Lakeside Center Office

1703 Phyllis Street | Bentonville, AR



PROPERTY HIGHLIGHTS

- \$23.00/SF MG
- Suite 202 203: 6,482 12,964 SF
 - Divisible to 2,500 SF
- Excellent visibility along I-49
- Patios on north and south ends of building providing direct access to suites
- Direct balcony access
- Minutes from walking/biking trails •
- Upgraded common areas including lobby and restrooms
- Located within 0.25+/- miles of new Walmart Headquarters

*information deemed reliable but not guaranteed

VIDEO TOUR

FOR MORE INFORMATION **PLEASE CONTACT:**

CUSHMAN &

STEPHANIE FARMER

479 845 3022 sfarmer@sagepartners.com

MARSHALL SAVIERS

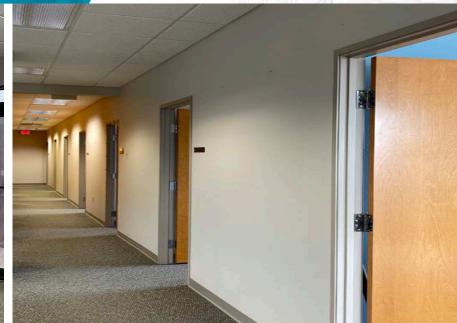
mtsaviers@sagepartners.com

479 845 3000 sagepartners.com

PHOTOS 1703 PHYLLIS STREET SUITE 202 | BENTONVILLE, AR











PHOTOS 1703 PHYLLIS STREET SUITE 203 | BENTONVILLE, AR





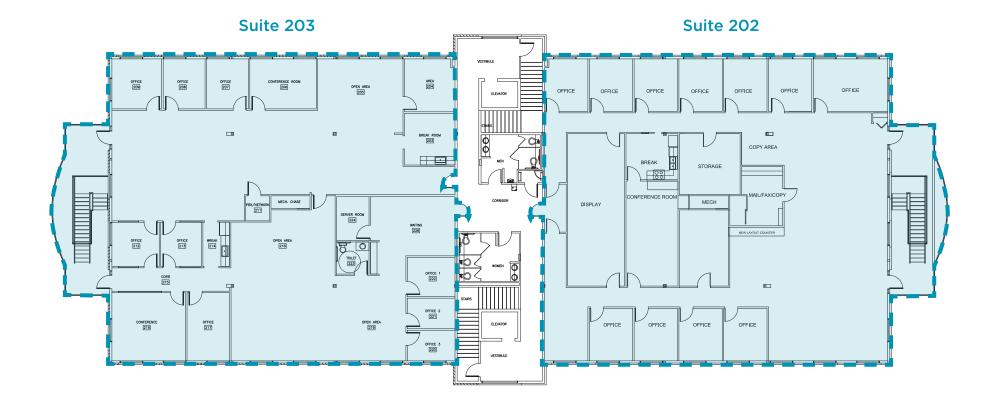






FLOOR PLAN 1703 PHYLLIS STREET, SUITE 202 - 203 | BENTONVILLE, AR





AERIAL 1703 PHYLLIS STREET | BENTONVILLE, AR



