

FOR LEASE

202-204 SE 6th St in Bentonville, AR



HaagBrown
COMMERCIAL
Real Estate & Development

opportunity OVERVIEW

This modern two-story office development offers flexible, highly functional workspace in one of the most desirable locations in Northwest Arkansas. Comprised of two buildings totaling 9,512 SF, the property is designed to accommodate a variety of office users from individual professionals to growing teams seeking a strong presence in the heart of the Bentonville market.

Each 4,756 SF building is divided into four individual 1,189 SF suites, providing flexible leasing options ranging from a single suite to an entire building, or up to the full 9,512 SF development. Every suite includes a kitchenette, shower, and dedicated storage, while the overall property features open floor plans, abundant natural light, bike storage, thoughtfully designed outdoor areas, and a modern aesthetic throughout.

Situated in one of the most walkable and engaging environments in Northwest Arkansas, the property is within walking distance of the Walmart Global Headquarters, The Ledger, The Momentary, 8th Street Market, local coffee shops, and the region's premier trail network. This location offers a unique blend of corporate connectivity and lifestyle amenities, giving tenants the opportunity to work in the center of Bentonville's thriving business and cultural scene.

(8) available suites:

SUITE SIZES: 1,189 SF each

TOTAL AVAILABLE SF: 1,189 SF - 9,512 SF

lease rate:

ONE SUITE: \$31.50 / SF NNN

MULTIPLE SUITES: \$30 / SF NNN

highlights:

- *Two-story open layout with strong natural light*
- *Steps from The Momentary, 8th Street Market & Walmart HQ*
- *Parking spaces on site*
- *Kitchenette, shower & bike storage included*
- *Security cameras interior & exterior*
- *Highly walkable location in Bentonville's cultural district*



ISAAC CROW | COMMERCIAL AGENT

NATHAN ELLER | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

FOR LEASE: FLEXIBLE MODERN OFFICE SPACE NEAR WALMART HQ

ISAAC@HAAGBROWN.COM, JOSH@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



interior



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THADEN
SCHOOL



SE 8TH St

SE B St

SE A St

SE 6TH St





RAMO
EST 2015
BENTONVILLE, AR

EST. 2011
THE CIGAR DISTRICT
BENTONVILLE, ARKANSAS
Davidoff
CIGARS
APPOINTED MERCHANT

Bentonville Public Library

S Main St

SE B St

SE A St

SE 6TH St

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SE 5TH St

THE MOMENTARY

8 EIGHTH STREET MARKET

Walmart World Headquarters

AC HOTELS MARRIOTT

MAVERIK

HOME GROWN

SE 8TH St

TOWN BRANCH

THE METEOR

BLU VISIT Bentonville

TABLE RESTAURANT ON SIXTH

SE C St

SE B St

SE 7TH St

SE 6TH St



WALMART HOME OFFICE

The campus will be bordered by Central Avenue on the north, 14th Street (Highway 102) on the south, J Street on the west and Martin Luther King, Jr., Parkway on the east, with 8th Street running through the middle. The new campus will be divided into four quadrants, or “neighborhoods,” that will be interconnected through the Razorback Greenway bike trails, shaded walking paths, sidewalks and pedestrian crossings for the safety and accessibility of our associates and visitors.

The design embraces the natural beauty of the region and promotes a healthy mind and body with use of green spaces, courtyards, trails, lakes and regionally-sourced trees and plants. Most importantly, the plan highlights what associates care about: a creative work environment with abundant natural light, cafes and dining areas with expanded food offerings, convenient parking, fitness options and a childcare facility. Walmart is actively listening to associate feedback through test-and-learn spaces on its existing campus, which will continue to help us refine the experience for our associates. Other specifics include:

- Indoor and outdoor flexible workspaces and social hubs that promote agility and drive productivity
- A centrally located food hall that promotes healthy, fresh and creative dining options, as well as additional destination dining experiences around campus with comfort foods and regional culinary fare from across the globe
- Conveniently located coffee bars, grab-and-go stations and other amenities
- Deck and surface parking co-located near each of the office and amenity buildings
- Encouraging associates to enjoy and connect with nature – both indoors and outdoors – through natural lighting, warm interior finishes and views to trees, courtyards, landscapes and lakes
- An active street front retail environment with amenities that expand and extend the campus experience for associates, visitors and the community.

[TOUR THE CAMPUS](#)



8TH STREET GATEWAY PARK

8th Street Gateway Park is a new center for community recreation and urban nature for Bentonville, and a beginner mountain bike destination for Northwest Arkansas. This new park will contribute to Bentonville's exceptional quality of life through enhancement of four interrelated aspects of the park:

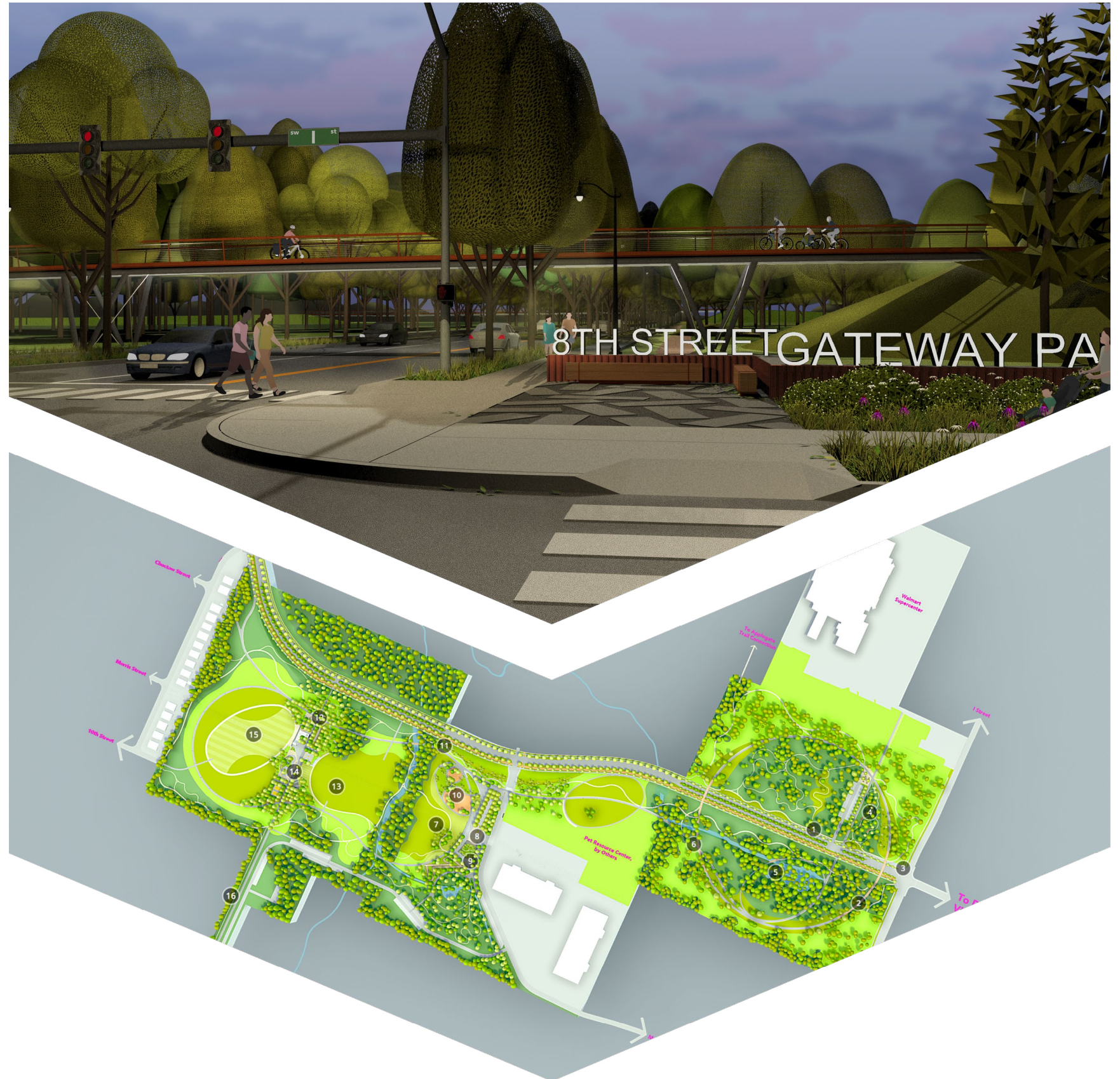
PLAY Create a signature, multifaceted recreation amenity that serves residents throughout the city.

CONNECTIVITY Link West Bentonville's growing population with existing and future regional trail corridors.

ECOLOGY Enhance ecoregional character and performance at the top of the Elk River Watershed.

COMMUNITY Position 8th Street Gateway Park as the civic and cultural centerpiece of Bentonville's western growth.

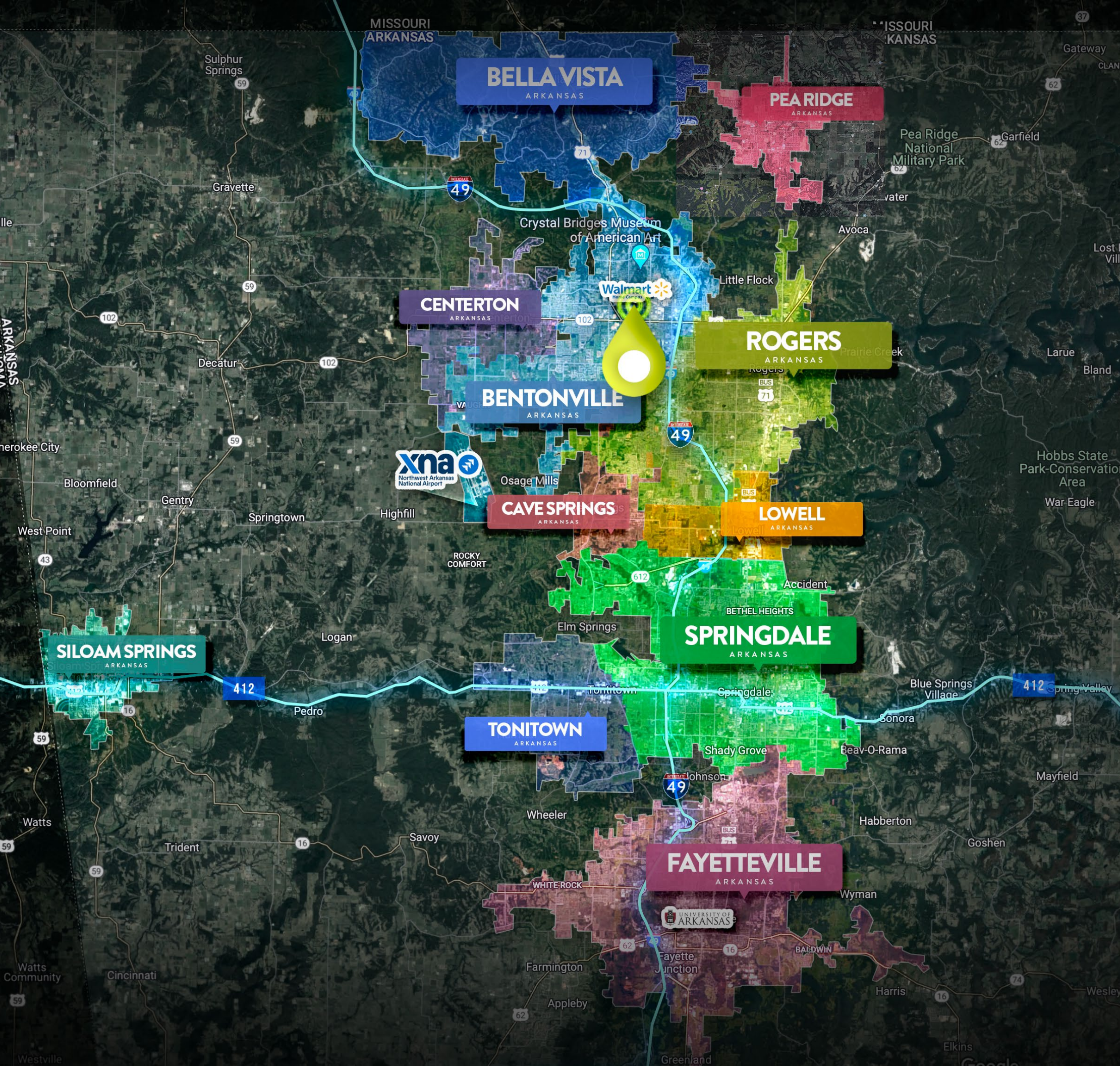
TOUR THE PARK



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CONTACT



ISAAC CROW
 COMMERCIAL AGENT
 870.336.8000
isaac@haagbrown.com



JOSHUA BROWN
 CO-FOUNDER
 870.336.8000
josh@haagbrown.com

meet
OUR TEAM

ISAAC CROW



Commercial Agent - NWA Brokerage



Isaac Crow is a commercial agent in Haag Brown's Northwest Arkansas office. A Conway native and Ouachita Baptist University graduate with a degree in Finance, Isaac brings a strong financial foundation and a people-first mindset to the firm. His background in investment and insurance gives him a unique perspective that extends beyond the transaction, allowing him to help clients make informed, strategic decisions.

Known for his energy and authenticity, Isaac is passionate about building relationships rooted in trust and integrity. He approaches each deal with genuine care, ensuring clients feel heard and supported throughout the process. Outside the office, Isaac enjoys golfing, hiking, fishing, and spending time outdoors with family and friends.

isaac@haagbrown.com

870.336.8000  

JOSHUA BROWN

PRINCIPAL, CCIM

I believe...

In the "I am third" principal - Jesus first, others second, self third.

"Do nothing out of selfish ambition or conceit, but in humility consider others as more important than yourselves. Everyone should look not to his own interests, but rather to the interests of others." Philippians 2:4

There is no separation between who we are professionally and who we are with our loved ones. Who you are at home is who you will be at work.

Our team should be faithful, serving spouses and exceptional, engaged parents. I believe in creating loyal, lasting business relationships with clients based on the same principals.

We add real tangible value to the businesses, property owners, and brokers we work for and with.

In over-delivering in our world that is full of over-promising.

Ideas are great, but implementation is key. If you can't execute, nothing happens. I believe in making things happen.

AWARDS & ACHIEVEMENTS

Named to Arkansas 250 every year since the creation of the group in 2017 | Youngest in Arkansas to receive CCIM designation | Arkansas State University College of Business Executive of the Year | ARA Award of Excellence "Triple Diamond Level" (\$21MM+) Recipient every year since 2010 | Arkansas Business' The New Influentials, 20 in Their 20's | Arkansas Business' Arkansas 40 under 40 | Arkansas Money & Politics Top 100 Professionals



CLICK OR SCAN TO LISTEN

The Paragould Podcast with Jared Pickney
Featuring Joshua Brown



2010

LAUNCHED

HAAG BROWN COMMERCIAL

Led HBC to be the face of commercial real estate brokerage in Jonesboro for over a decade, with fingerprints on 50+ national retail and restaurant projects in NEA alone.

Former Indian Mall :: 16+ AC Mall/Sears Transformation into The Uptown, Hottest Retail Development in Jonesboro, AR

Fairgrounds Re-Development :: 38 AC Re-Development of the NEA District Fairgrounds Property in the heart of Jonesboro, AR

Phoenix Flyover :: 8+ AC Retail Development along I-540 in Fort Smith, AR

Highland Square Center :: 80,000 SF Re-Development of Longstanding Kmart Space in Jonesboro, AR

2016

co-FOUNDER

HAAG BROWN ASSET MANAGEMENT

Dedicated to advising and representing buyers and sellers of investment real estate across Arkansas.

2400 Building :: 5-Story Office Building & Home of Regions Bank in Jonesboro, AR

Turtle Creek Crossing :: 36,000 SF Retail Center with Strong National Tenants in Jonesboro, AR

Ritter Communications Headquarters :: 33,000 SF Leed Certified Office Building in Jonesboro, AR

Chenal Shopping Center :: 63,000 SF former Kroger Center in Little Rock, AR

Manages Numerous Notable Retail, Office, and Industrial Assets in Arkansas

Over \$150MM of Investment Transactions

50+ 1031 tax exchanges Successfully Completed

Emphasis on Portfolio Diversification, Wealth Management, and Sale Leasebacks

2021

co-FOUNDER

HAAG BROWN INDUSTRIAL

With the vision of being the top industrial brokerage team in Arkansas, HB Industrial acquires existing industrial properties, lists and sells warehouse related properties, and develops modern, e-commerce driven industrial projects.

E-Commerce Park :: Northeast Arkansas' First Ultramodern Logistics, Warehousing & Digital Fulfillment Park On 250+ AC In Jonesboro, AR

Formed Real Estate for E-Commerce, LLC for Industrial Development & Acquisitions

Established 3 MM SF E-Commerce Park on I-555 in Jonesboro, AR

Partnered with Hytrol Conveyors on the First 150,000 SF Project within E-Commerce Park

Acquired 41,000 SF FedEx Freight Facility

\$700MM+ CRE Sales / Lease Volume

100+ National Retail & Restaurants in Arkansas

Arkansas Business' Small Business Of The Year In 2016, Finalists in 2012 & 2013

2012

co-FOUNDER

HAAG BROWN DEVELOPMENT

Specializes in expanding many companies throughout the southern United States - Arkansas, Oklahoma, Texas, Missouri, Tennessee, Kentucky, and Mississippi.



100+ Ground-Up Projects In Numerous States

New Unit Development for Starbucks, Slim Chickens, Panera Bread, Freddy's Frozen Custard & Steakburgers, and Chipotle

Emphasis in Carve-Out Development Completing Multiple Deals with Wal-Mart, Kroger and Target

Expert in Shopping Center Re-Development and Creating Premier Lifestyle Oriented Office Developments

2018

co-FOUNDER

HAAG BROWN MEDICAL HOLDINGS

Regional expert on brokering and developing medical related real estate in Arkansas and the contiguous states.

Reserve at NEA Baptist :: 11+ AC Lifestyle Focused Medical Development Adjacent to NEA Baptist Health System Campus in Jonesboro, AR

Reserve At Hill Park :: First Life-Style Oriented Office Development In Jonesboro, AR

NEA Sale Leaseback :: \$17mm Purchase Of 11 NEA Baptist Clinics Across Northeast Arkansas

Formed HB Medical Holdings, LLC for Medical Development & Acquisitions

Over \$50MM in Medical Real Estate Assets

Multiple Ground-Up Urgent Care & Specialized Medical BTS

Over \$200MM in Medical Real Estate Brokerage

2023

co-FOUNDER

HAAG BROWN AG

Regional expert on advising and representing buyers and sellers of agricultural real estate & land investments across Arkansas.

JOSH@HAAGBROWN.COM

870.336.8000

HAAGBROWN.COM



“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. We strive to place our client’s needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Commercial is a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

NEA OFFICE
2221 HILL PARK CV.
JONESBORO, AR

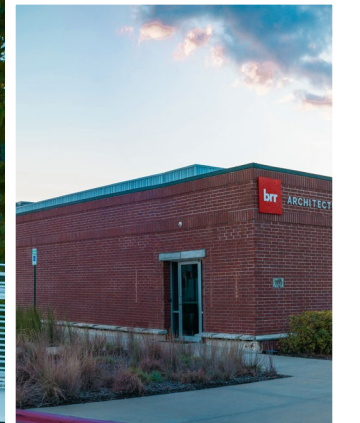
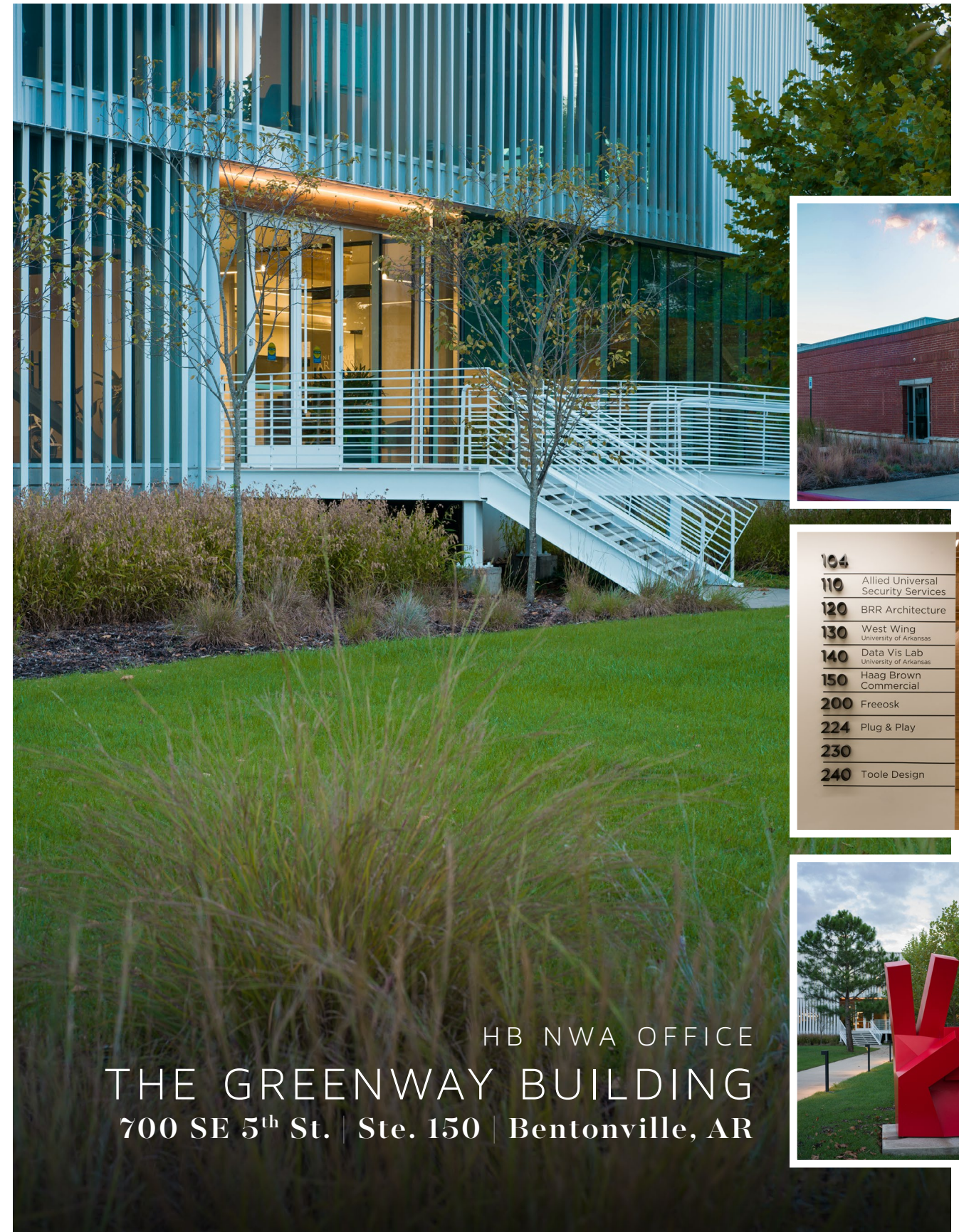
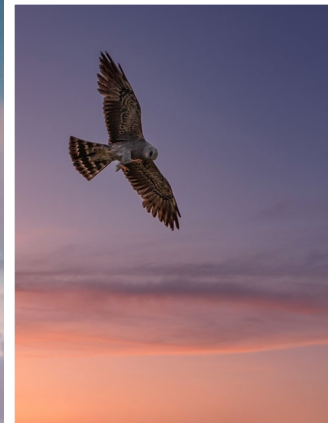
NWA OFFICE
700 SE 5TH ST. | STE 150
BENTONVILLE, AR



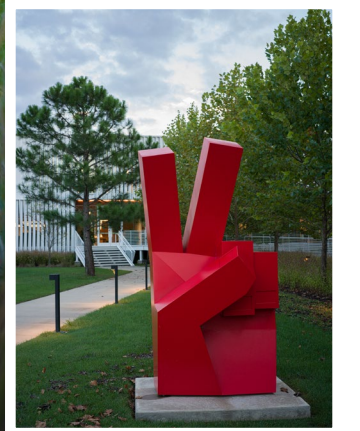
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HB NEA OFFICE
THE RESERVE AT HILL PARK
2221 Hill Park Cv. | Jonesboro, AR



104	Allied Universal Security Services
110	BRR Architecture
120	West Wing University of Arkansas
130	Data Vis Lab University of Arkansas
140	Haag Brown Commercial
150	Freeosk
200	Plug & Play
224	Toole Design



HB NWA OFFICE
THE GREENWAY BUILDING
700 SE 5th St. | Ste. 150 | Bentonville, AR