

RETAIL & OFFICE LEASING · BENTONVILLE, AR

Blue  
Crane

*The former Waco Title building*

**307 N WALTON BLVD**

— **4,653 SF RETAIL / OFFICE** DRIVE-THRU · HIGH VISIBILITY



## ABOUT THE BUILDING

# A landmark on Walton.

The former Waco Title building is a distinctive standalone property on N Walton Boulevard, one of Bentonville's highest-traffic corridors, with incredible frontage and visibility.

Inside is 4,653 SF of polished, move-in-ready space, with a two-lane covered drive-thru and window, next to the former Walmart Logistics center.





DEAL TERMS

Terms at a glance.

|                 |                          |
|-----------------|--------------------------|
| LEASE RATE      | \$28.00 SF NNN           |
| AVAILABLE SPACE | 4,653 SF                 |
| INITIAL TERM    | 5 Years + Renewal Option |
| PROPERTY TYPE   | Retail / Office          |
| DELIVERY        | Move-In Ready            |







RARE AMENITY

## THE DRIVE-THRU

# Two lanes, covered.

A two-lane covered drive-thru with window, carried over from the building's bank heritage, opens the door to drive-up concepts most spaces simply cannot offer.

- Two covered drive-thru lanes
- Service window in place
- Ideal for banking, pharmacy, F&B



INSIDE THE BUILDING

# Polished and move-in ready.



Private offices



Office corridors



Original vault



## THE SPACE

# 4,653<sup>SF</sup>

A flexible floor plate with an open lobby, light-filled private offices, a full kitchen, and multiple restrooms - ready for an office tenant or retail conversion.

- Open lobby & private offices
- Full kitchen & break area
- Large windows & natural light





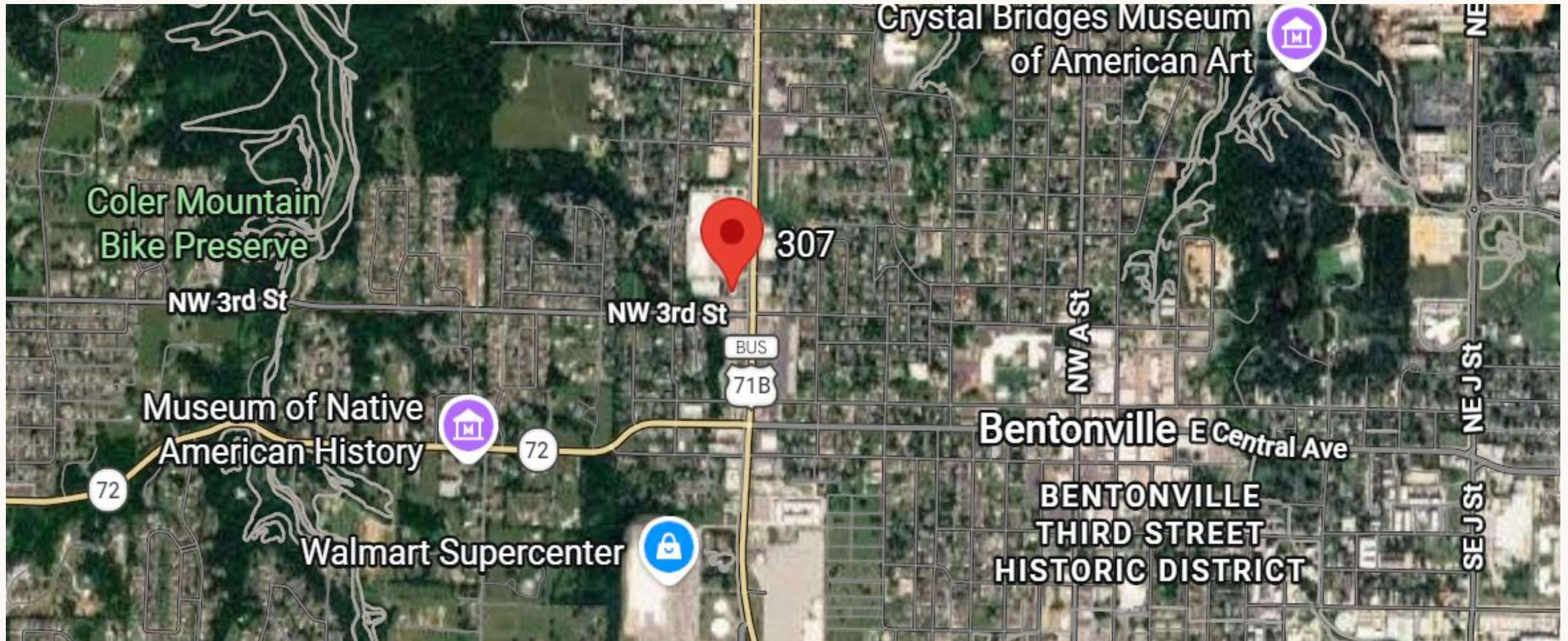
## THE LOCATION

# The busiest corridor in town.

N Walton Blvd

Bentonville Square

Crystal Bridges





WHY 307 N WALTON

# The case for your business.

- 01 Incredible frontage and visibility on N Walton Blvd
- 02 A rare two-lane covered drive-thru with window
- 03 4,653 SF, polished and move-in ready
- 04 Standalone building with its own parking
- 05 5-year term with options to renew
- 06 Next to the former Walmart Logistics center

**\$28/SF**

NNN · 4,653 SF retail or office with a covered drive-thru, on N Walton Blvd.





GET CONNECTED

*Let's find your space.*

**Gavin Magee**

COMMERCIAL LEASING MANAGER

EMAIL [gmagee@bluecrane.us](mailto:gmagee@bluecrane.us)

PHONE (913) 449-6223

WEB [bluecrane.us](http://bluecrane.us)



OFFERING

**307 N WALTON BLVD**

**BENTONVILLE, AR • 4,653 SF**