

**FOR LEASE**

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# CURVE

CORPORATE  
CENTER

**A PREMIER CORPORATE DESTINATION IN BENTONVILLE**



**CUSHMAN &  
WAKEFIELD**



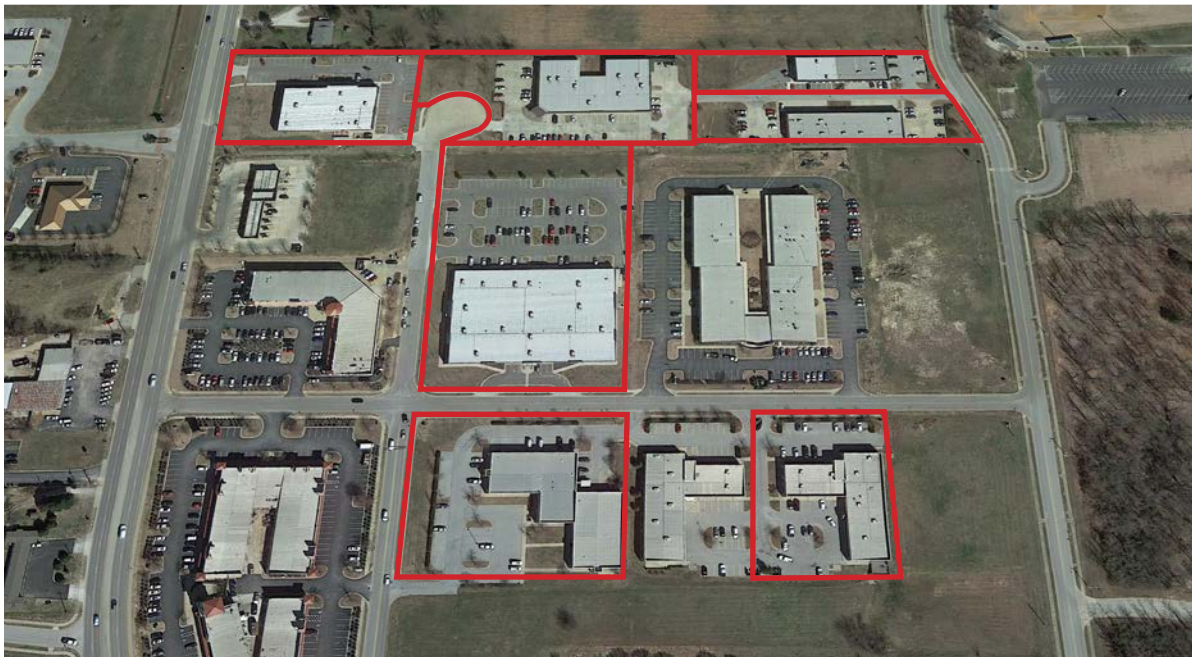
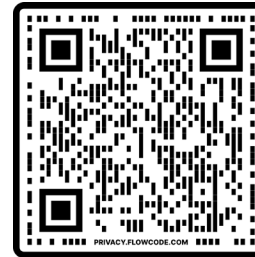
5100 W JB Hunt Drive, Rogers, AR 72758 | 479 845 3000 | Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance



# ABOUT US

Curve Corporate Center is a seven-building office park in Bentonville, minutes from the new Walmart Home Office and Sam's Club HQ. Set in the Fayetteville-Springdale-Rogers metro, it is home to tenants like Exxon, Spectrum Brands, Coleman (Newell), and Silliker (Merieux). The property features flexible suites, modern layouts, and abundant natural light with easy access to I-49.

Turnkey spaces include open designs, private offices, conference areas, and outdoor seating. Select suites also offer kitchens with commercial vent hoods, creating a ready-to-use environment for businesses to thrive in Northwest Arkansas.



62,055  
POPULATION

2.4  
AVERAGE HOUSEHOLD SIZE

34.2  
MEDIAN AGE

\$102,767  
MEDIAN HOUSEHOLD INCOME

3,190  
TOTAL BUSINESSES

71,516  
TOTAL EMPLOYEES

3 MILE RADIUS ESRI BUSINESS ANALYST





CURVE CORPORATE CENTER  
TENANTS



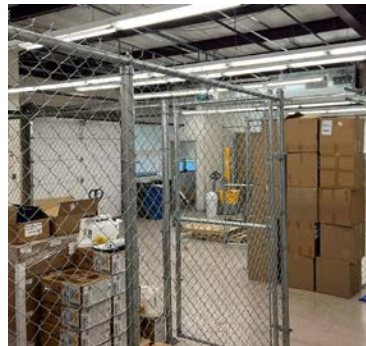


# DRIVE TIMES

- 5 Miles to Walmart Global HQ
- 3 Miles to Sam's Club Home Office
- Less than 2 Miles to I-49
- 1 Mile to Bentonville Municipal Airport
- Many restaurants within 3 Mile radius







## A photograph of a modern, single-story building with a dark grey, horizontally-ribbed facade. A large, leafy green tree stands on the left side of the frame. In front of the building is a paved area with two yellow bollards and a small, dark, rectangular mat. The building has a large, dark, rectangular opening, possibly a garage or entrance, and a smaller, dark, rectangular opening to its right. The sky is blue with some light clouds.

# AVAILABLE SPACES



\*floor plan depicted is estimated and may vary from actual conditions

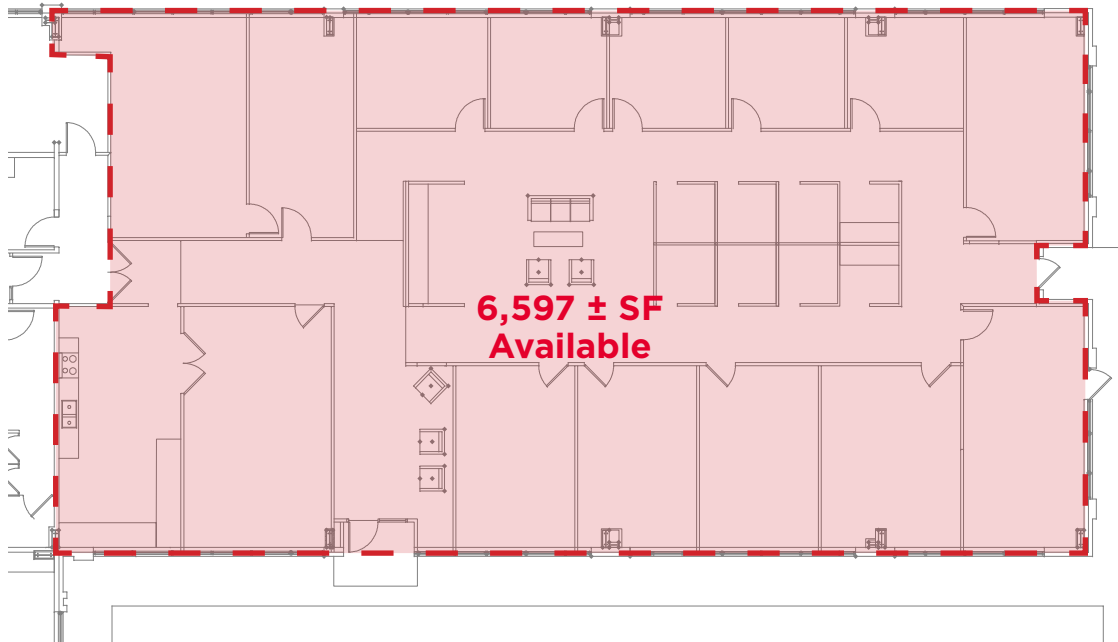
## 3101 SE MACY RD

- Bentonville office space
- **7,788 ± SF available**
- Lease Rate: **\$22.00/SF + UTIL**
- Access to shared outdoor space
- Open concept with private offices, conference areas, and break room
- Less than 2 miles from I-49
- Located near SAM'S Club Headquarters and Walmart Home Office

*Coming soon*



# AVAILABLE SPACES



\*floor plan depicted is estimated and may vary from actual conditions



## 212 SE 34TH ST

- Suite 12: **6,597 ± SF**  
(Available 11/01/2025)
- Lease Rate: **\$22.00 RSF + UTIL**
- Suite offers a kitchen with a commercial vent hood
- Direct access to outdoor patio/seating area
- Open concept with private offices, conference areas, and ample natural light



## NORTHWEST ARKANSAS - MOUNTAIN HAVEN WITH INDUSTRY GIANTS

The Fayetteville-Bentonville-Rogers-Springdale MSA, commonly referred to as Northwest Arkansas, is made up of 3 counties, Benton, Washington, and Madison. The region is home to the world's largest retailer, and #1 on the 2023 Fortune 500 list, Walmart. The MSA is experiencing rapid growth. Northwest Arkansas is the fastest growing multifamily market, by percentage, in the US. The metro is on pace to break into the nation's top 100 largest MSA's with 1M+ residents expected by 2040.



**576,403**

MSA Population 2023

**2.5%**

Unemployment Rate 2023

**93%**

Cost Of Business Index

**91.8%**

Cost Of Living Index

Source: Northwest Arkansas Council 2024

### Northwest Arkansas is...

#### Booming

36 people moving to  
NWA per day

#### #40 Best Places For Business

Forbes - 2023

#### #10 Best Place to Live in the U.S.

U.S. News & World Report - 2023

#### Dynamic

U.S. News & World Report's #28  
Most Dynamic Metros

#### University of Arkansas Supply Chain Ranked #1 In The Nation

Northwest Arkansas Council - 2024

#### 8 NWA High Schools Rank Among Top 10% In The Nation

Northwest Arkansas Council - 2024

#### Up-Scale

Per capita income 14% higher  
than the national average

#### Home to 3 Fortune 500 Companies

Northwest Arkansas Council - 2024

#### #7 Best Performing Cities

Milken Institute - 2024



## WALMART - #1 CORPORATION IN US

Since its inception, Walmart has maintained its constant presence at its headquarters in Bentonville with multiple corporate expansions and countless philanthropic efforts. The Walton family still calls Bentonville home and has invested hundreds of millions of dollars into school, arts, infrastructure, and various community projects through the Walton Family Foundation.



**300+ Acre**  
New Corporate Campus

**14,000 2 Miles**

Corporate jobs in  
Bentonville

New Corporate Campus  
from town square

**P&G**

**Kellogg's**



**Kraft Heinz**

**Walmart**

### Walmart Supplier Network

All 5,500 Walmart suppliers have a presence in NW Arkansas, and 1,400 maintain offices in NW Arkansas contributing thousands of additional jobs to the local economy.



**Kimberly-Clark**

**Johnson & Johnson**



## AMENITY RICH REGION

In addition to being the home of three Fortune 500 companies (Walmart, Tyson, J.B. Hunt), Northwest Arkansas is filled with community amenities that make the region an exceptional place to call home.

### 1 CRYSTAL BRIDGES MUSEUM

4.7M Visitors in Eight Years

### 2 WALMART CORPORATE CAMPUS

300+ Acre New Corporate Development

### 3 PINNACLE HILLS

152 Acre, Class "A" Shopping Center

### 4 WALMART AMP

Newly Expanded 15,000-Seat Amphitheater

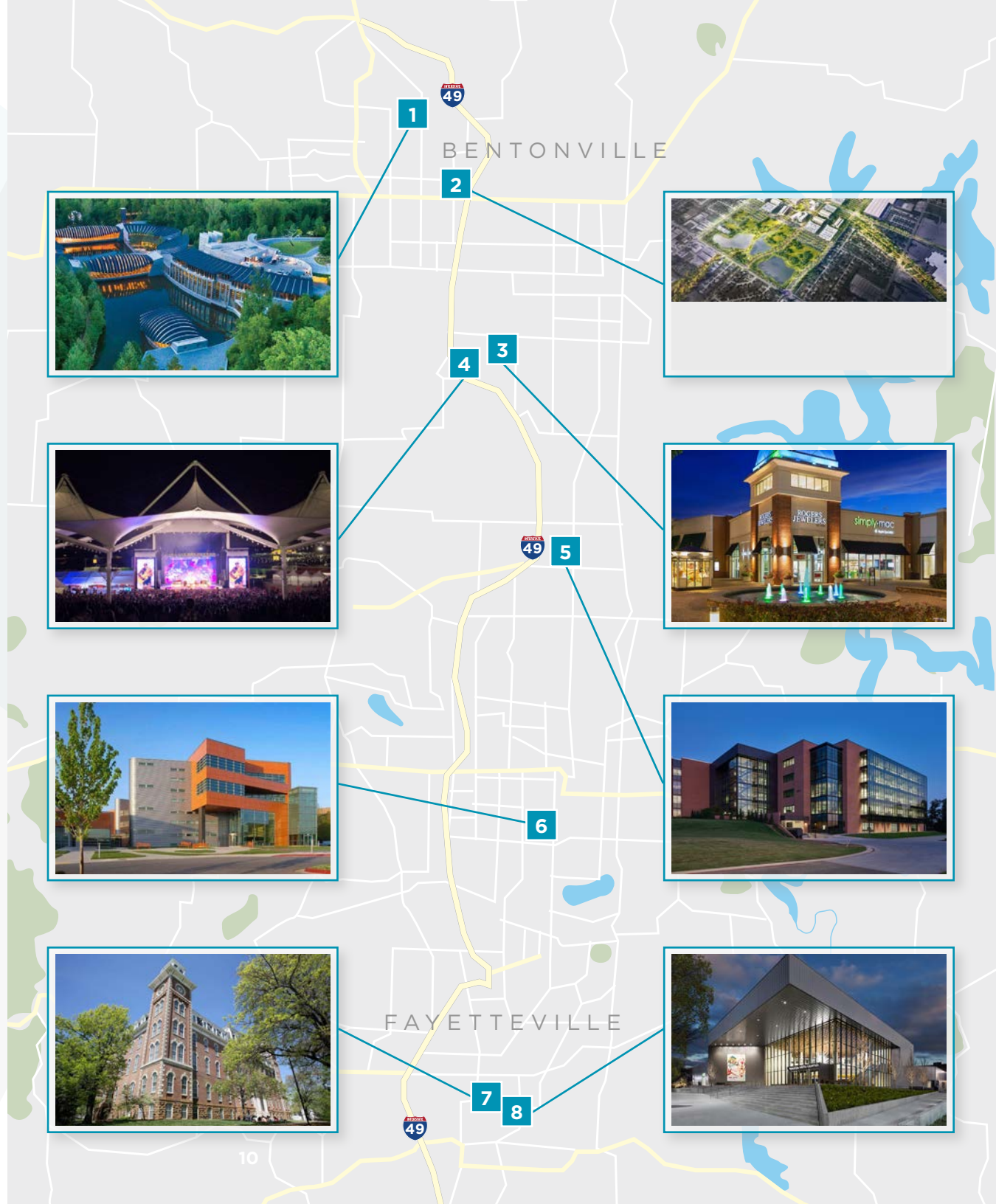
### 5 JB HUNT CORPORATE HQ

### 6 TYSON FOODS CORPORATE HQ

### 7 UNIVERSITY OF ARKANSAS

32,000+ Combined Jobs & Students

### 8 WALTON ARTS CENTER





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