

**PRICE REDUCED!**

**FOR SALE**

# Madison Square Business Center

Investment Opportunity

1116 S Walton Blvd | Bentonville, AR 72712



Colliers

Accelerating success.

 52,631  
Square feet

 Newly remodeled  
in 2022

 Near the Bentonville  
Municipal Airport

 Numerous  
conference rooms

 Large mixed-use  
developments nearby:  
• Common  
• Lumen

 High-tech  
business center

## Madison Square **Business Center**

**\$7,500,000**  
Asking Price

**81.5%**  
Occupied

**54**  
Rentable Units

- Located in high growth area of Bentonville
- Great future rent potential investment property
- Within walking distance to downtown Bentonville, parks & current Walmart Home Office

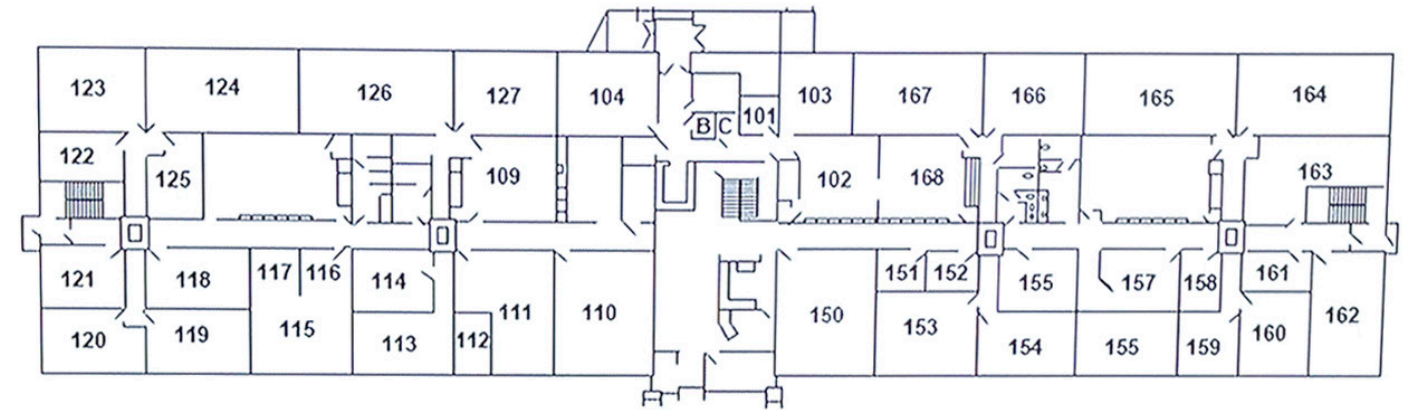
\*Financials available by request. Must sign a Confidentiality Agreement.



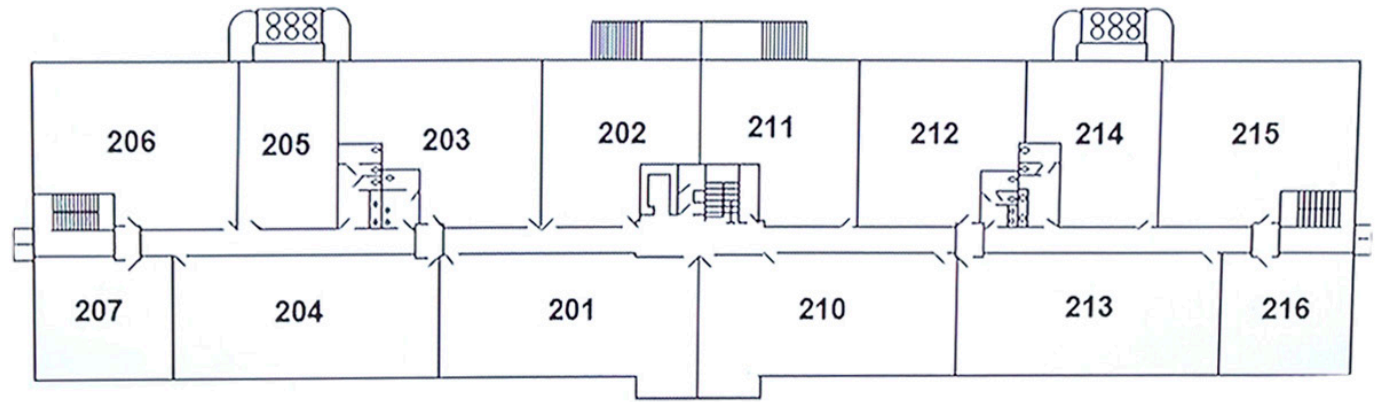
# Madison Square Business Center

Madison Square Business Center is a two-story, 52,631-square-foot office building located at 1116 S Walton Blvd In Bentonville, Arkansas on 3.86 acres. The Class "A" office building is currently utilized as a business center supporting several service retail, wellness tenants and suppliers and vendors who support Walmart Inc. and Sam's Club. Madison Square comes with numerous amenities including blanket wifi, business center / station, kitchen and break room, conference rooms with rental and reservations, and abundant parking.

The property is centered between the high-growth areas of west Bentonville and the cultural heart of the market in downtown Bentonville. Future development projects include community parks, multifamily and mixed-use developments and retail. The area is surrounded by the convenience of retail, accessibility and walkability to and from the future Walmart Home Office campus and downtown Bentonville. Madison Square is in a high barrier of entry in the city of Bentonville and continues to grow into a "live, work, play" environment.



FIRST FLOOR



SECOND FLOOR



# Madison Square Business Center

## Bentonville Attractions

### Crystal Bridges Museum & The Momentary

Crystal Bridges celebrates the American spirit in a setting that unites the power of art with the beauty of nature. A series of pavilions nestled around two spring-fed ponds house galleries, meeting and classroom spaces, and a large, glass-enclosed gathering hall with a 100,000-square-foot expansion salted for delivery by 2025. The Momentary is a satellite contemporary art space in Downtown Bentonville adjacent from the 8th Street Market and future Walmart Home Office campus.

### Walmart Home Office

The new Walmart Home Office campus will demonstrate locally what the company is committed to globally – promoting positive change in Bentonville and in communities across the world. The campus design is true to Walmart’s culture of servant leadership that puts associates and customers first and adheres to Walmart’s Every Day Low Cost culture – not by cutting corners, but through smart design.

### Quilt of Parks

A four-acre community playspace and parking deck with programmable space on the southeast side of Crystal Bridges’ campus

### Whole Health Institute & Alice Walton School of Medicine

Whole Health Institute is a nonprofit that is focused on taking a transformative approach to health and wellbeing. The building will feature space for interactive programs and an are for up to 800 individuals. It will also feature offices for the Whole Health Institute and Art Bridges and will have access to the Chopra Library.

### Coler Mountain Bike Preserve

With 250 miles of natural-surface trails, Northwest Arkansas has risen as a premier mountain biking and public recreation destination. Located on a pristine, nearly 300-acre site just a five-minute bike ride from downtown Bentonville, Coler offers visitors the opportunity to engage in active recreational experiences while reconnecting with themselves, others and the natural world.

### Razorback Greenway Trail System

The Razorback Regional Greenway is a 36-mile, primarily off-road, shared-use trail that extends from south Fayetteville to the Bella Vista Trail in north Bentonville. The trail links together dozens of popular community destinations.

### Blue Crane Developments

Founded in 2014 by Tom and Steuart Walton, Blue Crane was first known as Ropeswing Group, then established to enhance downtown Bentonville’s food and beverage scene. As the number of projects and our interest in other types of real estate like housing, retail, and office grew, it became evident that there was a need for a focused platform for real estate investments and development.



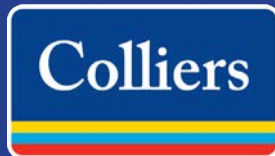
# Madison Square **Business Center**

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