



Blue
Crane

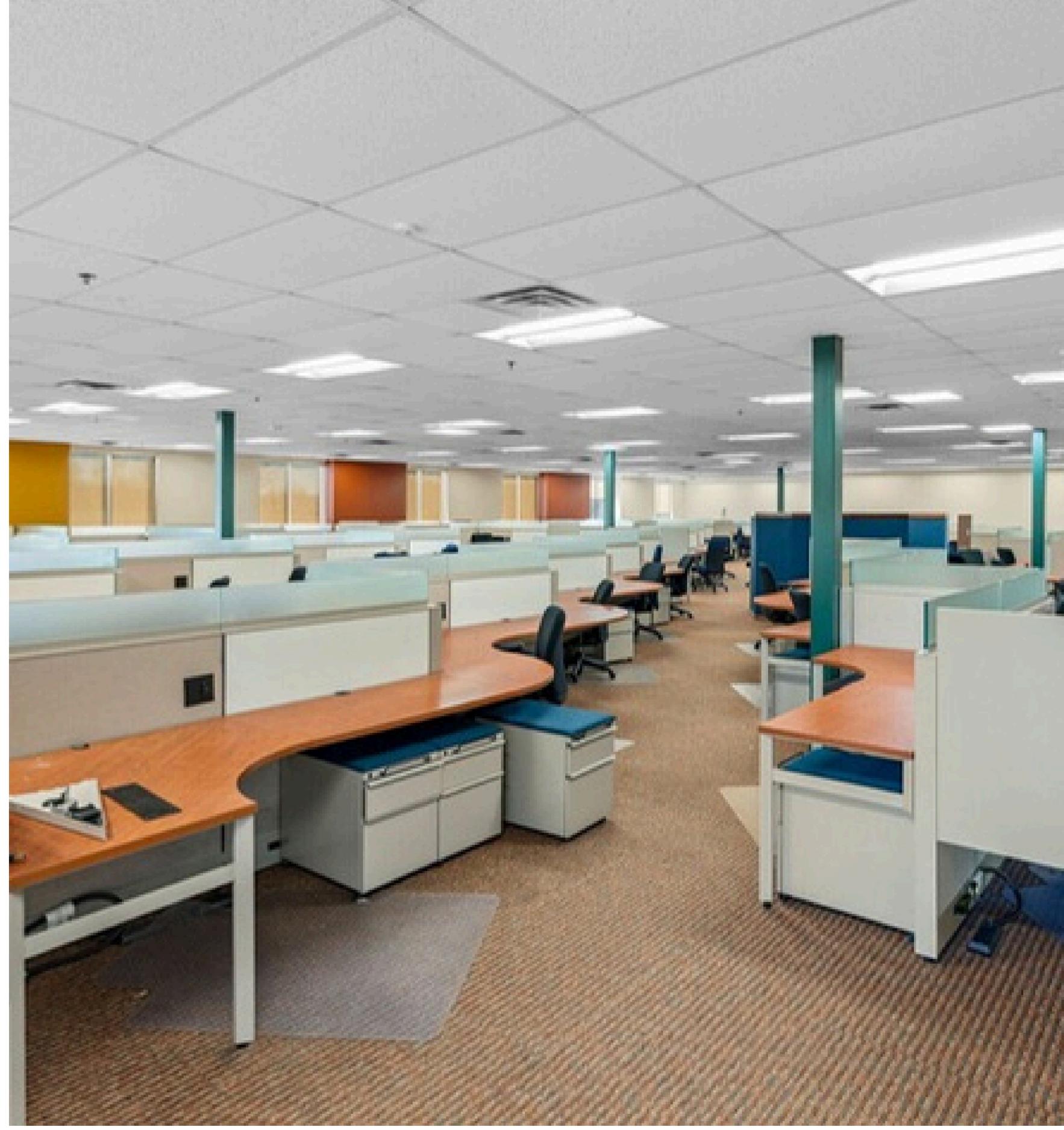
COGNIZANT BUILDING

300 SW 24TH STREET

COGNIZANT BUILDING

Welcome to the Cognizant Building offering 30,225 SF of well-maintained Class B office space for lease at an attractive rate of \$18/SF, providing a cost-effective solution for businesses seeking a professional corporate environment. Constructed in 2006, the two-story, multi-tenant building features durable masonry construction, controlled access, elevator service, a shared reception area, kitchen, and an on-site security system.

Situated on 2.36 acres in a suburban setting, the property provides ample surface parking and a functional layout. The building is located less than 2.5 miles from the Walmart Home Office and Sam's Club Home Office, making it a strategic option for corporate users, professional services, and growing teams.



OFFERING

Lease Rate:	\$18.00 SF + NNN
Square Feet:	30,225 RSF (Divisible)
Property Type:	Office
Location:	Bentonville
Delivery:	As is, Move-in Ready

FEATURES

- Professional and cost-effective corporate environment
- Flexible layouts combining private offices with open office floor plans, conference rooms, and presentation spaces to support a range of business needs
- Shared kitchen and cafeteria amenities that enhance daily convenience and support team collaboration
- Strategic suburban location less than 2.5 miles from the Walmart Home Office and Sam's Club Home Office, with ample surface parking and easy access



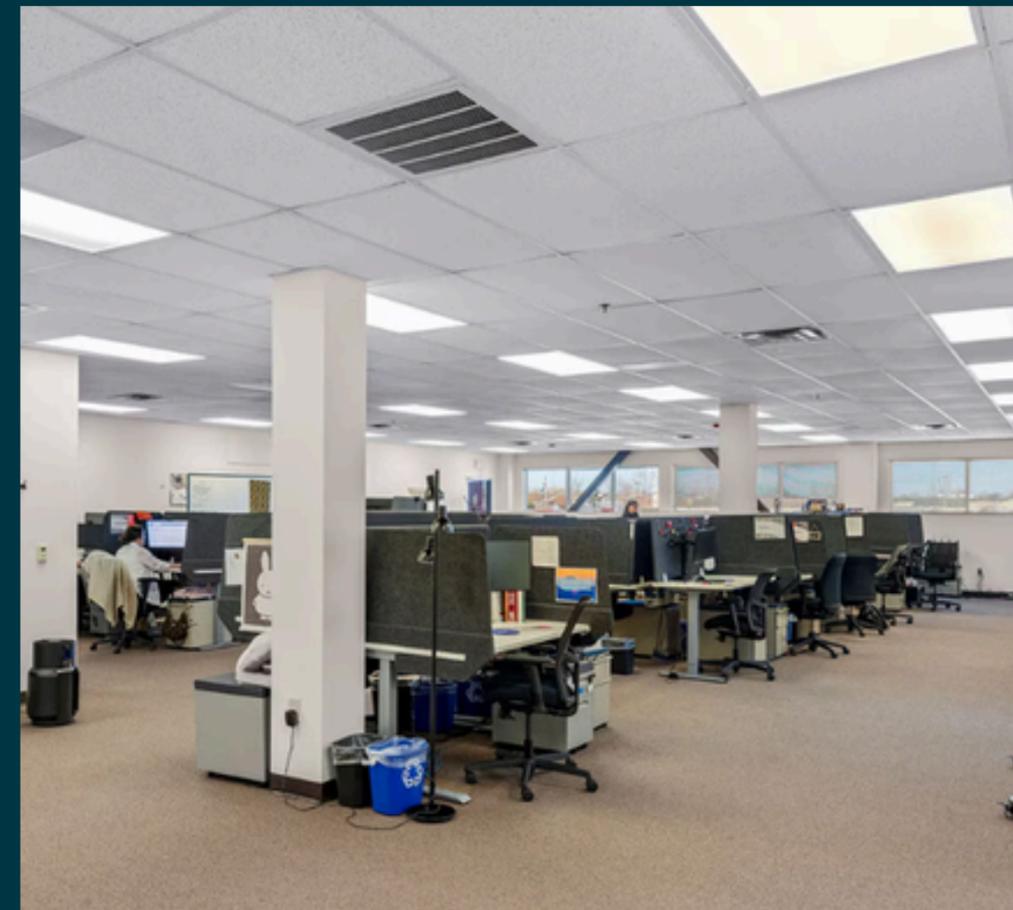
OFFICE INTERIOR

300 SW 24TH STREET

The office layout features a balanced mix of private offices and open work areas, allowing teams to support both focused individual work and collaborative environments. Dedicated conference and presentation rooms accommodate meetings and group sessions, while access to a shared kitchen and cafeteria enhances daily functionality and employee convenience.

SIZE

30,225 SF (Divisible)



OFFICE INTERIOR

300 SW 24TH STREET



SIZE

30,225 SF (Divisible)



FLOOR 1

300 SW 24TH STREET

20,725 SF

11 Private Offices

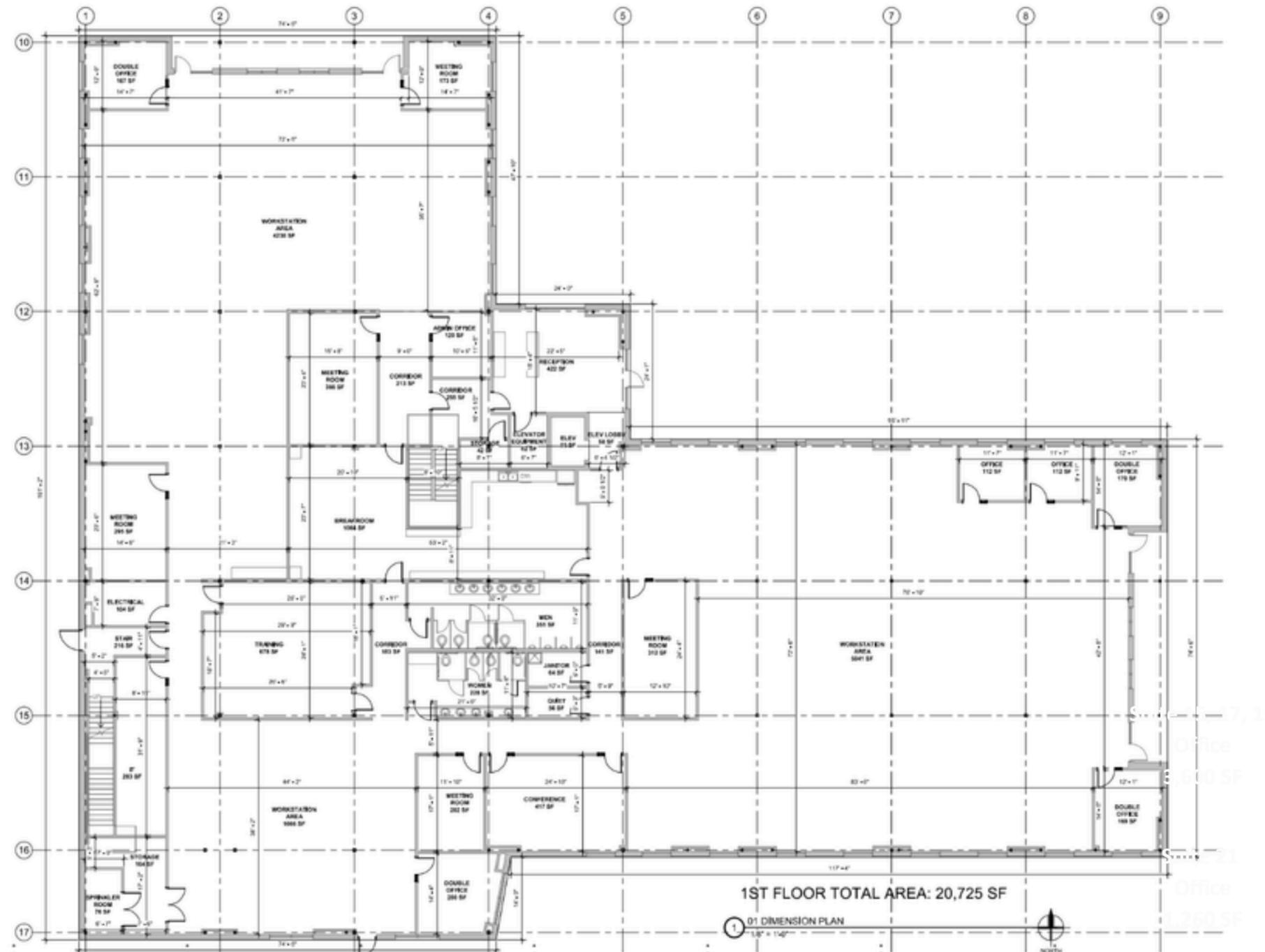
2 Conference Room

1 Training Room

1 Cafeteria

Private Restrooms

Open Floor Workstations



FLOOR 2

300 SW 24TH STREET

9,500 SF

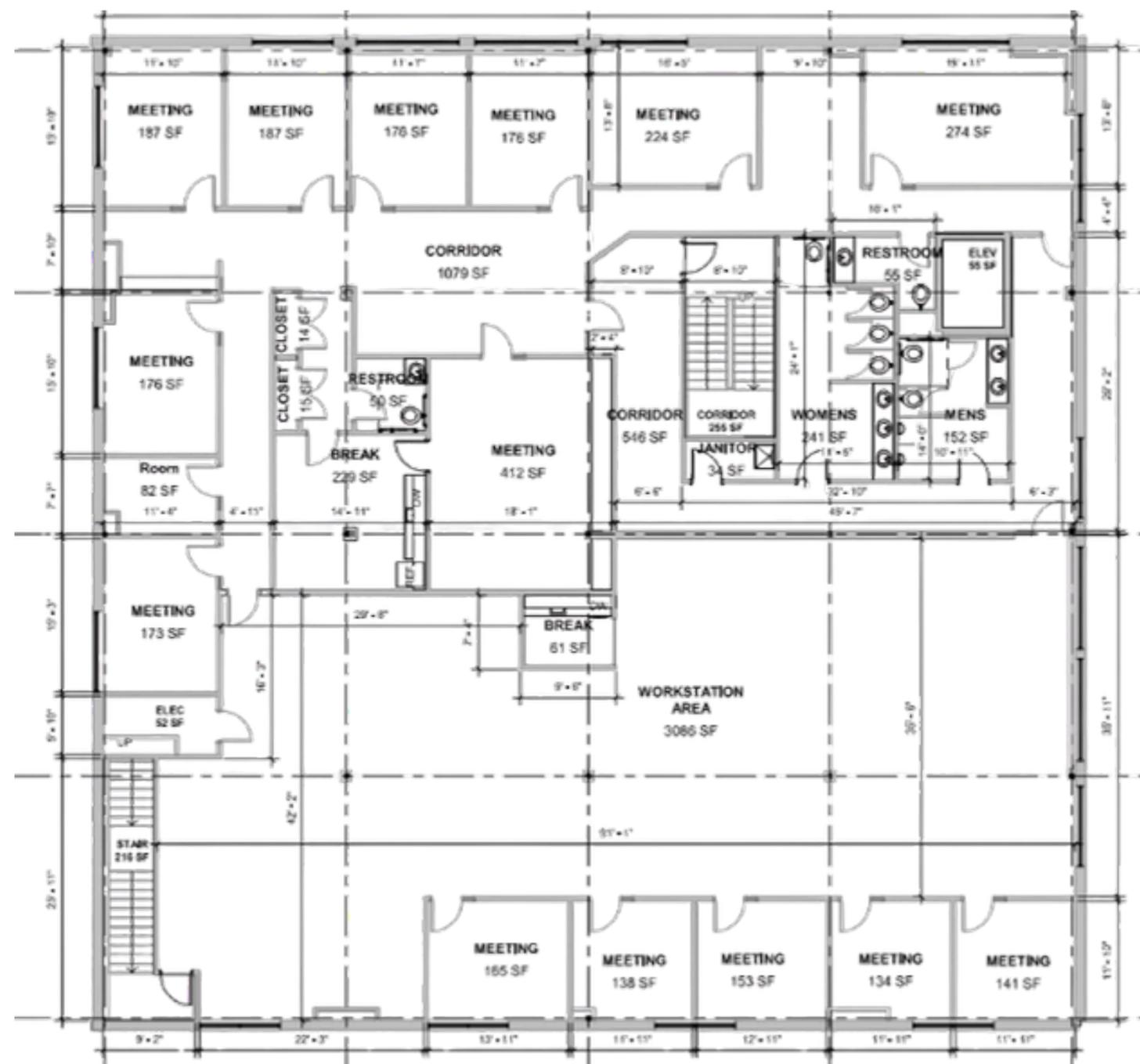
14 Private Offices

1 Conference Room

1 Break Room

Private Restrooms

Open Floor Workstations



Suite 15, 17, 19
Office
3,600 SF

Suite 21
Office
1,260 SF



AERIAL VIEW

300 SW 24TH STREET



AERIAL VIEW

300 SW 24TH STREET



INTERIOR

300 SW 24TH STREET

GET CONNECTED



GAVIN MAGEE

COMMERCIAL LEASING MANAGER



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