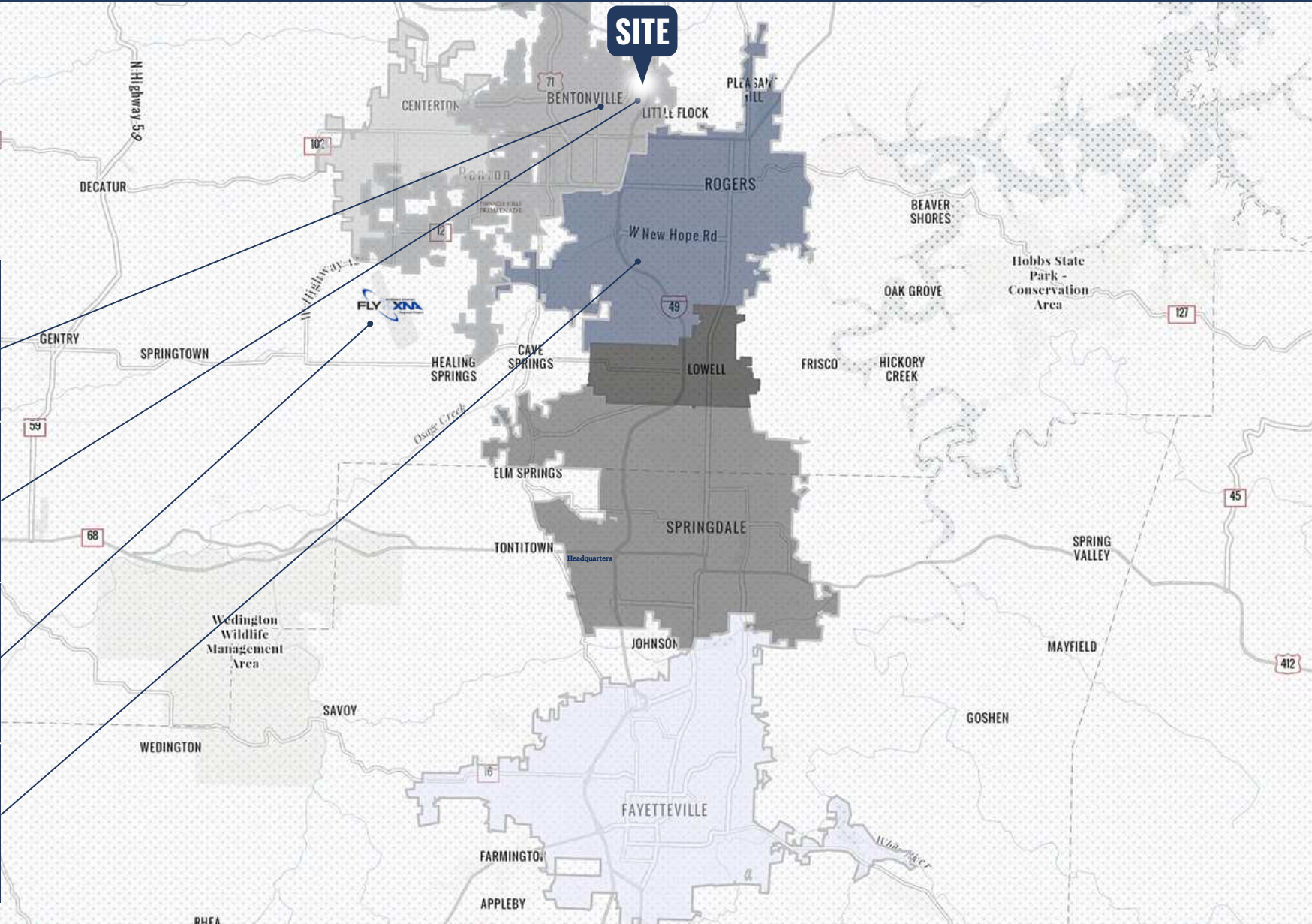
PINNACLE HILLS | ROGERS

2.6
MILES

2.0
MILES

16
MILES

6.5
MILES



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REGIONAL EMPLOYERS

A number of Fortune 500 companies call NWA home

Northwest Arkansas has a strong job market with seven times the U.S. average of headquarters and management employees in its workforce. The area is home to over 1,400 Walmart suppliers and neighboring headquarters like J.B. Hunt, Tyson Foods, George's Poultry and Simmons. Five Arkansas companies have been named to the Fortune 500 list for 2022 including Walmart, Tyson Foods, Murphy USA, J.B. Hunt Transport Services, and Dillard's.

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WE **FOCUS** ON REAL RESULTS FOR OUR CLIENTS

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