



THE
**WAREHOUSE
DISTRICT**

Introducing a new facet to **Johnson Square**

Welcome to The Warehouse District at Johnson Square, a unique pocket within the larger new urban neighborhood. With a heavy emphasis on art, design, and vibrancy, the Warehouse District creates the heart of the community.



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THE WAREHOUSE DISTRICT

AVAILABILITY



BUILDING "A" AVAILABILITY

WEST SIDE BUILDING: 3,300 SF (RETAIL)

COSTA
MEXICAN SEAFOOD

AIA
TABLE
FLORIDA, FRESH SEAFOOD STORE

- RETAIL
- OFFICE
- RESTAURANT
- LEASED

BUILDING "C" AVAILABILITY

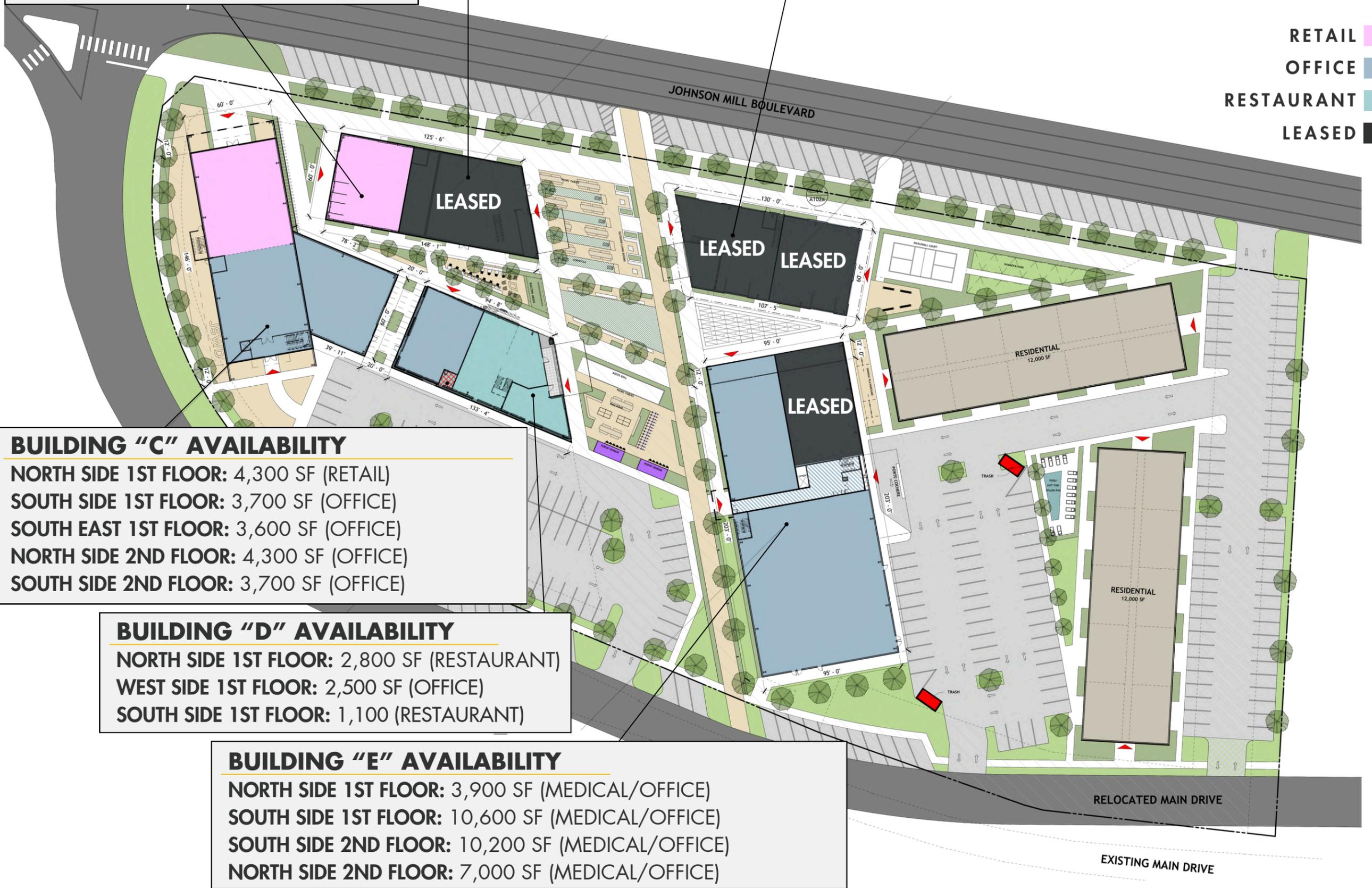
- NORTH SIDE 1ST FLOOR: 4,300 SF (RETAIL)
- SOUTH SIDE 1ST FLOOR: 3,700 SF (OFFICE)
- SOUTH EAST 1ST FLOOR: 3,600 SF (OFFICE)
- NORTH SIDE 2ND FLOOR: 4,300 SF (OFFICE)
- SOUTH SIDE 2ND FLOOR: 3,700 SF (OFFICE)

BUILDING "D" AVAILABILITY

- NORTH SIDE 1ST FLOOR: 2,800 SF (RESTAURANT)
- WEST SIDE 1ST FLOOR: 2,500 SF (OFFICE)
- SOUTH SIDE 1ST FLOOR: 1,100 (RESTAURANT)

BUILDING "E" AVAILABILITY

- NORTH SIDE 1ST FLOOR: 3,900 SF (MEDICAL/OFFICE)
- SOUTH SIDE 1ST FLOOR: 10,600 SF (MEDICAL/OFFICE)
- SOUTH SIDE 2ND FLOOR: 10,200 SF (MEDICAL/OFFICE)
- NORTH SIDE 2ND FLOOR: 7,000 SF (MEDICAL/OFFICE)



BUILDING A | 8,900 TOTAL SF | RETAIL & RESTAURANT | 3,300 SF AVAILABLE

LEASED
COSTA
MEXICAN SEAFOOD

3,300 SF
AVAILABLE | RETAIL



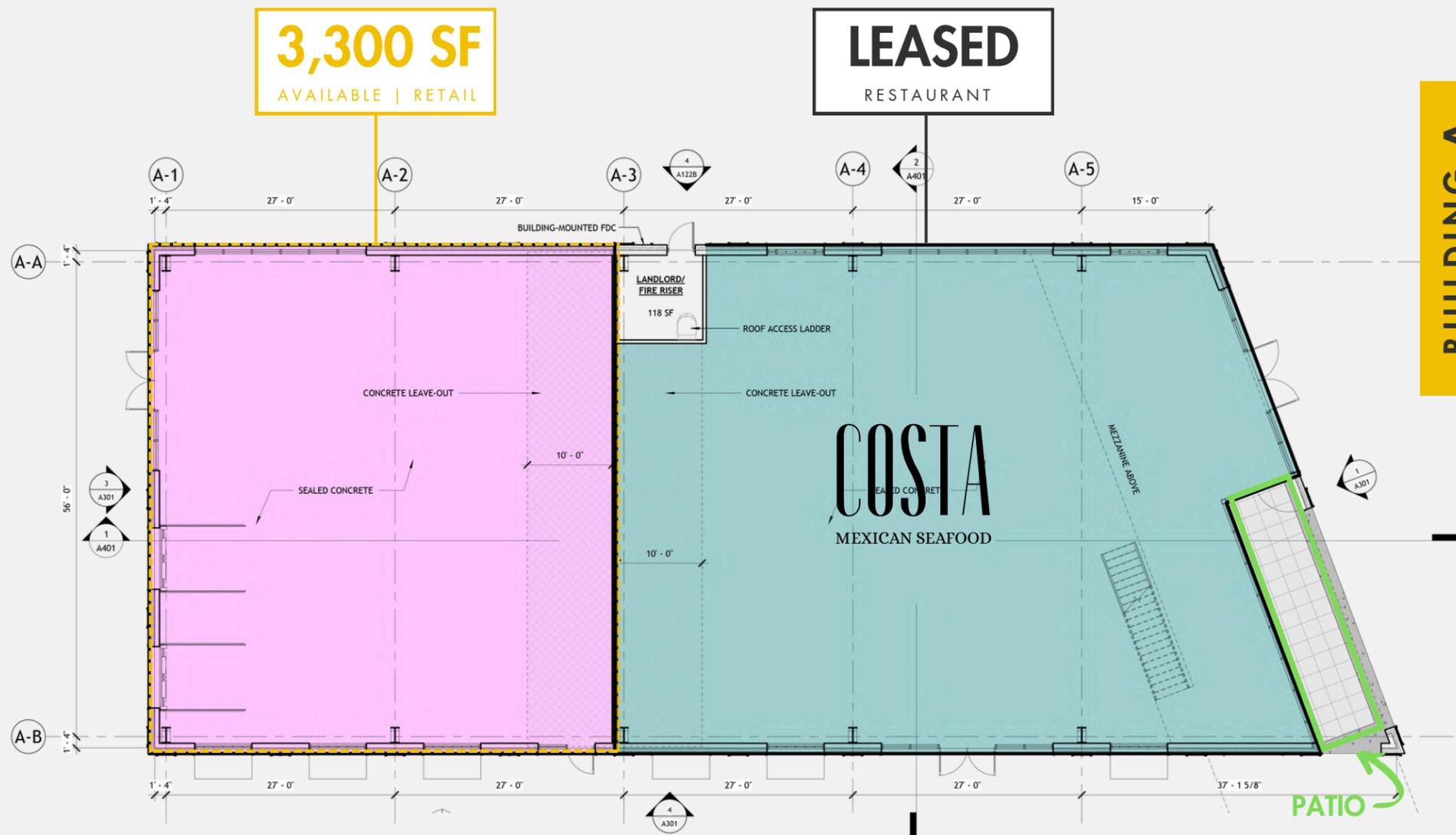
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JOHNSON MILL BLVD & MAIN DR // JOHNSON, AR

THE WAREHOUSE DISTRICT

THE WAREHOUSE DISTRICT

BUILDING A AVAILABILITY

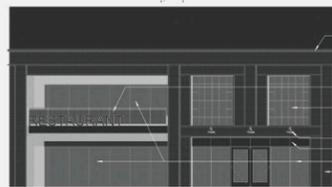


BUILDING A

3,300 SF
RETAIL

\$38.00 PSF
NNN

FALL '26
EST DELIVERY



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

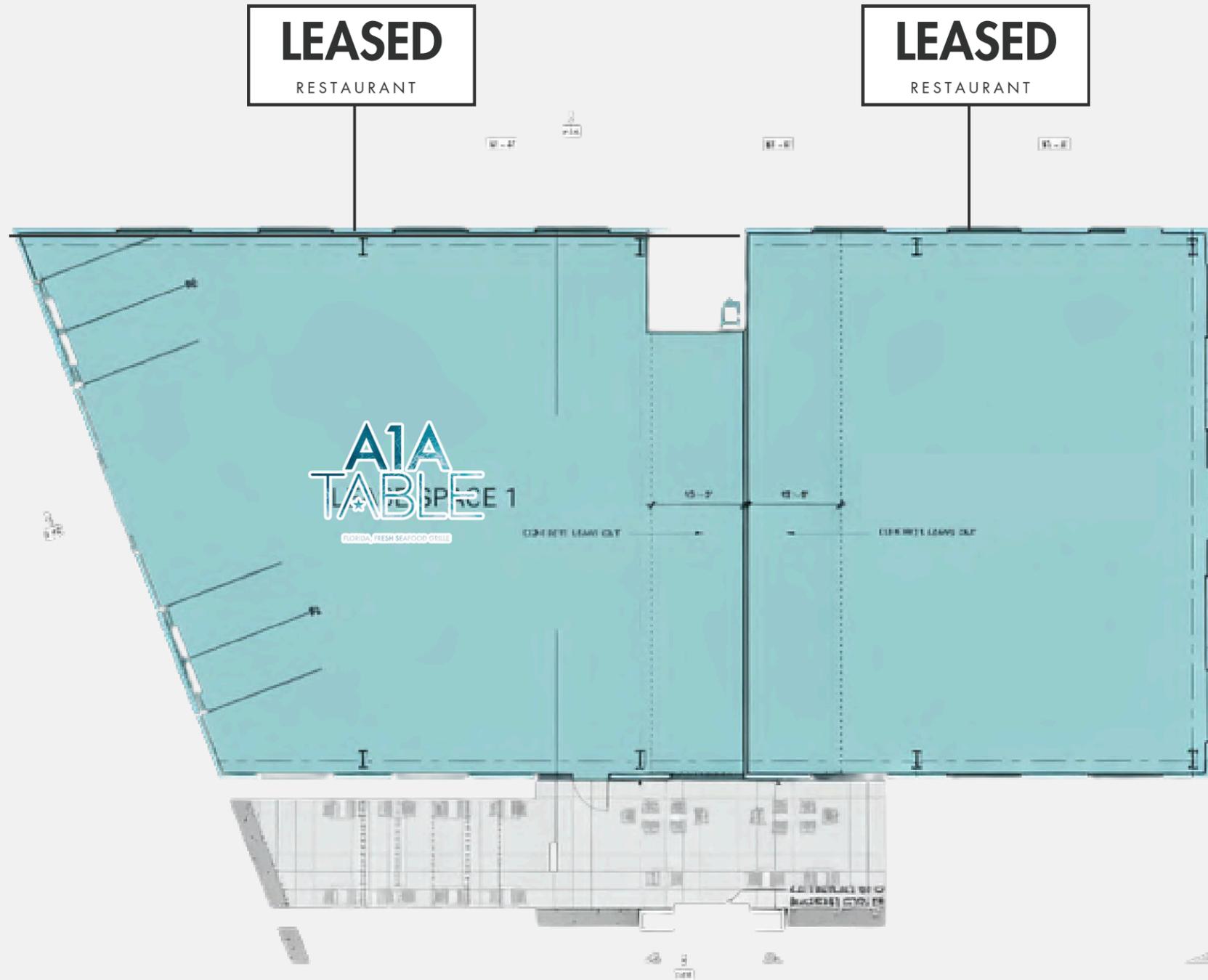
BUILDING B | 7,100 TOTAL SF | RETAIL & RESTAURANT | FULLY LEASED

LEASED
AIA
TABLE

LEASED
RESTAURANT

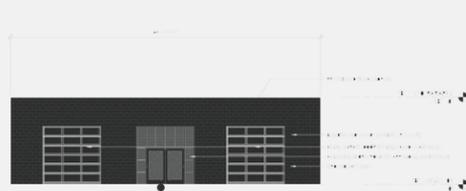


THE WAREHOUSE DISTRICT BUILDING B AVAILABILITY

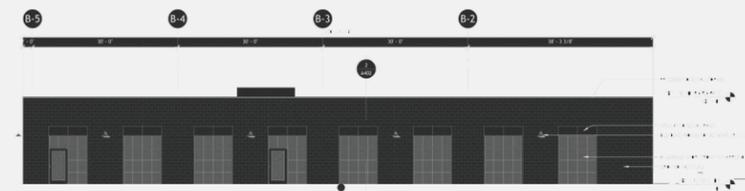


BUILDING B

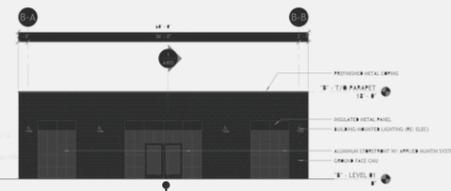
FALL '26
EST DELIVERY



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

BUILDING C | 20,600 TOTAL SF | RETAIL & OFFICE | 20,600 SF AVAILABLE

3,700 SF

AVAILABLE | OFFICE

4,300 SF

AVAILABLE | OFFICE

3,600 SF

1ST FLOOR SIDE BUILDING (NOT SHOWN) OFFICE

4,300 SF

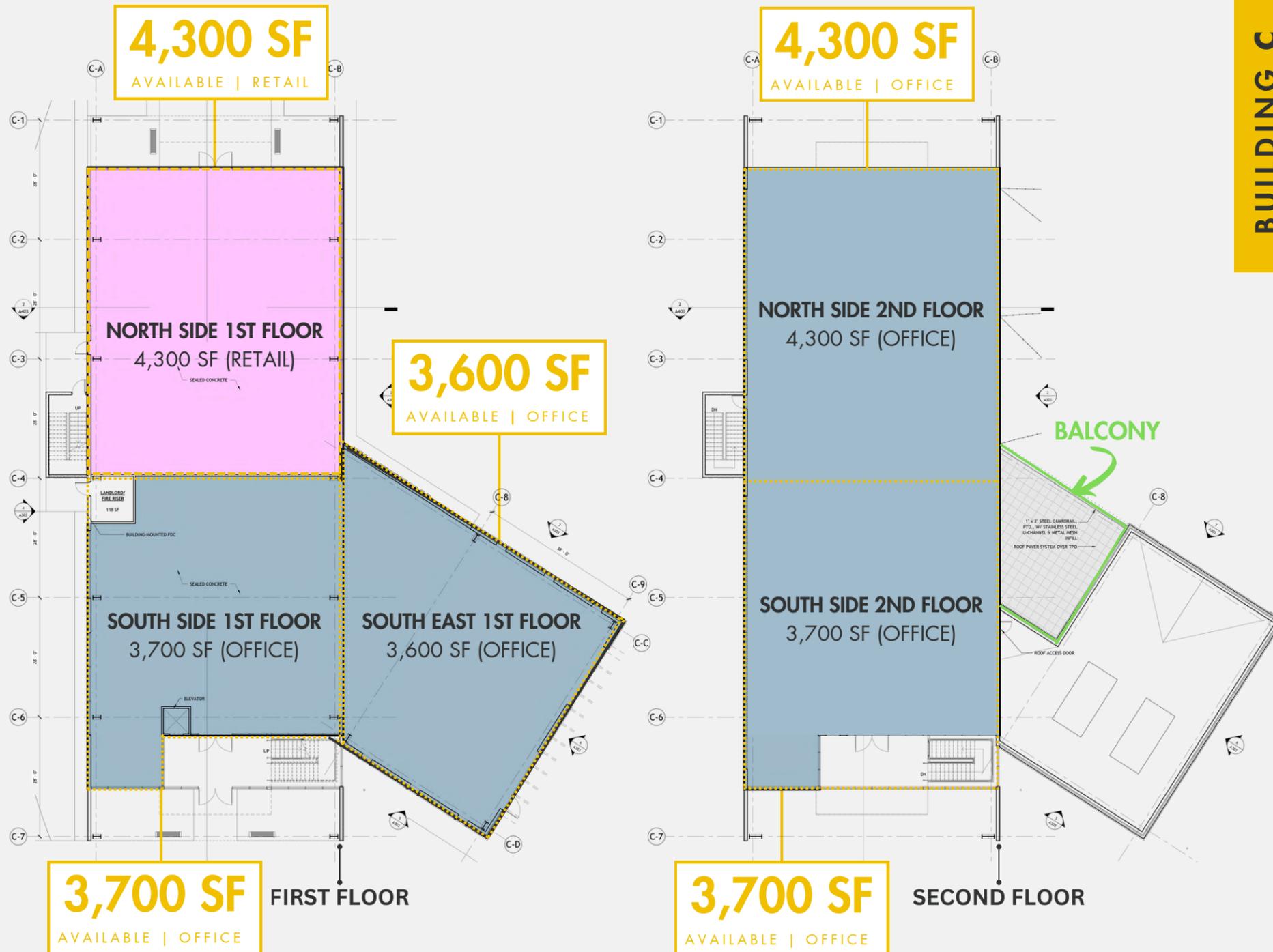
AVAILABLE | RETAIL

3,700 SF

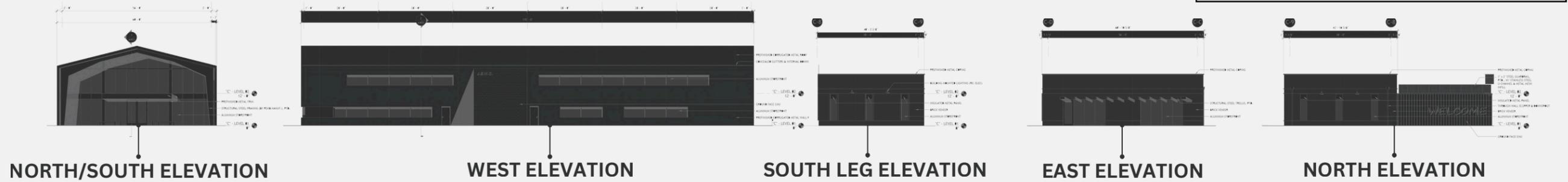
AVAILABLE | OFFICE

THE WAREHOUSE DISTRICT

BUILDING C AVAILABILITY



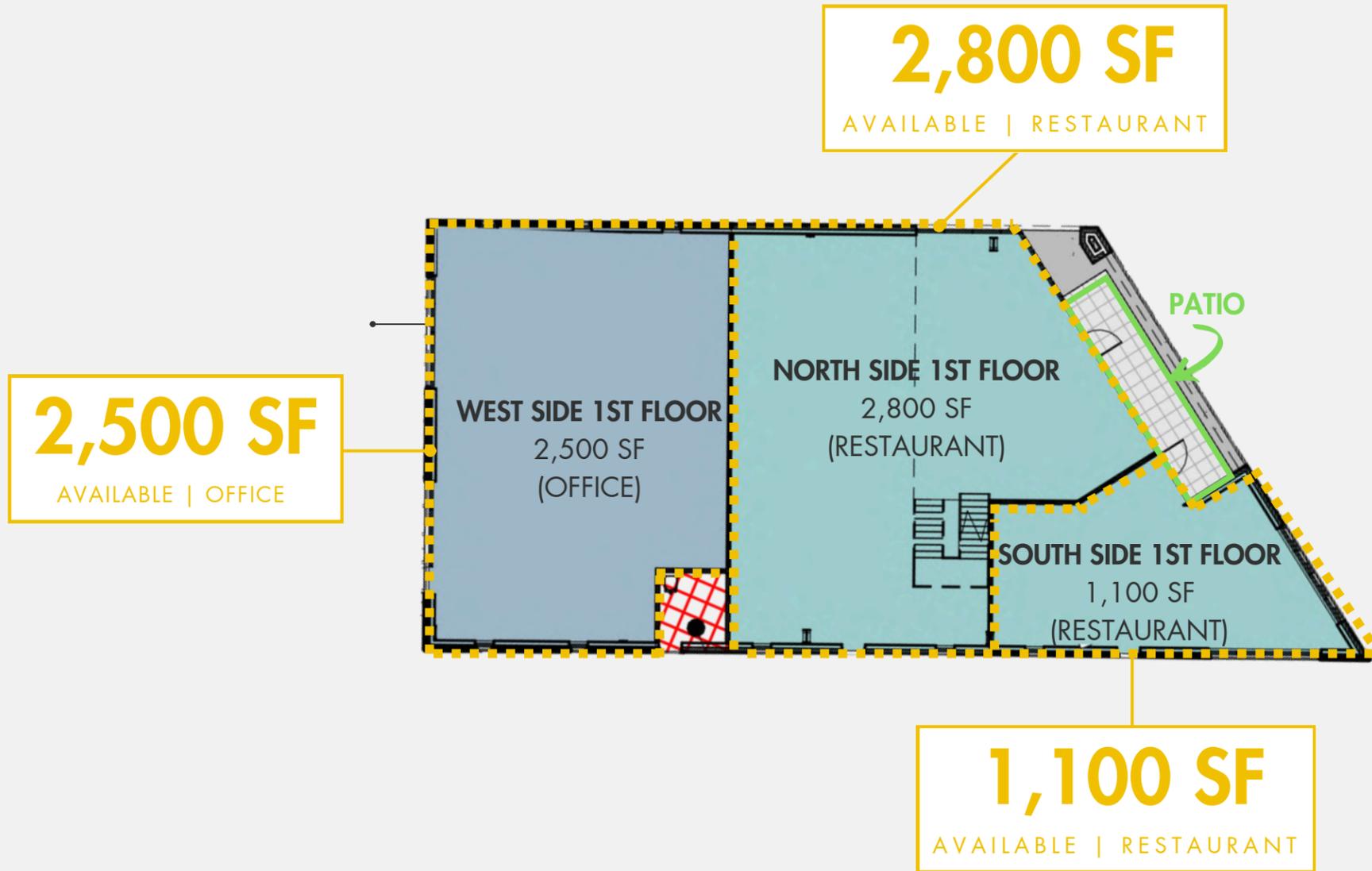
BUILDING C	NORTH SIDE 1ST FLOOR 4,300 SF (RETAIL)
	\$38.00 PSF NNN
	SOUTH SIDE 1ST FLOOR 3,700 SF (OFFICE)
	SOUTH EAST 1ST FLOOR 3,600 SF (OFFICE)
	NORTH SIDE 2ND FLOOR 4,300 SF (OFFICE)
	SOUTH SIDE 2ND FLOOR 3,700 SF (OFFICE)
	\$35.00 PSF NNN
	FALL '26 EST DELIVERY



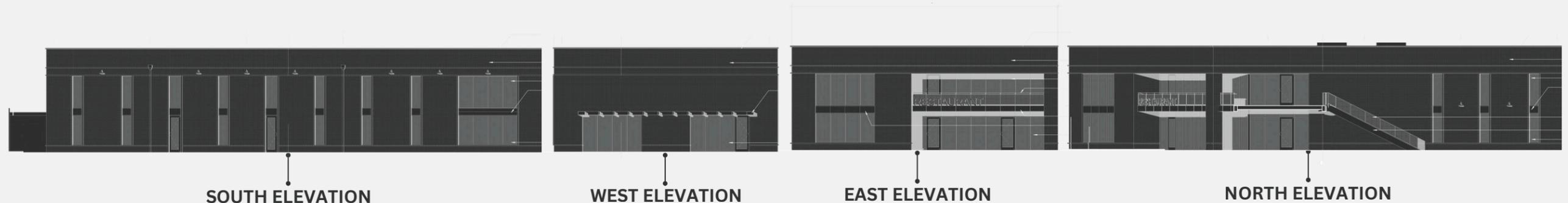
BUILDING D | 7,500 TOAL SF | RESTAURANT AND OFFICE | 7,500 SF AVAILABLE



THE WAREHOUSE DISTRICT BUILDING D AVAILABILITY



BUILDING D	NORTH SIDE 1ST FLOOR 2,800 SF (RESTAURANT)
	SOUTH SIDE 1ST FLOOR 1,100 SF (RESTAURANT)
	WEST SIDE 1ST FLOOR 2,500 SF (OFFICE)
\$35.00 PSF NNN	
FALL '26 EST DELIVERY	



BUILDING E | 35,000 TOTAL SF | MEDICAL/OFFICE | 31,700 SF AVAILABLE



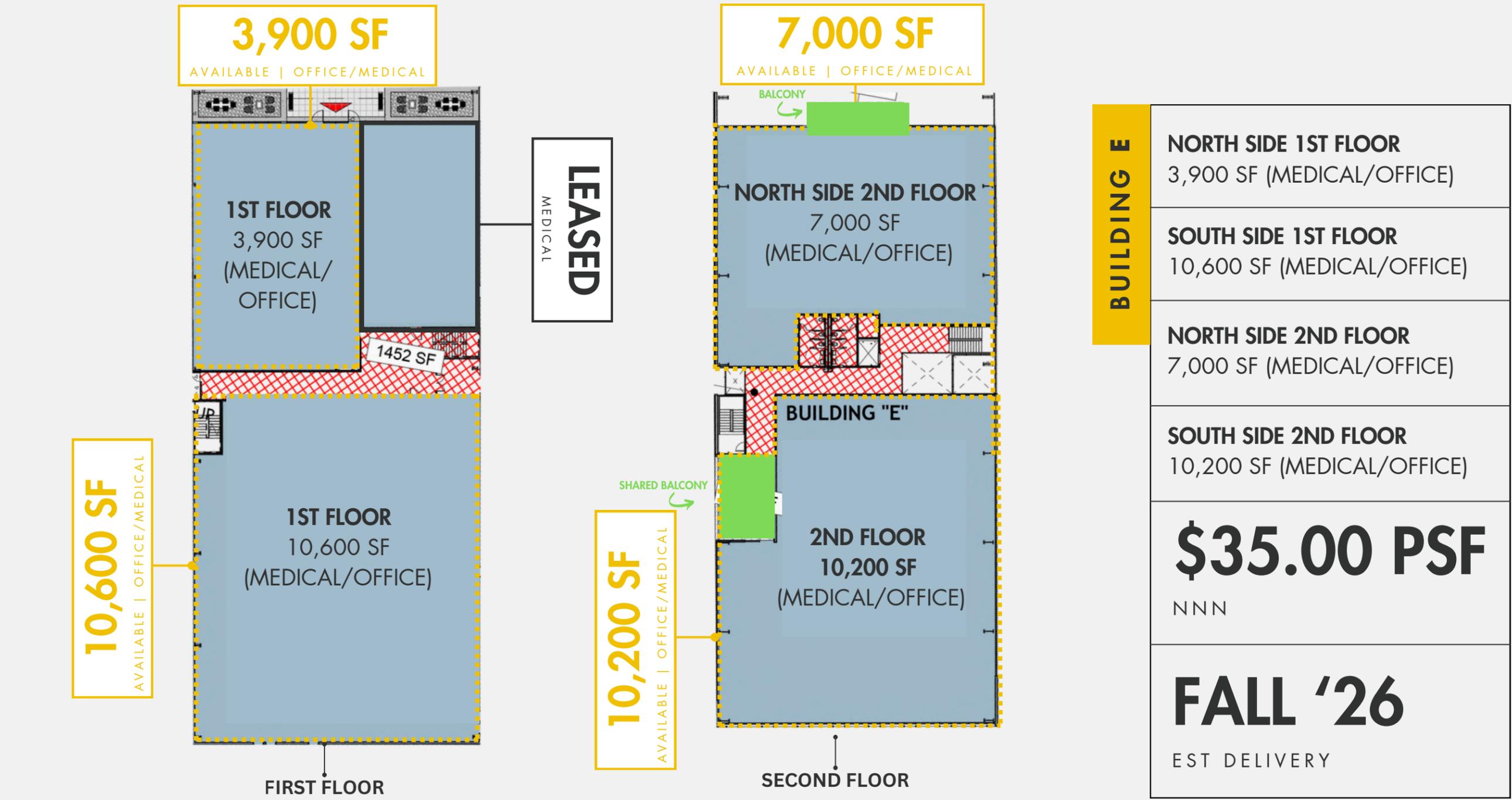
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JOHNSON MILL BLVD & MAIN DR // JOHNSON, AR

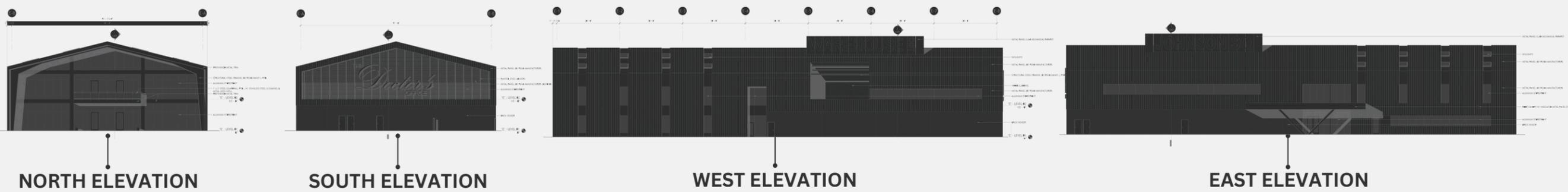
THE WAREHOUSE DISTRICT

THE WAREHOUSE DISTRICT

BUILDING E AVAILABILITY



BUILDING E	NORTH SIDE 1ST FLOOR 3,900 SF (MEDICAL/OFFICE)
	SOUTH SIDE 1ST FLOOR 10,600 SF (MEDICAL/OFFICE)
	NORTH SIDE 2ND FLOOR 7,000 SF (MEDICAL/OFFICE)
	SOUTH SIDE 2ND FLOOR 10,200 SF (MEDICAL/OFFICE)
\$35.00 PSF NNN	
FALL '26 EST DELIVERY	



THE WAREHOUSE DISTRICT

THE BUILD SITE

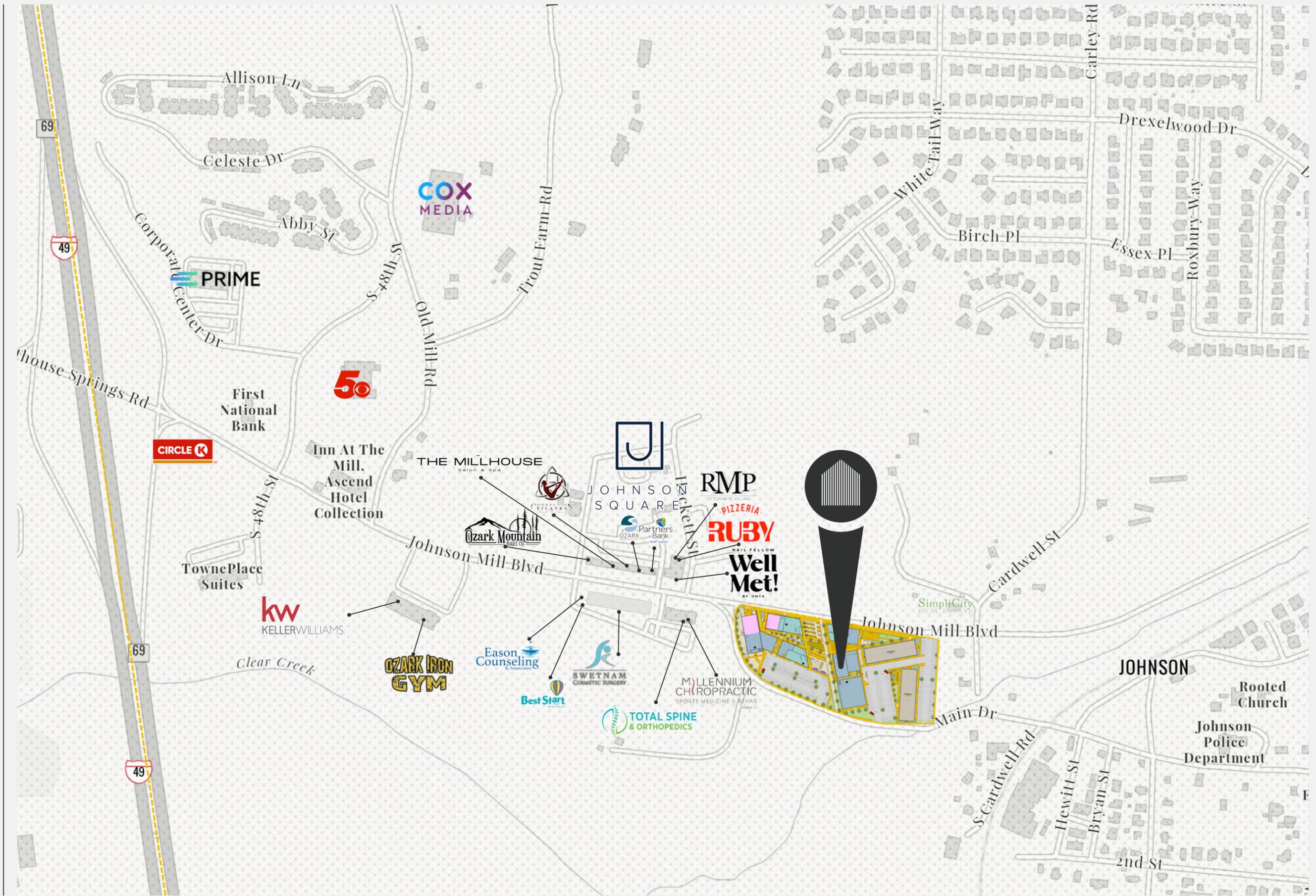


THE BUILD SITE | IN THE HEART OF DOWNTOWN JOHNSON



PHASE 2

THE WAREHOUSE DISTRICT NEARBY AMENITIES



THE WAREHOUSE DISTRICT

THE BUILD SITE

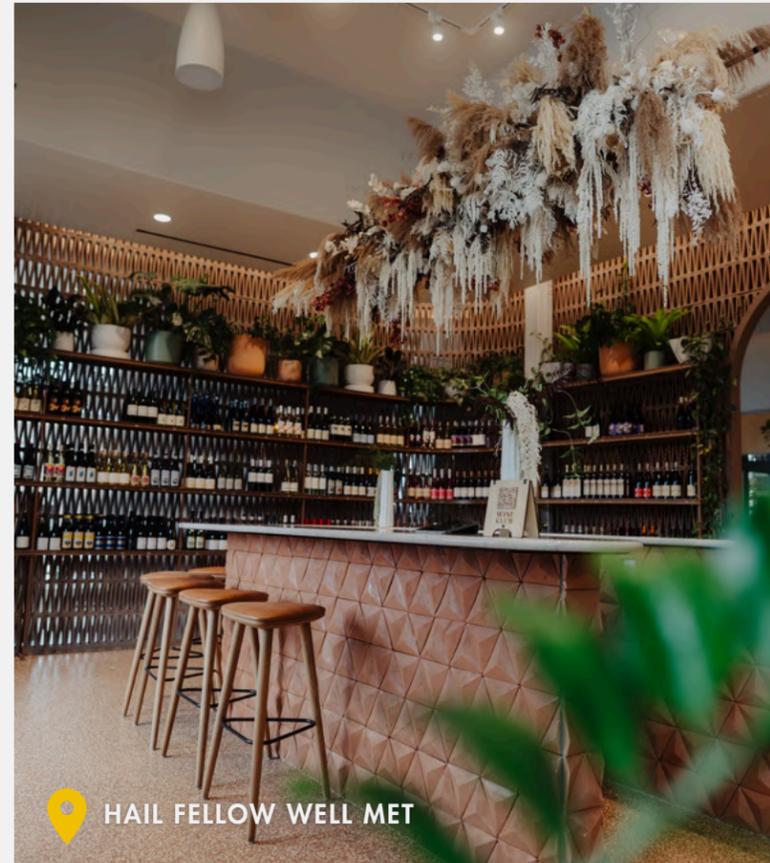




THE NEIGHBORHOOD

Johnson Square

The Warehouse District is an integral part of the Johnson Square neighborhood, which is a beautiful new community featuring professional offices, retail shops, dining, entertainment, cozy parks, and a diverse range of homes with easy access to nearby trails. Johnson Square was founded on the belief that great neighborhoods create healthy, thriving, and happy places for people to live and prosper.



HAIL FELLOW WELL MET



THE RMP BUILDING AT JOHNSON SQUARE



JOHNSON SQUARE



GASTRONOMIC GROUNDBREAKERS: THE NEW HOT SPOT

Popular businesses include: Pizzeria Ruby, Hail Fellow Well Met!, Ozark Mountain Bagel Co, Wrights BBQ, Confident Coffee, and La Medina Luna.

📍 Johnson, AR

Johnson, Arkansas, is a vibrant and rapidly emerging gem in the Northwest Arkansas region. This quaint yet dynamic city is experiencing a renaissance of growth and development, making it a sought-after destination for young professionals, and entrepreneurs. Johnson seamlessly blends small-town charm with the conveniences and opportunities of a burgeoning urban center. Its strategic location, just minutes away from major cities and business hubs, positions Johnson as an ideal place for those seeking a balanced lifestyle amidst nature and progress. With ongoing investments in infrastructure and local businesses, Johnson is not just growing; it's thriving, offering a promising future for residents and newcomers eager to be part of an up-and-coming community.



📍 OZARK MOUNTAIN BAGEL CO.



📍 HAIL FELLOW WELL MET



📍 PIZZERIA RUBY



THE WAREHOUSE DISTRICT LOCATION CONVENIENCE



LOCATION CONVENIENCE

The Heart of Northwest Arkansas

Johnson Square is convenient. Centrally located in Johnson, it's a short commute to all the cities of Northwest Arkansas. Exit Johnson Square and you're about a minute's drive from I-49 with easy access to Rogers, Bentonville, Springdale and Fayetteville. Crystal Bridges Museum of American Art, Downtown Fayetteville, the Bentonville Square and the University of Arkansas are some nearby attractions.



HISTORIC SQUARE | BENTONVILLE

20
MIN DRIVE



PINNACLE HILLS | ROGERS

12
MIN DRIVE



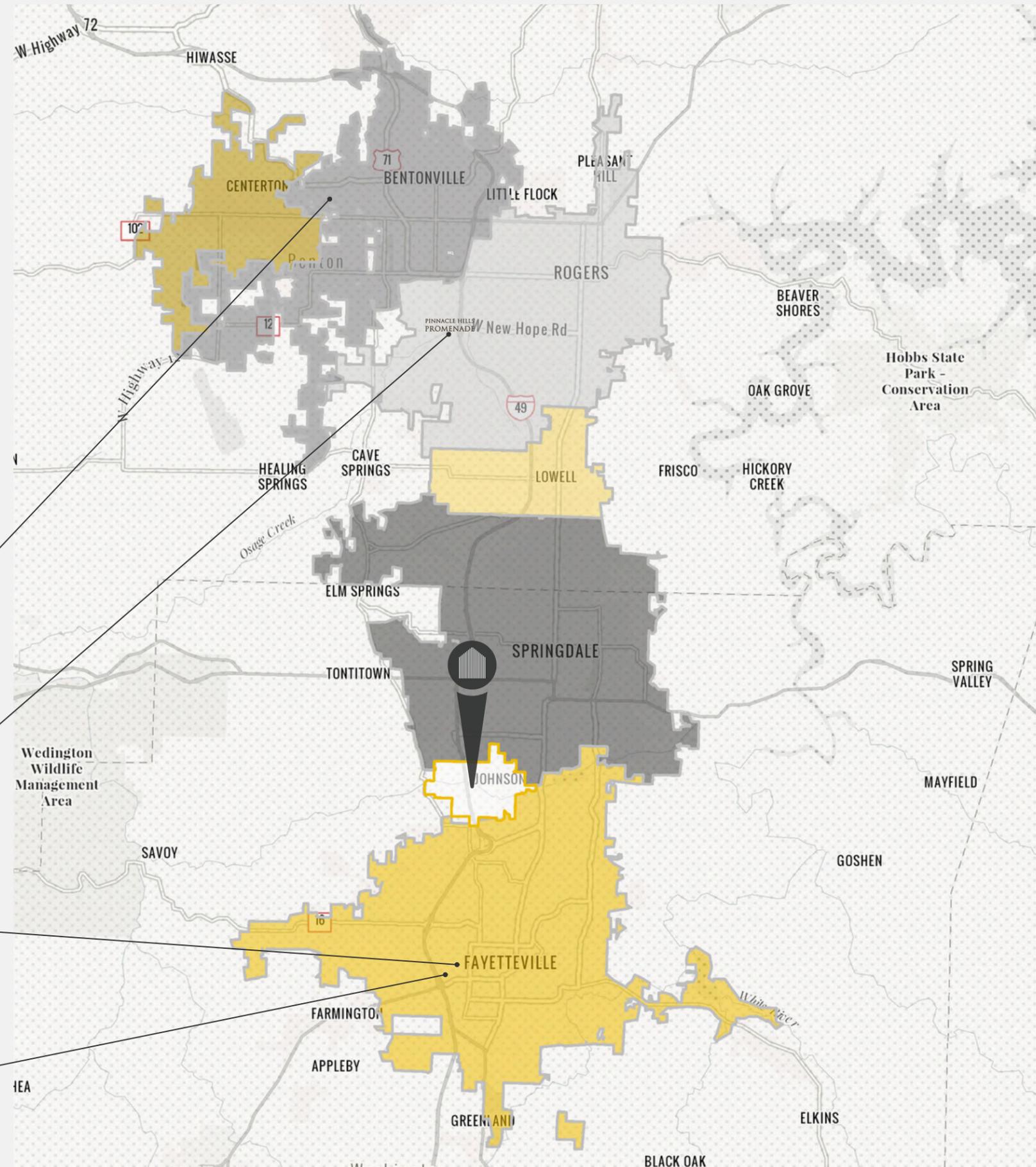
DOWNTOWN | FAYETTEVILLE

8
MIN DRIVE



UNIVERSITY OF AR | FAYETTEVILLE

8
MIN DRIVE



THE WAREHOUSE DISTRICT NEARBY ATTRACTIONS

WHAT'S IN MY COMMUNITY? | 3-MILE RADIUS



THE WAREHOUSE DISTRICT

WHY NORTHWEST AR



6th
Fastest Growing
Metros in America

VISUAL
CAPITALIST

26^B
Gross MetroProduct
Northwest Arkansas



26th
Gross MetroProduct
Northwest Arkansas



TOP 10
Real EstateMarket
in 2023 and into the future



3rd
Hottest U.S. Job Market Metro
Areas Under 1 Million Pop.



8th
Best Performing Large
City in the U.S.



484
Total Miles of Outdoor
Recreation Trails



2nd
Best Metro Area for
Minority Entrepreneurs



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



WHY NORTHWEST ARKANSAS?

A Higher Potential

Regional growth in Northwest Arkansas has never been more vibrant, enriching and enjoyable – and it keeps getting better. Even with the robust growth, town roots remain firmly in the soil that have given families, friends and neighbors reasons to call this area home.

Business here is good, too, being home to multiple Fortune 500 companies, a world-class university, museums, performing arts centers, sport venues and access to outdoor activities. There is a bustling retail environment with shopping centers of all sizes, amazing downtown districts, trail systems, and outdoor spaces and restaurants across the area to satisfy most every appetite.

THE WAREHOUSE DISTRICT WHY NORTHWEST AR



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, the University of Arkansas, and three Fortune 500 headquarters, including Walmart, J.B. Hunt Transportation Services, and Tyson Foods.



WALMART'S NEW HOME OFFICE
PROJECTED COMPLETION IN 2025

THE WAREHOUSE DISTRICT REGIONAL EMPLOYERS



Walmart built a new 350 acre home office accommodating 18–19,000 employees and with a cost of over \$1-Billion. The retail giant extended its streak at No. 1 on the Fortune 500 for a 10th consecutive year, bringing in more than \$570 billion in revenue.



The **Sam's Club** Office, located in Bentonville, Arkansas, is a vital component of the local economy, supporting thousands of employees and reinforcing Bentonville's reputation as a major hub for retail and corporate innovation. As a Fortune 500 giant with billions in revenue, it enhances Bentonville's economic and social fabric, spurring community growth and employment.



UNIVERSITY OF ARKANSAS

The **University of Arkansas** has achieved record enrollment numbers, 32,140 for the 2024-2025 academic year is. The U of A is an employer of over 10,000 staff. Over the last five years, enrollment has grown by 15.7%, reflecting the university's rising appeal.



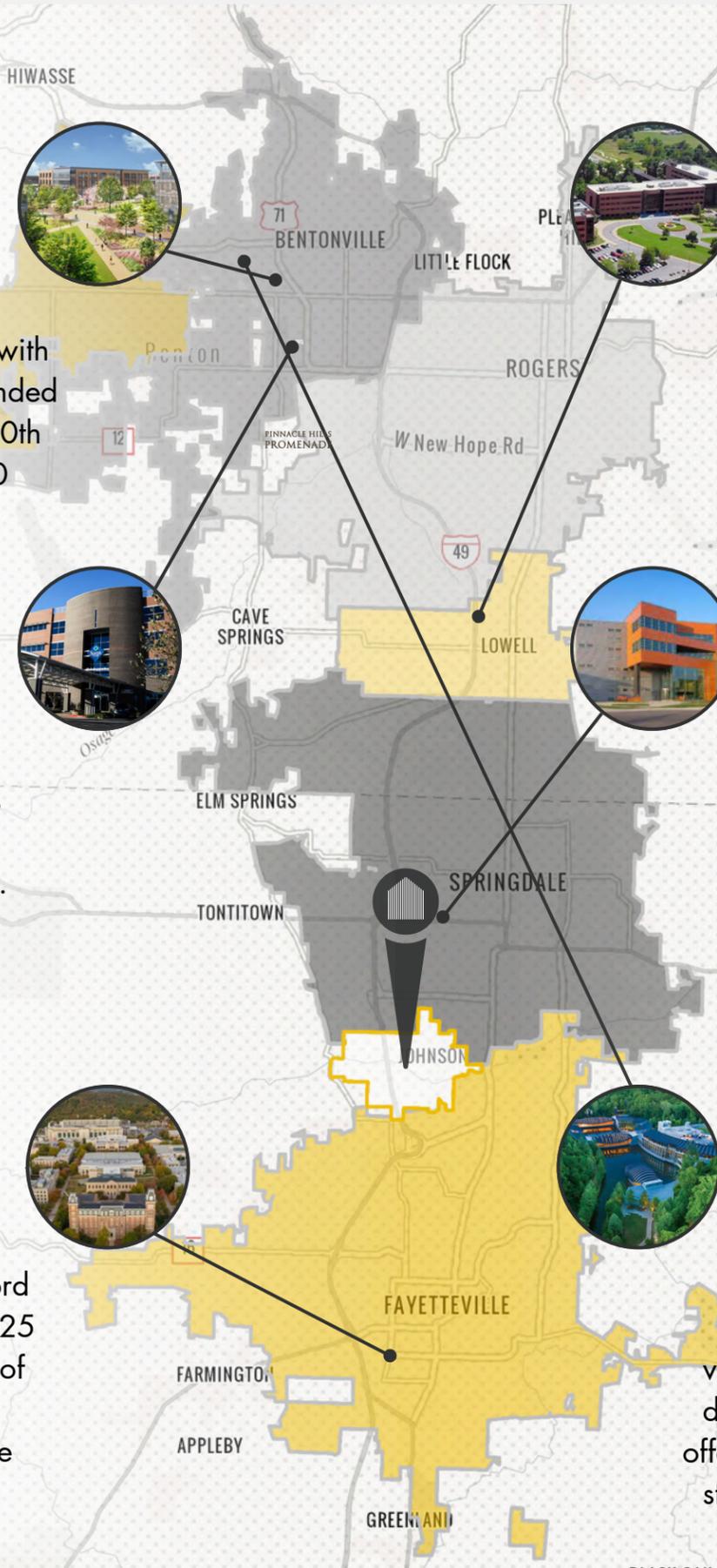
J.B. Hunt is a logistics company focused on technology, located in NWA. Its workforce has grown to 37,151 in 2022, a 12.43% increase from 2021. The company ranked 311 on the Fortune 500, up from its 2021 position.



Tyson Foods has relocated all of its corporate employees to Northwest Arkansas and is planning to construct a new campus in the region. As of 2022, Tyson has maintained its position as the top-ranked company on Fortune magazine's list of the World's Most Admired Companies in the Food Production category for the seventh year in a row.



Crystal Bridges Museum of American Art in Bentonville, Arkansas, has become a cultural cornerstone, attracting visitors globally and boosting local tourism and economic development. Its presence has enriched the community by offering educational programs and enhancing Bentonville's status as a premier destination for art and natural beauty.



THE WAREHOUSE DISTRICT

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