



FOR LEASE

LAKESIDE CENTER

Property Highlights

- Lease Rate: \$23.00/SF MG
- 6,482 - 13,000 ± SF available on the second floor (full floor opportunity)
- Landlord willing to provide TI
- Patios on north and south ends of building providing direct access to suites
- Ample parking
- Minutes from walking/biking trails
- Upgraded common areas including lobby and restrooms
- Excellent visibility/signage opportunity along I-49
- Located within 0.25 ± miles of Walmart Headquarters, David Glass Technology Center, and Sam's Club HQ

For more information, please contact:

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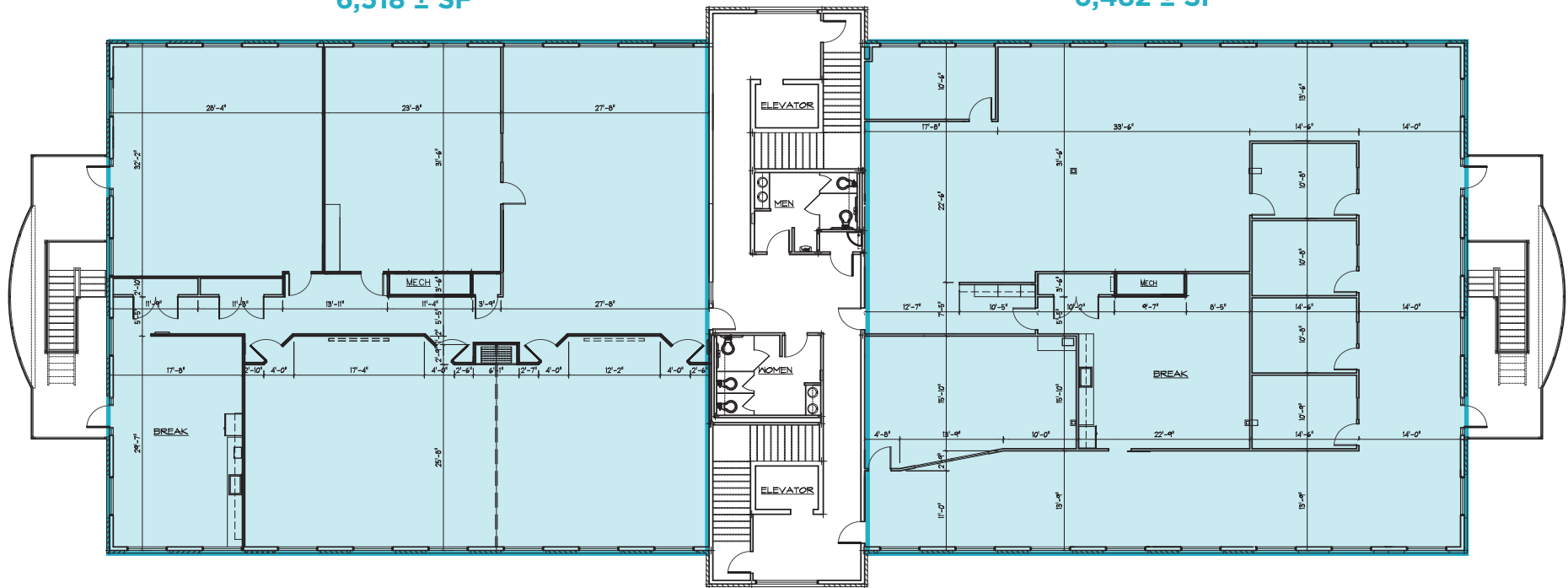
479 845 3000
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*information deemed reliable but not guaranteed

2ND FLOOR
6,482 SF - 13,000 SF

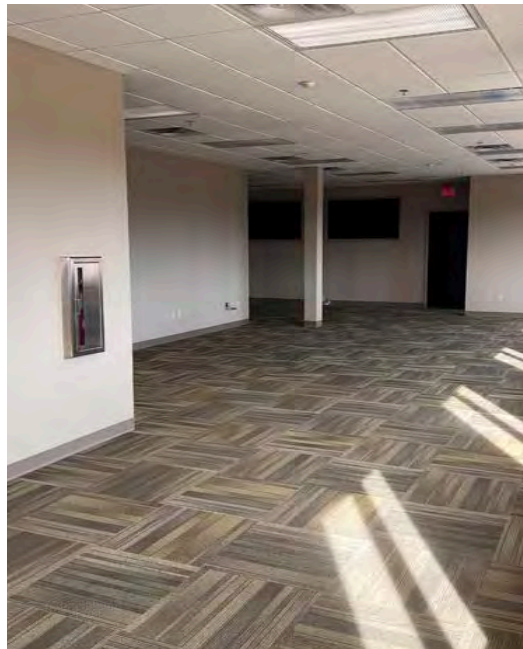
SUITE 203
6,518 ± SF

SUITE 200
6,482 ± SF



FLOOR PLAN
Scale: 1/8"=1'-0"

*floor plan depicted is estimated and may vary from actual conditions



INTERIOR PHOTOS 1803 PHYLLIS STREET, STE 203 | BENTONVILLE, AR

CUSHMAN & WAKEFIELD

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