

OFFICE SPACE FOR LEASE



2701  
SE J STREET

BENTONVILLE, AR

CBRE

## PROPERTY OVERVIEW

Class A office space for lease in the core of Bentonville. Take advantage of natural light, updated finishes and excellent visibility

- Availability: ±6,482 SF
- Rate: \$24/SF (MG)
  - Tenant Responsible for Pro Rata Electric, Gas, Water and Janitorial
- 9 Offices
- Large Open Area
- Spacious Conference Room
- High Ceilings
- Parking Ratio: 4.4/1,000
- Highly Visible Signage Opportunity
- Close Proximity to I-49 (4 min | 1.3 mi)
- Located in Active Retail Area with Many Amenities Nearby



LESS THAN 1 MILE  
FROM WALMART'S  
FUTURE HOME  
CAMPUS



NUMEROUS  
WINDOWS AND  
AMPLE NATURAL  
LIGHT



CONVENIENT  
COVERED PARKING  
AVAILABLE

2701  
SE J STREET

NEARBY  
AMENITIES

WALMART  
"J STREET OFFICE"

IBM

WATCO

THE J STREET GYM

ZEBRA  
TECHNOLOGIES

WALMART  
"I STREET OFFICE"

CASEY'S

9ROUND KICKBOXING

SMOOTHIE KING  
TEA & MI

RUSH BOWLS  
YW POKE  
FIREHOUSE SUBS

WALDO'S CHICKEN & BEER  
JOHNNY BRUSCO'S PIZZA

STARBUCKS

ZAXBY'S

JIMMY JOHNS  
CRUMBL  
FIRST WATCH

LENNY'S SUBS

SE Plaza Ave

MCALISTER'S DELI

TAZIKI'S  
AZUL TEQUILA

SE Medical Center Pkwy

SEFSt

SEFSt

JSt

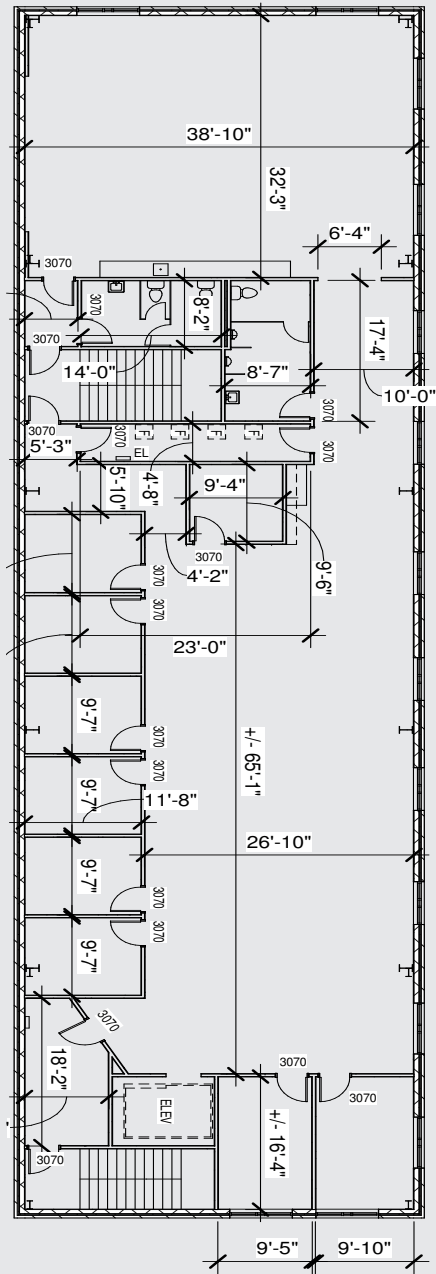
SEFSt Tributary

SEFSt

SEKSt

SELSt

# FLOOR PLAN



EXTERIOR PHOTOS

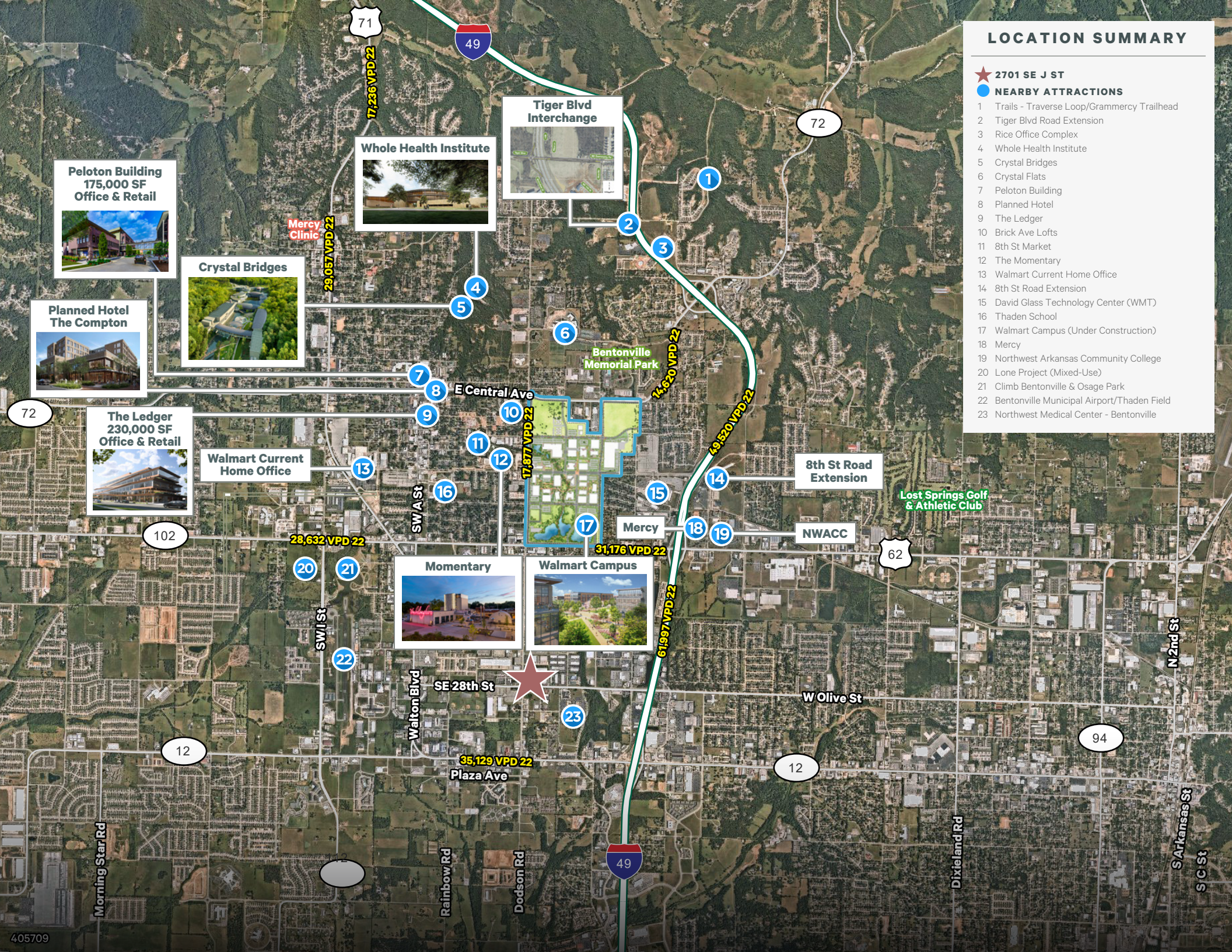


## LOCATION SUMMARY

★ 2701 SE J ST

● NEARBY ATTRACTIONS

- 1 Trails - Traverse Loop/Grammercy Trailhead
- 2 Tiger Blvd Road Extension
- 3 Rice Office Complex
- 4 Whole Health Institute
- 5 Crystal Bridges
- 6 Crystal Flats
- 7 Peloton Building
- 8 Planned Hotel
- 9 The Ledger
- 10 Brick Ave Lofts
- 11 8th St Market
- 12 The Momentary
- 13 Walmart Current Home Office
- 14 8th St Road Extension
- 15 David Glass Technology Center (WMT)
- 16 Thaden School
- 17 Walmart Campus (Under Construction)
- 18 Mercy
- 19 Northwest Arkansas Community College
- 20 Lone Project (Mixed-Use)
- 21 Climb Bentonville & Osage Park
- 22 Bentonville Municipal Airport/Thaden Field
- 23 Northwest Medical Center - Bentonville



# 2701

SE J STREET

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