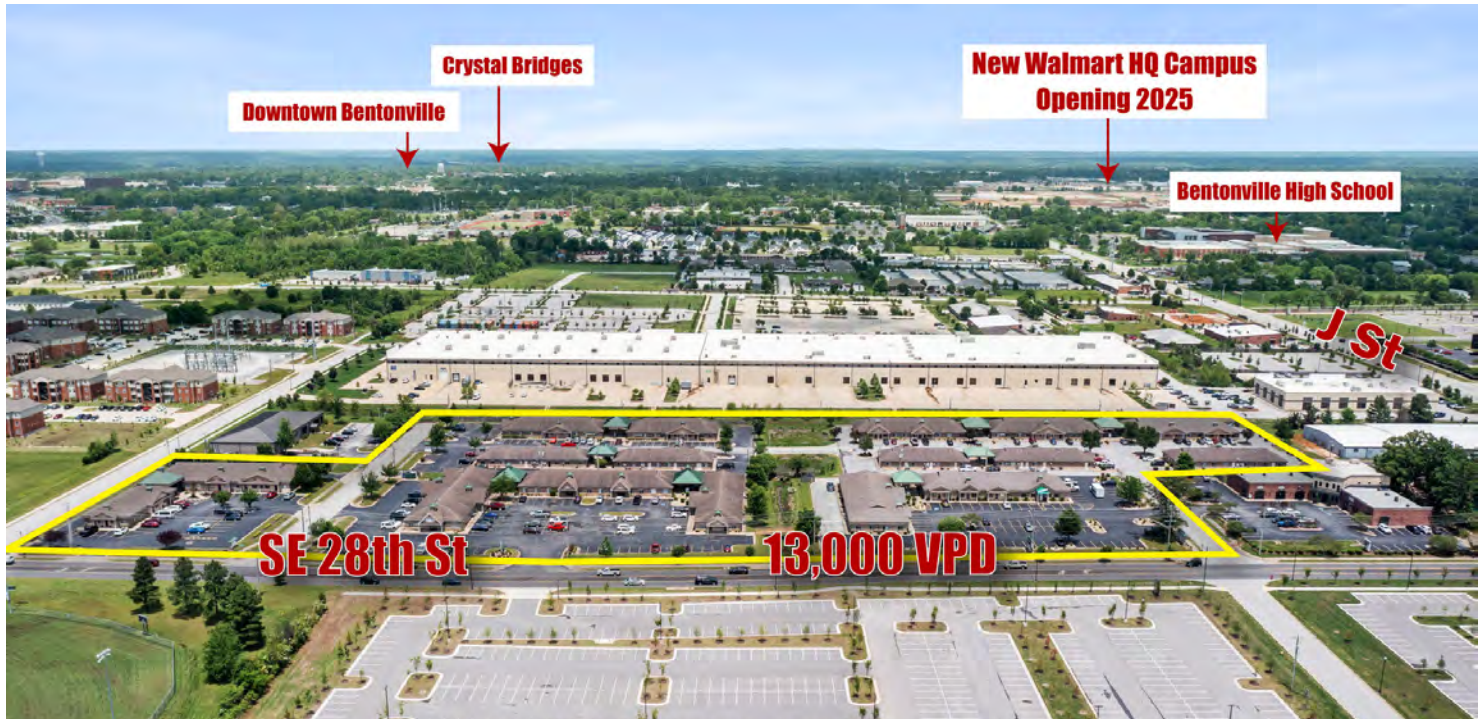


PRIME COMMERCIAL OFFICE SPACES FOR LEASE



OAK TRACE - EXECUTIVE AND MEDICAL OFFICE PARK

901 SE 28th St, Bentonville, AR 72712



PROPERTY DESCRIPTION

Turn key office space - all utilities on when tenant moves in, landlord pays directly. All a tenant has to do is bring in their own belongings, and turn on their own internet and phone. Electric, gas, water, landscaping, dumpsters, parking lots, HVAC units, are all paid for and cared for by the landlord and property management. This office park is in very nice condition and well-kept. The office park is affordable and flexible, offering many different sizes of space for lease. There is ample parking on site, and ample opportunity for tenants to have signage both on marquee's and on the buildings and doors into the suites. Each suite is equipped with at least one private bathroom. This office park is in the heart of Bentonville just 5 minutes from Downtown Bentonville or the new Walmart Home Office. 15 minutes to the XNA airport.

PROPERTY HIGHLIGHTS

- \$80/1,000 SF Monthly Utility Fee
- Diverse set of Office Tenants: Medical, Vendors, Suppliers, and Contractors Alike
- At Least 1 Private Bathroom in Each Suite
- Signage Opportunity on the Marquee's and Buildings/Doors

OFFERING SUMMARY

Lease Rate:	\$24.50 - 26 SF/yr (Gross)
Number of Units Available:	2
Available SF:	1,035 - 1,300 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,709	13,196	30,314
Total Population	4,105	34,647	80,766
Average HH Income	\$52,735	\$69,634	\$72,622

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

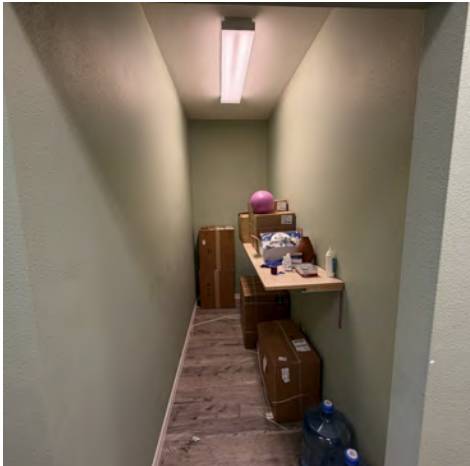
Each Office Independently Owned and Operated salmonsengroup.com

PRIME COMMERCIAL OFFICE SPACES FOR LEASE



909 SE 28TH ST SUITE 7 PHOTOS

Oak Trace - Executive And Medical Office Park



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

PRIME COMMERCIAL OFFICE SPACES FOR LEASE



909 SE 28TH ST SUITE 7 FLOOR PLAN

Oak Trace - Executive And Medical Office Park



909 SE 28th St Suite +/- 1,300 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

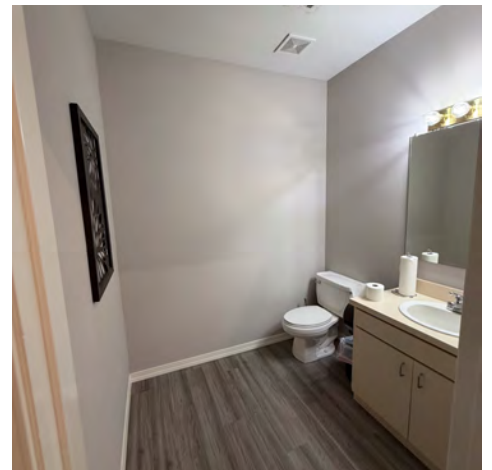
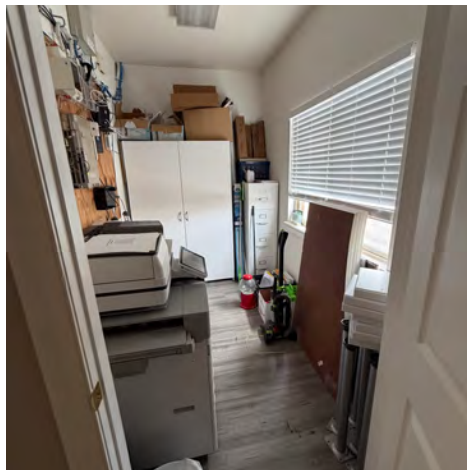
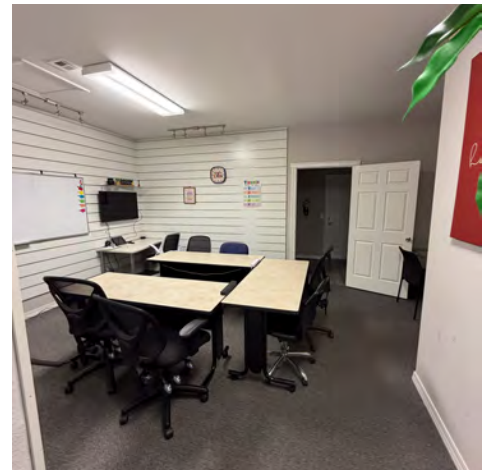
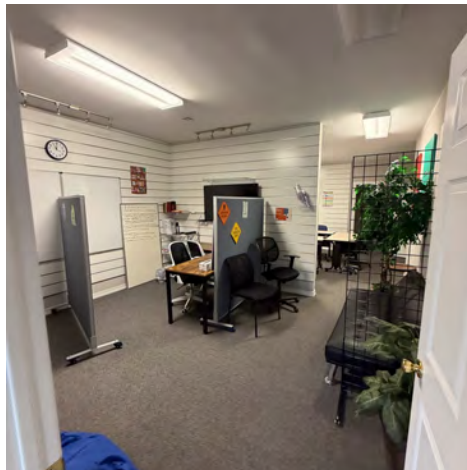
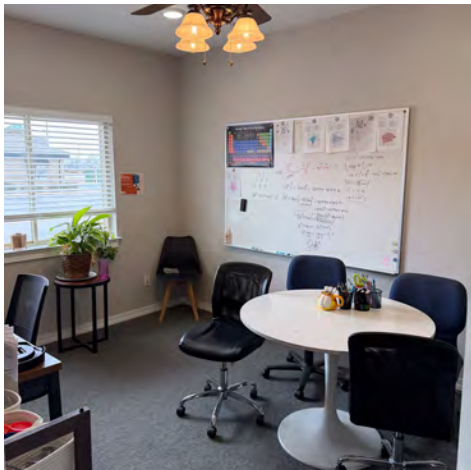
Each Office Independently Owned and Operated salmonsengroup.com

PRIME COMMERCIAL OFFICE SPACES FOR LEASE



2701 SE G ST., SUITE 5 PHOTOS

Oak Trace - Executive And Medical Office Park



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

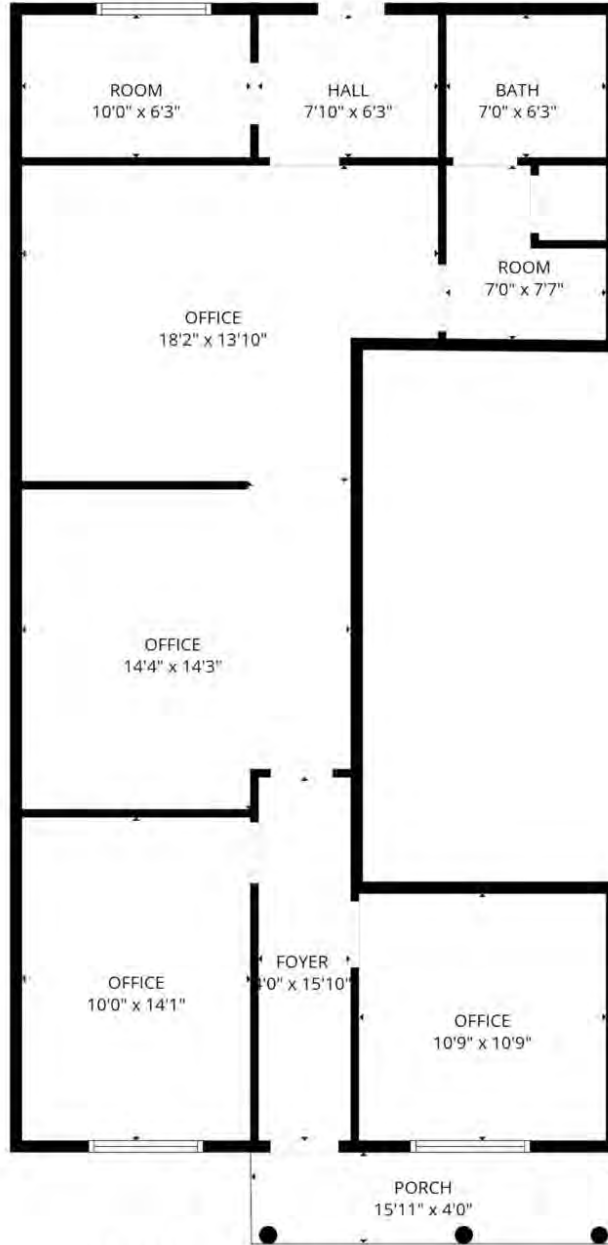
Each Office Independently Owned and Operated salmonsengroup.com

PRIME COMMERCIAL OFFICE SPACES FOR LEASE



2701 SE G ST., SUITE 5 FLOOR PLAN

Oak Trace - Executive And Medical Office Park



2701 SE G St., Suite 5 +/- 1,035 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

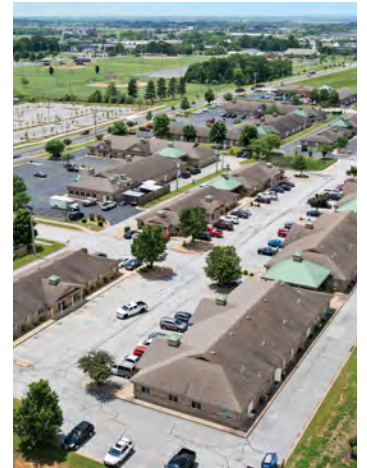
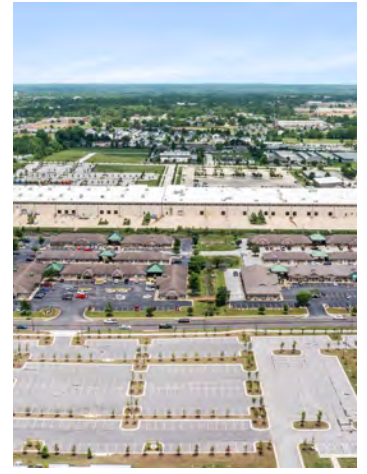
Each Office Independently Owned and Operated salmonsengroup.com

PRIME COMMERCIAL OFFICE SPACES FOR LEASE



OAK TRACE - EXECUTIVE AND MEDICAL OFFICE PARK

901 SE 28th St, Bentonville, AR 72712



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

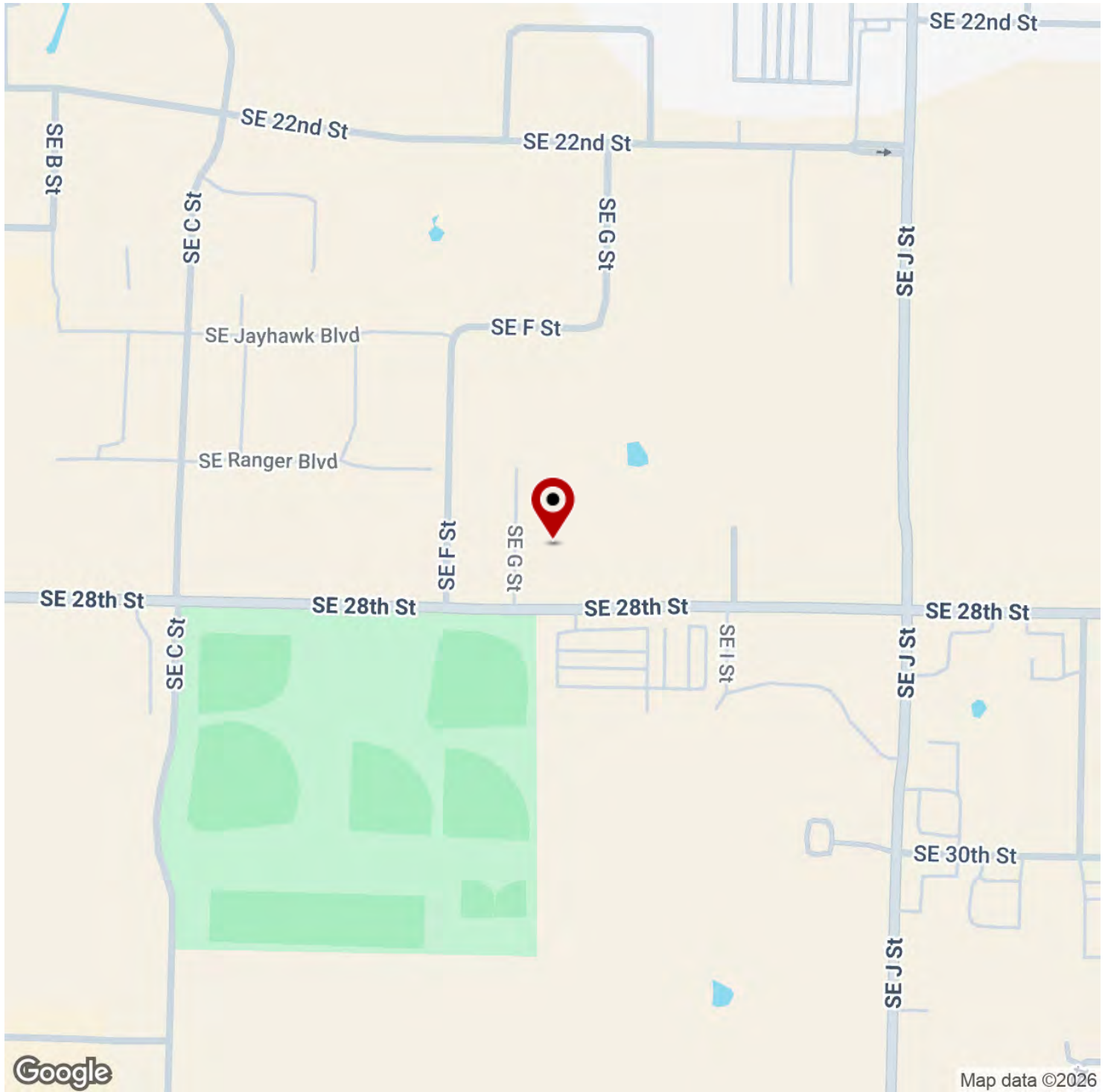
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

PRIME COMMERCIAL OFFICE SPACES FOR LEASE

OAK TRACE - EXECUTIVE AND MEDICAL OFFICE PARK

901 SE 28th St, Bentonville, AR 72712



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

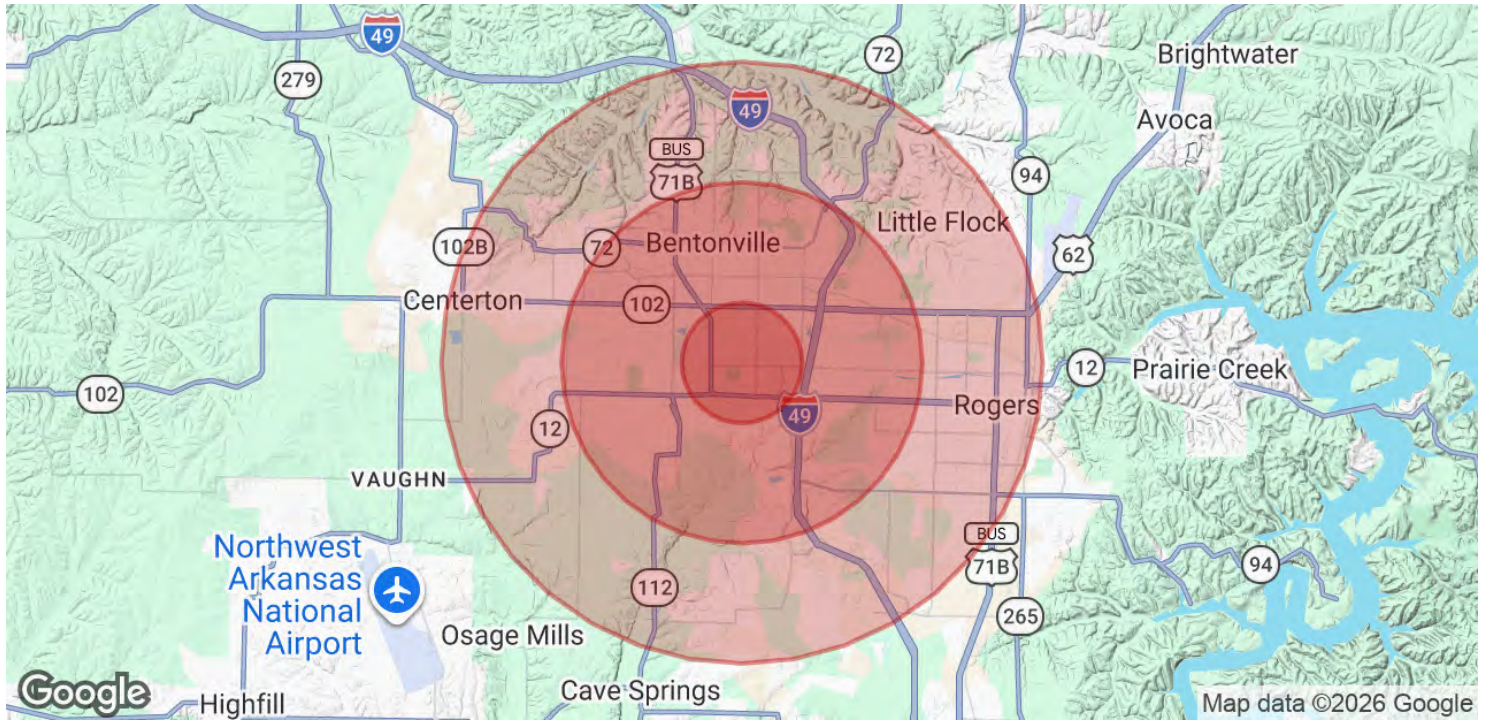
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

PRIME COMMERCIAL OFFICE SPACES FOR LEASE

OAK TRACE - EXECUTIVE AND MEDICAL OFFICE PARK

901 SE 28th St, Bentonville, AR 72712



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,105	34,647	80,766
Average Age	28.1	31.1	32.2
Average Age (Male)	27.6	29.1	30.2
Average Age (Female)	28.9	32.7	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,709	13,196	30,314
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$52,735	\$69,634	\$72,622
Average House Value	\$155,558	\$248,901	\$253,671

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SALMONSEN GROUP
 Executive Broker
 O: 479.231.1355
 C: 479.330.1250
 sgrleadmanager@gmail.com
 AR #EB00066512

KW COMMERCIAL
 201 SW 14th St.
 Suite 203
 Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com