

The image shows the exterior of a modern commercial building, Airport Plaza. The building features a prominent green metal roof with a white structural frame. The main entrance is a large glass and door assembly, flanked by brick pillars. The address number '3101' is visible on the brick pillar to the left of the entrance. To the right of the entrance, there are several white mailboxes mounted on a brick wall. The building is surrounded by a paved area, some landscaping with bushes, and a clear blue sky with a few clouds.

Blue
Crane

AIRPORT PLAZA

3101 & 3103 SW I STREET

AIRPORT PLAZA

3101 & 3103 SW I Street offers reliable, well-priced second-generation office and flex space in a highly functional Bentonville location adjacent to the Bentonville Municipal Airport. The property provides a variety of move-in-ready, as-is suites with flexible layouts, making it an ideal solution for users seeking affordability, accessibility, and immediate occupancy.

Located just off I Street, the property benefits from excellent access and connectivity while remaining minutes from key Bentonville corridors. Proximity to the Bentonville Municipal Airport adds convenience for regional users, service-based businesses, and aviation-adjacent operators. The property also benefits from monument signage along I Street, offering clear visibility and branding opportunities.



OFFERING

Lease Rate:	\$17.50 SF + NNN (Office)
	\$12.00 SF + NNN (Warehouse)
Square Feet:	8,211 total RSF
Office	Warehouse
625 - 2,031 RSF	365 & 3,148 RSF
Property Type:	Office & Warehouse
Location:	West Bentonville
Delivery:	As Is / Partially Furnished

FEATURES

- 2,725 SF of Common Area amenities with private code access including two conference rooms, shared restrooms, lounge area
- Monument signage along highly trafficked I Street
- Private Office / Warehouse options
- Move-in ready
- 150 Surface parking spaces
- Located one mile from Wal-Mart's Home Office.



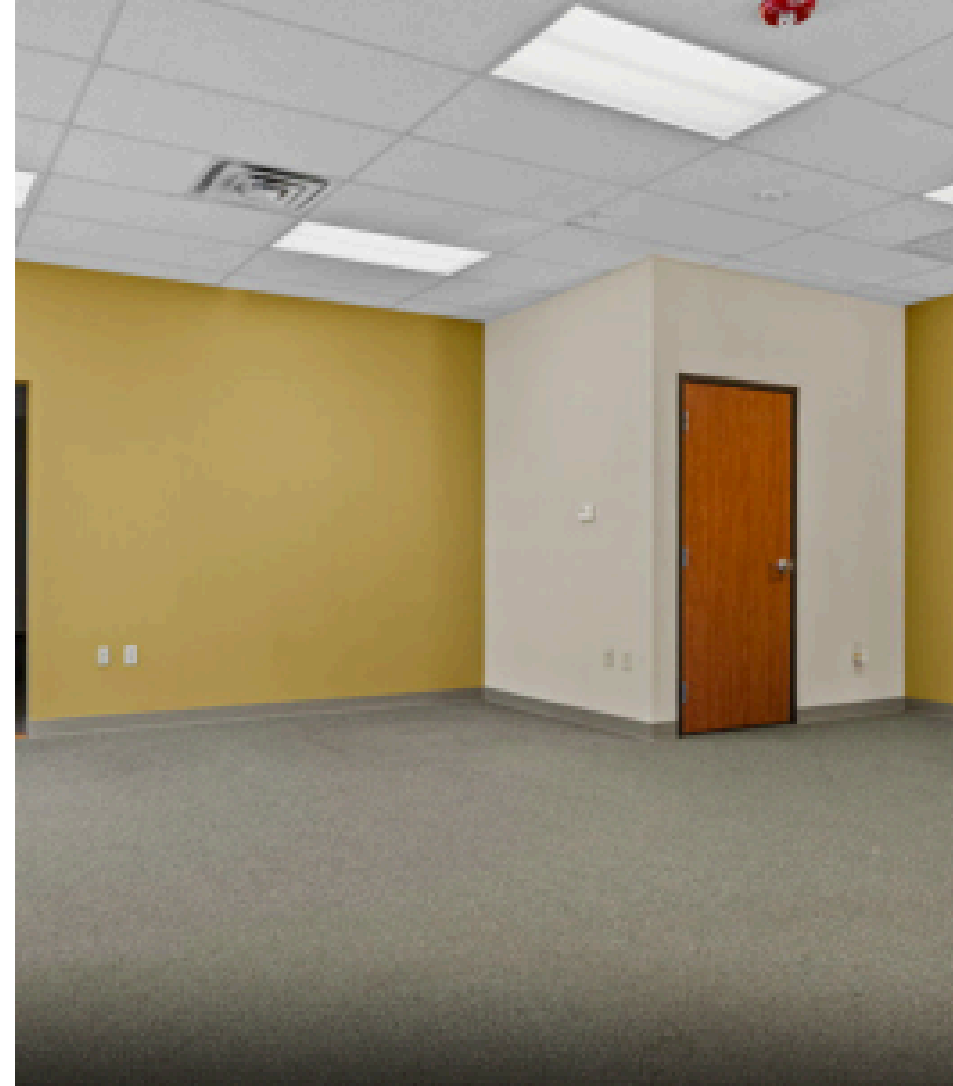
OFFICES

INTERIOR PHOTOS

- **Suite 17:** 625 SF second-generation office suite, move-in ready
- **Suite 23:** 625 SF second-generation office suite, move-in ready
- **Office Suite 67 & 35, 27:** 2,031 SF second-generation office featuring multiple private offices, with flexibility to add a kitchen area within approximately 625 SF

SIZE

625 - 2,031 SF



WAREHOUSE

INTERIOR PHOTOS

The warehouse spaces offer functional, flexible square footage well suited for equipment storage, inventory, light assembly, or operational support. Featuring a roll-up garage door and easy access, the space allows for efficient loading and unloading while maintaining convenient connectivity to the surrounding office components.

SIZE

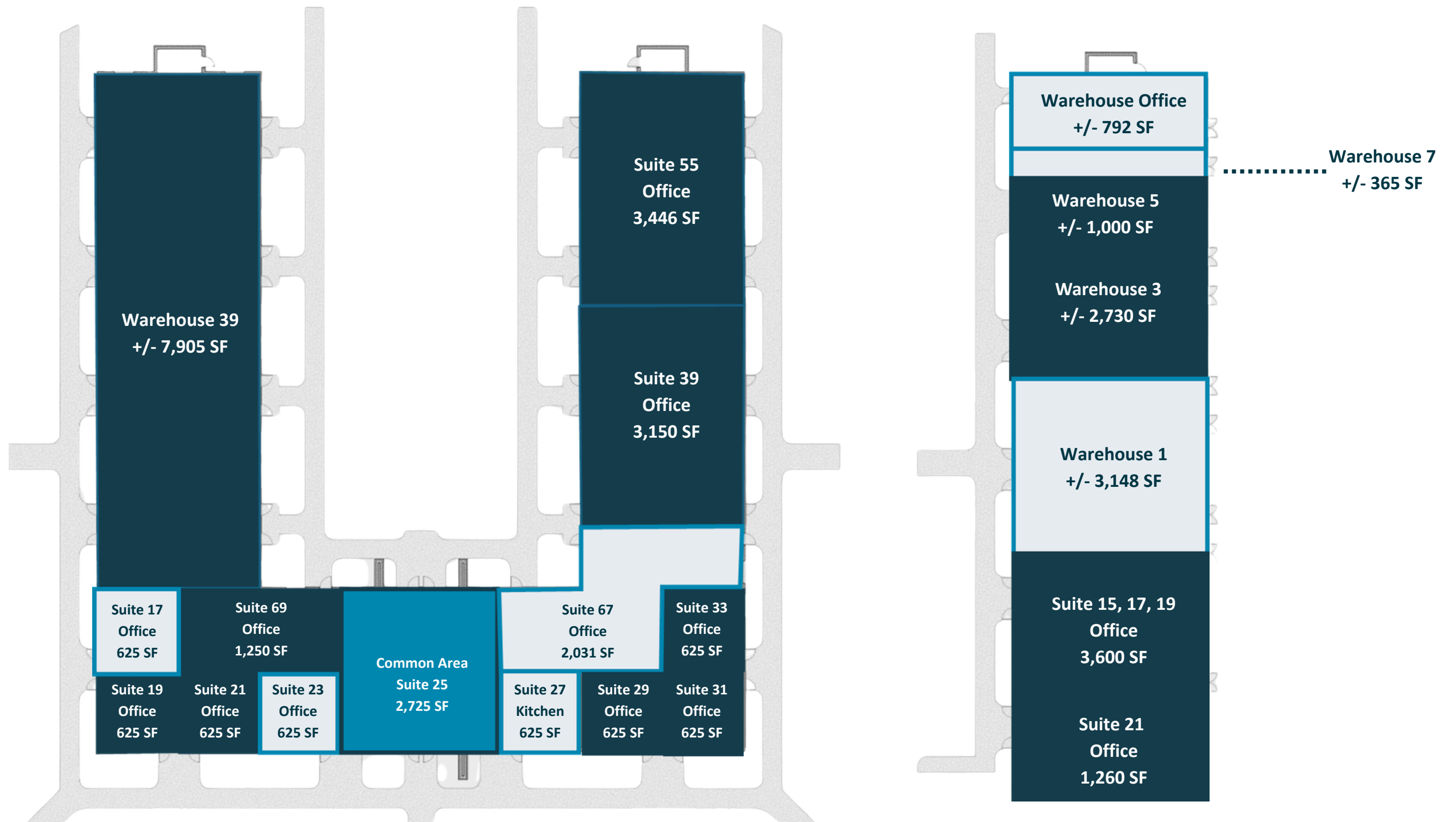
365 & 3,148 SF



FLOOR PLAN

3101 SW I ST

-  Leased
-  Available
-  Common Area





EXTERIOR

3101 & 3103 SW I STREET

GET CONNECTED



GAVIN MAGEE

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