

1103 NE MCCLAIN RD, BENTONVILLE, AR | SUITE 1 | BLDG 3

OFFICE SPACE FOR LEASE



OKSANA DEMARIS
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BUTCH GURGANUS
CO-MANAGING DIRECTOR
479.644.7266
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5512 W WALSH LN, SUITE 201, ROGERS, AR | 479.254.7000 | FOCUSCREGROUP.COM

LEASE OVERVIEW

SUITE 1: 5,199 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.

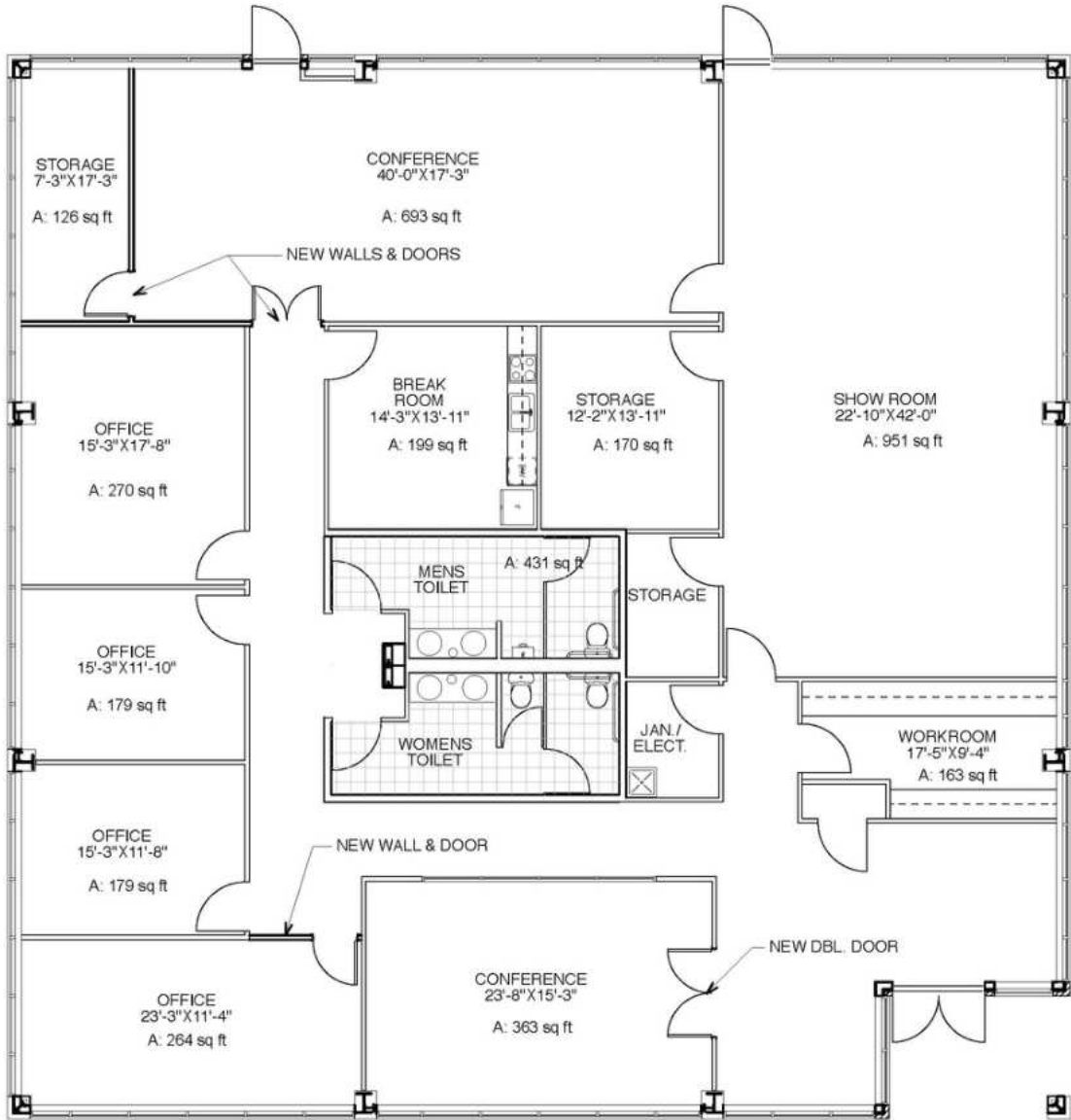
CUSTOM FINISHES

- 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



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AERIAL VIEW

Walmart  CAMPUS

DOWNTOWN BENTONVILLE

SITE

Beau Terre Dr

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BEAU TERRE BUILDINGS

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)
- ATM
- DESIGN CENTER



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

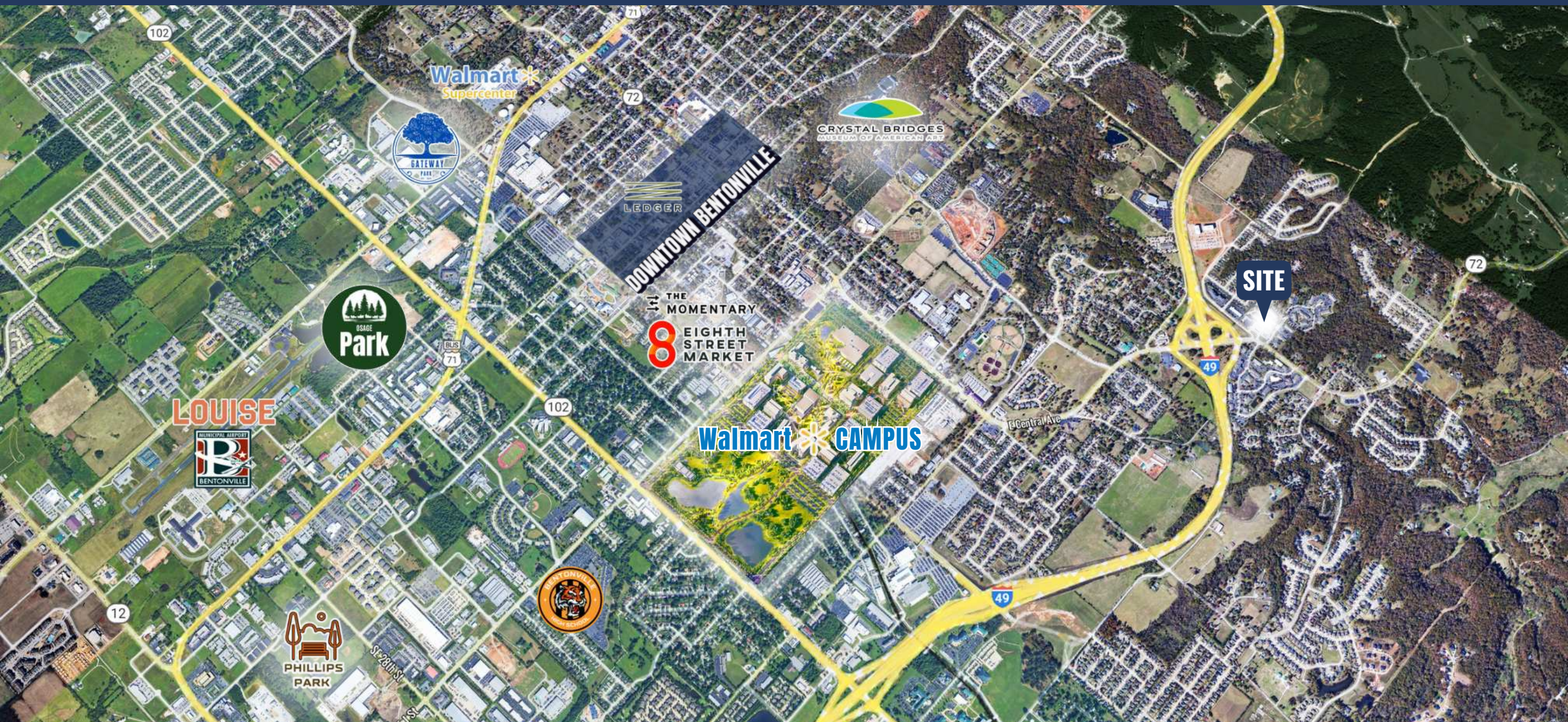
BEAU TERRE OFFICE PARK VIDEO



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1

2

3

1

5

3

1

PHILLIPS PARK RENOVATION

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



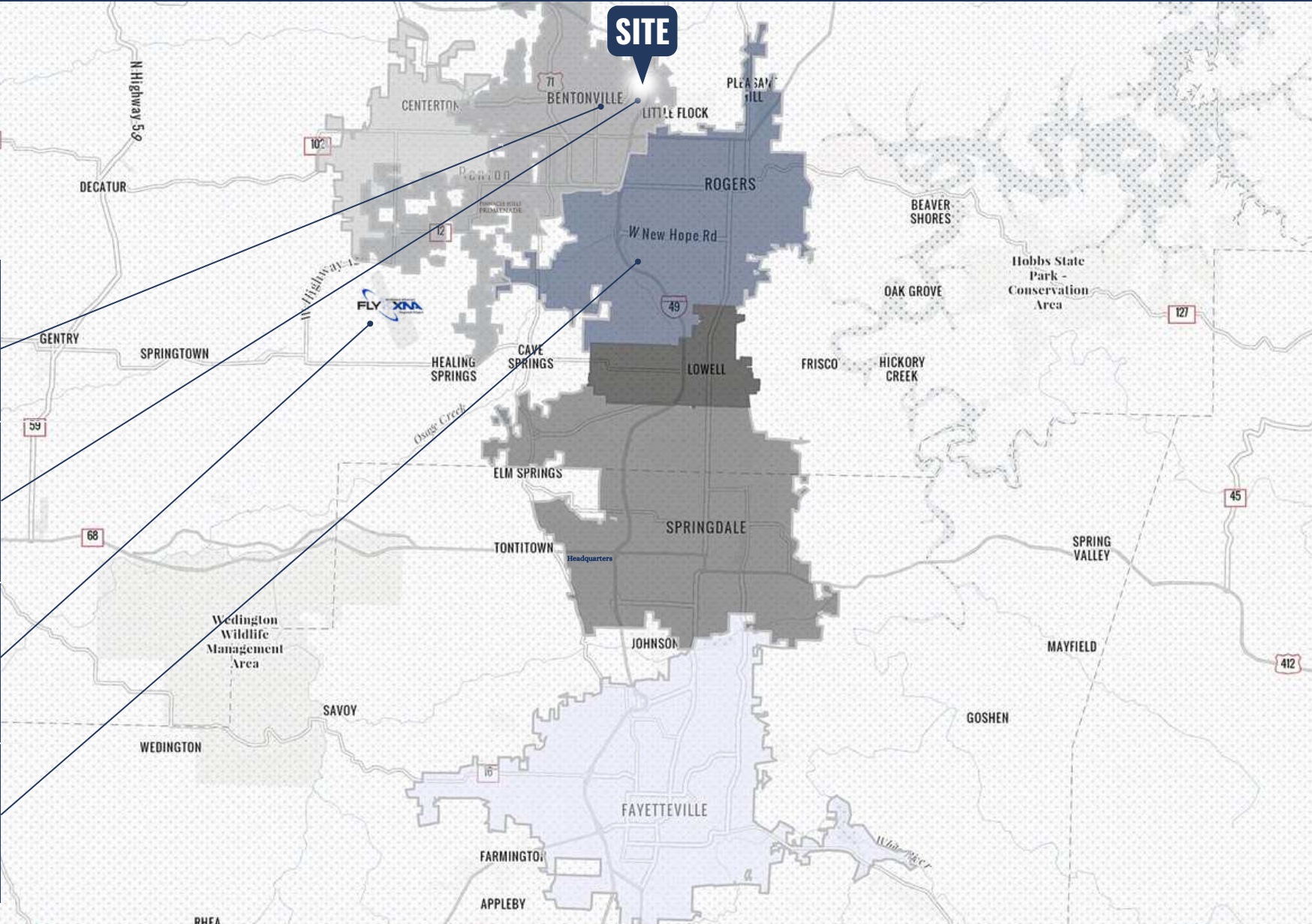
📍 PINNACLE HILLS | ROGERS

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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