



# For lease

3 Office Building Portfolio  
±113,319 SF Available  
Lowell, AR 72745

# NORTHWEST ARKANSAS'S PREMIER BUSINESS HUB

The Lowell Business Center is strategically located in Lowell, Arkansas, positioned in the heart of Northwest Arkansas's growing economic corridor. Situated near Interstate 49, this business hub offers convenient access for companies operating between the larger cities of Rogers and Springdale, while still maintaining the charm and cost advantages of Lowell's smaller community setting. The center benefits from its proximity to major retailers, the Northwest Arkansas Regional Airport, and the region's expanding business ecosystem, making it an attractive location for companies seeking office, retail, or light industrial space in this rapidly developing part of Arkansas.

## BUILDING SPECIFICATIONS



Ample Parking



Conferencing facilities



Multi-tenant office complex



Located off Exit-78 on I-49 in the middle of the Northwest Arkansas market



Furnished



Proximity to many amenities including restaurants, shops, services, etc



Excellent visibility



Adjacent to J.B. Hunt Transport



# PROPERTY OVERVIEW

## 506 Enterprise Dr. | Building 1

Building Size	26,638 SF
Lot size	1.37
Stories	3
Year Built	1998
Typical floor	9,443 SF
Parking spaces	135
Parking Ratio	4.67 / 1000 SF
Class	B
Slab to slab height	11"



 **JLL** SEE A BRIGHTER WAY



# PROPERTY PHOTOS

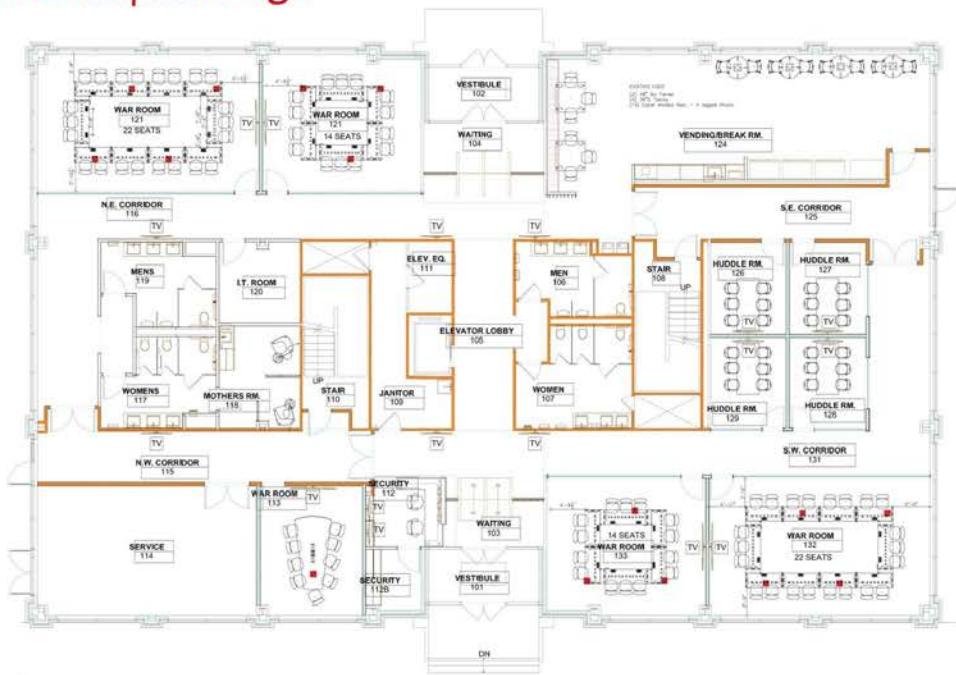


# FLOOR PLANS

506 Enterprise Dr. | Building 1

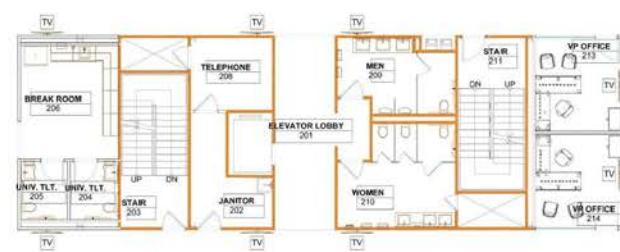
## 1ST FLOOR PLAN

SCALE: 3/32" = 1' - 0"



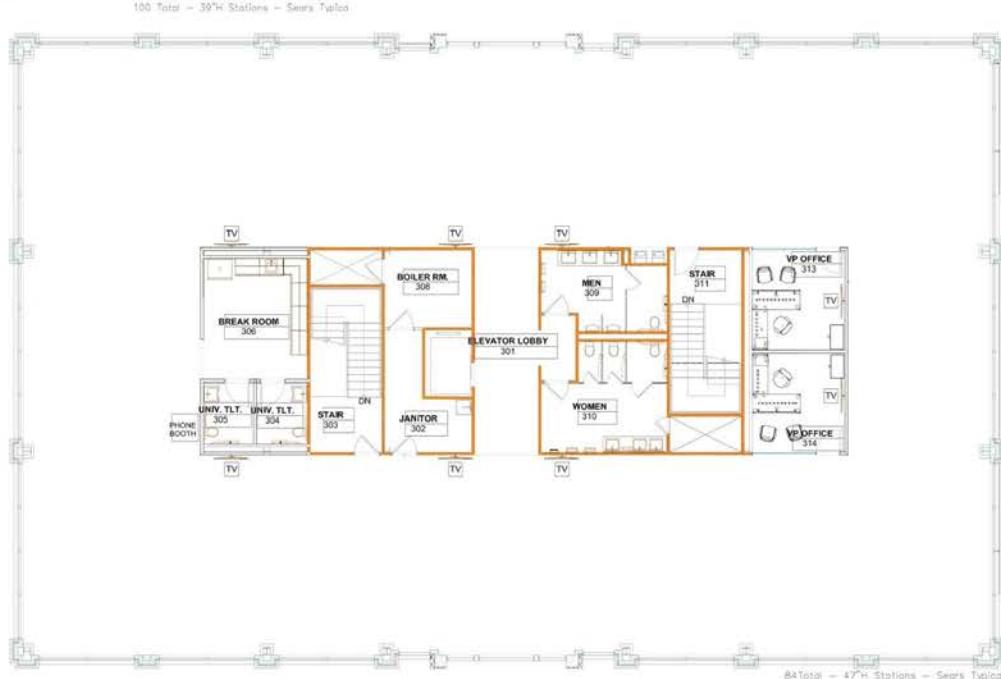
## 2ND FLOOR PLAN

SCALE: 3/32" = 1' - 0"



## 3RD FLOOR PLAN

SCALE: 3/32" = 1' - 0"



# PROPERTY OVERVIEW

## 509 Enterprise Dr. | Building 2

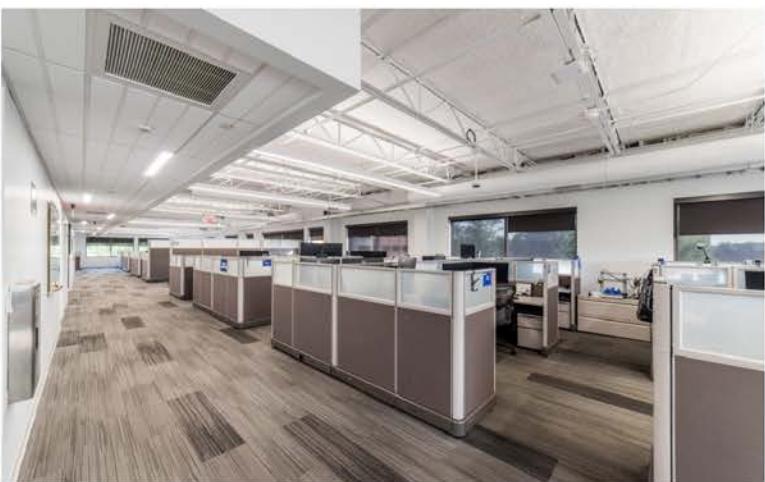
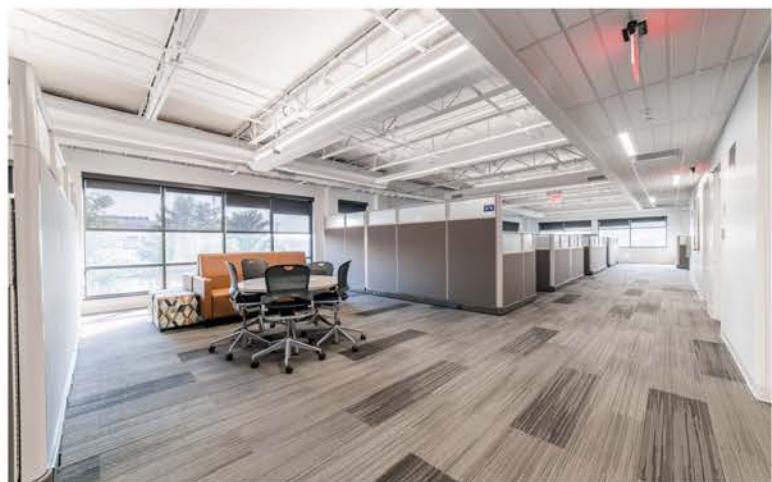
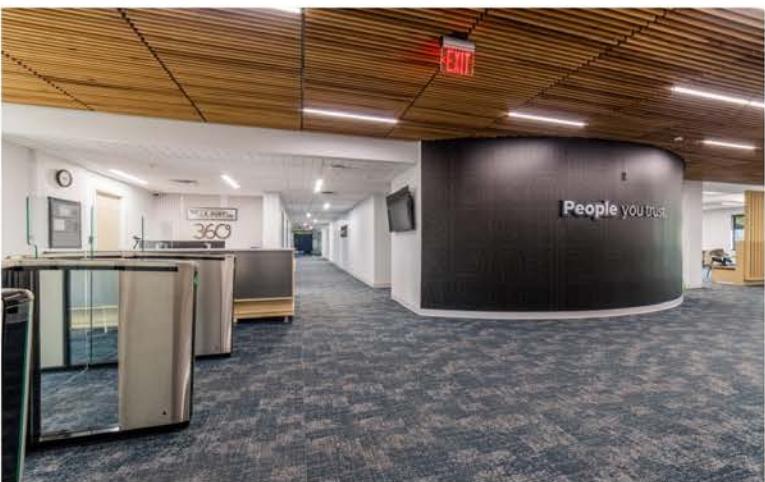
Building Size	50,124 SF
Lot size	2.42
Stories	3
Year Built	2001
Typical floor	16,708 SF
Parking spaces	135
Parking Ratio	2.69 / 1,000 SF
Class	B
Slab to slab height	11'



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# PROPERTY PHOTOS

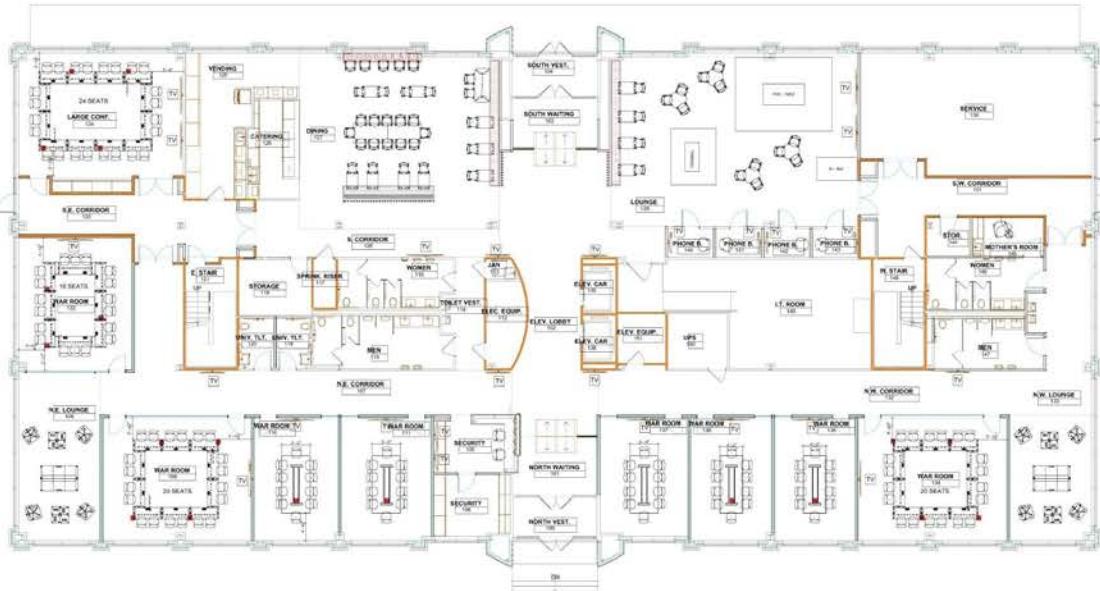


## FLOOR PLANS

509 Enterprise Dr. | Building 2

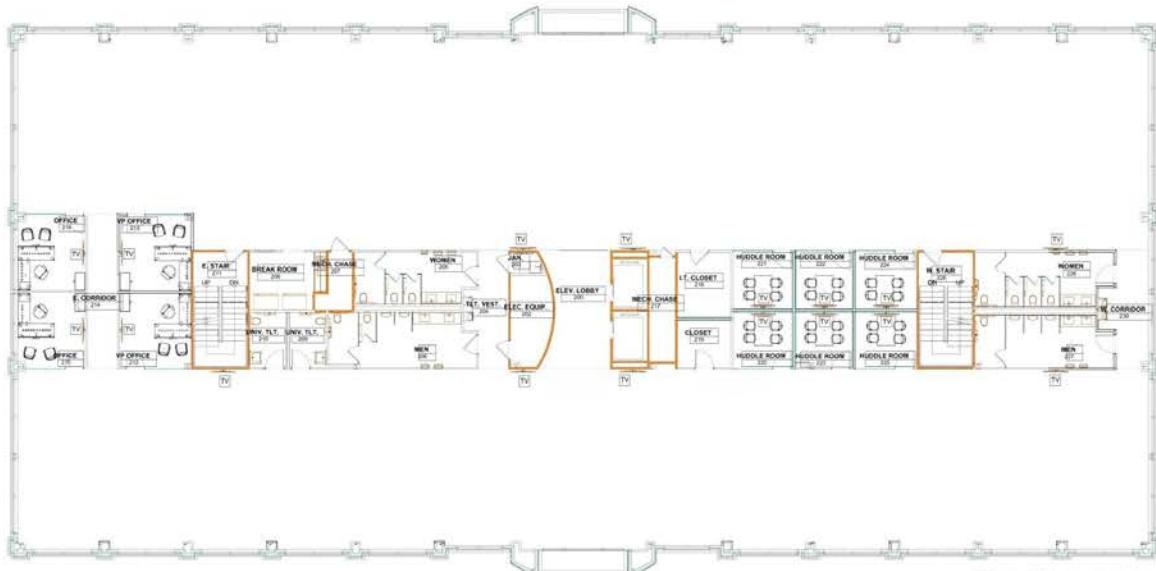
## 1ST FLOOR PLAN

SCALE: 1/16" = 1' - 0"



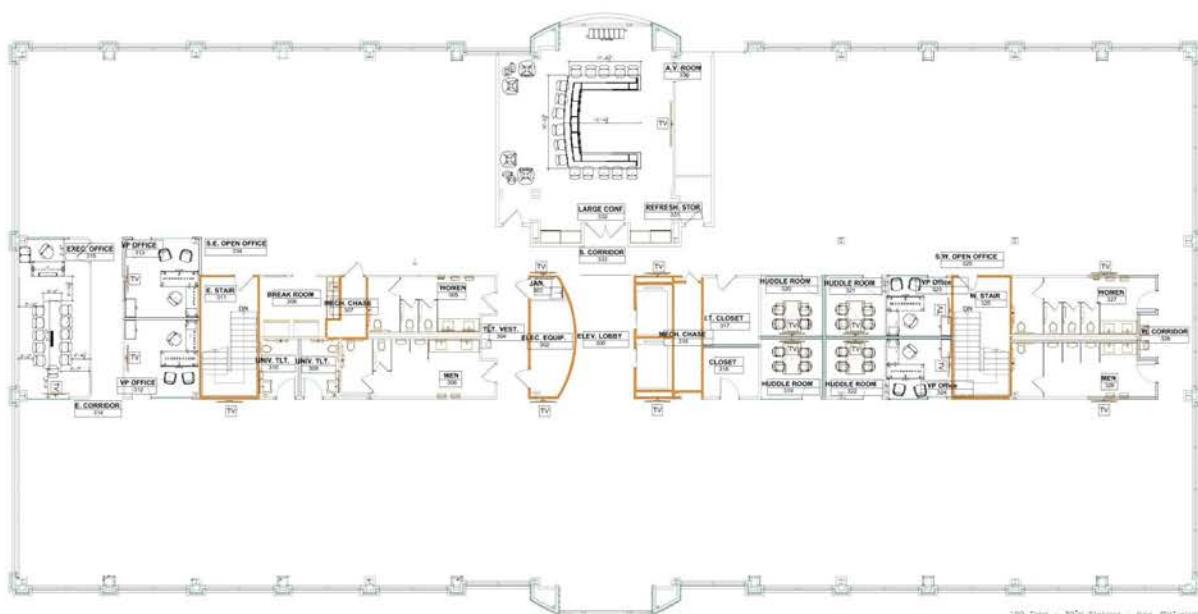
## 2ND FLOOR PLAN

SCALE: 1/16" = 1' - 0"



## 3RD FLOOR PLAN

SCALE: 1/16" = 1' - 0"

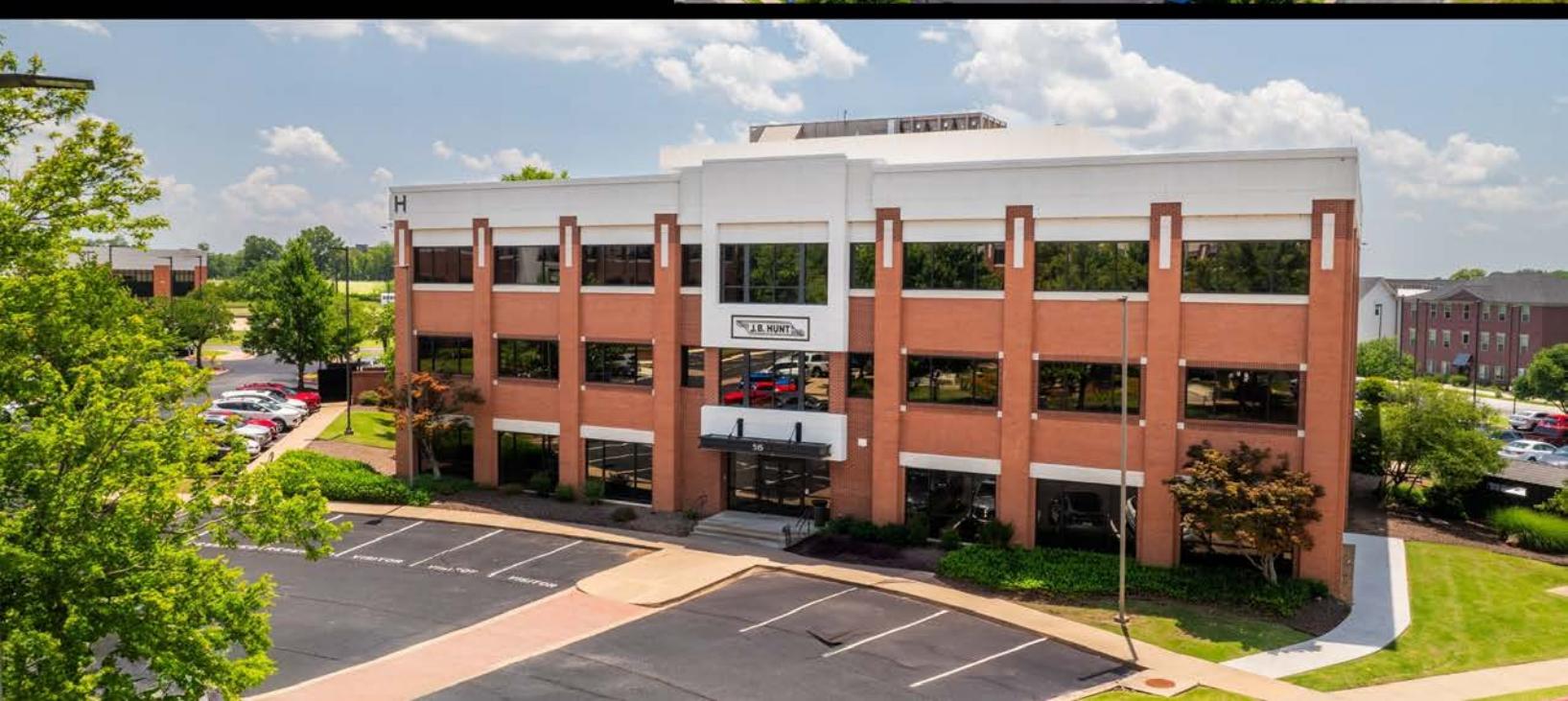


# PROPERTY OVERVIEW

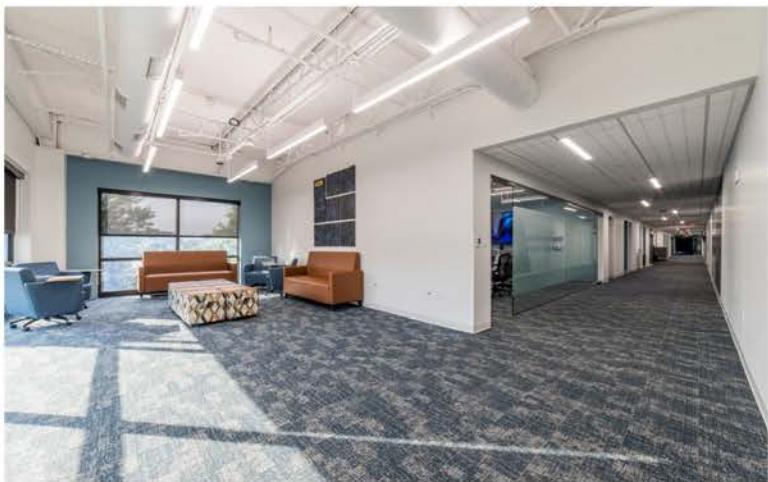
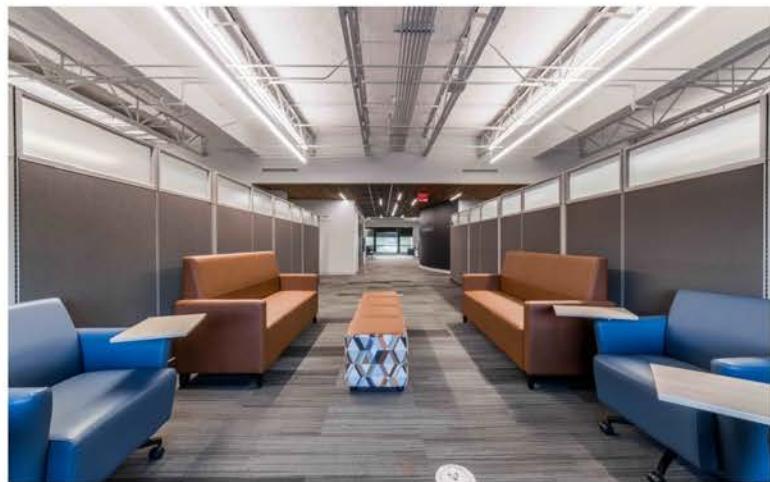
## 515 Enterprise Dr. | Building 3

Building Size	36,557 SF
Lot size	1.95
Stories	3
Year Built	1998
Typical floor	12,815 SF
Parking spaces	135
Parking Ratio	3.69/1,000 SF
Class	B
Slab to slab height	11'

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# PROPERTY PHOTOS

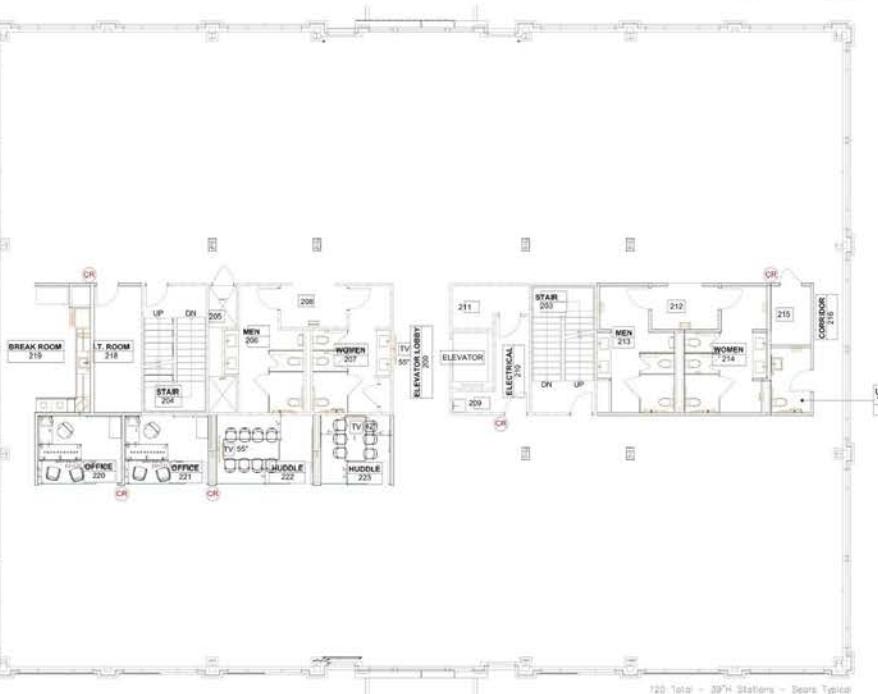
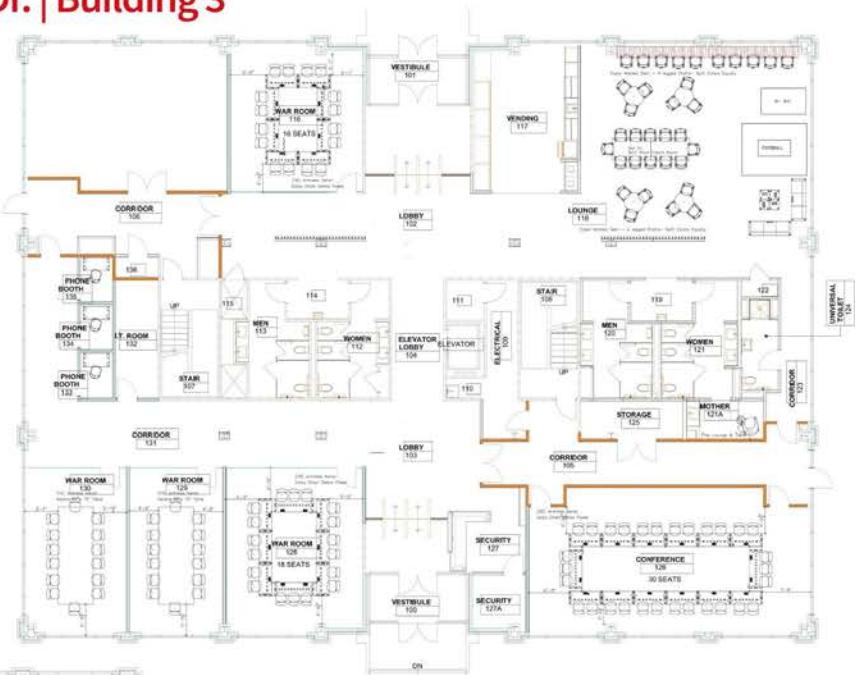


# FLOOR PLANS

515 Enterprise Dr. | Building 3

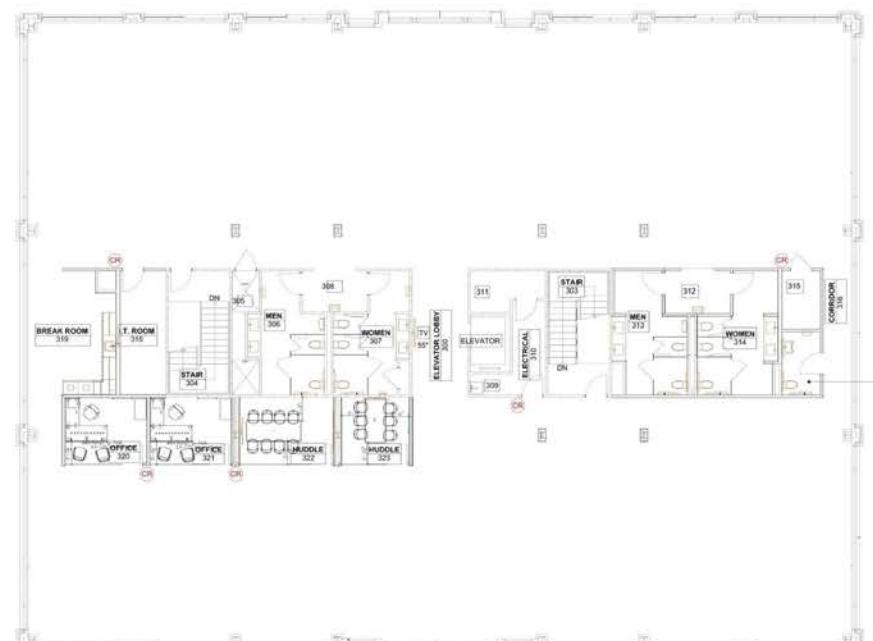
## 1ST FLOOR PLAN

SCALE: 3/32" = 1' - 0"



## 2ND FLOOR PLAN

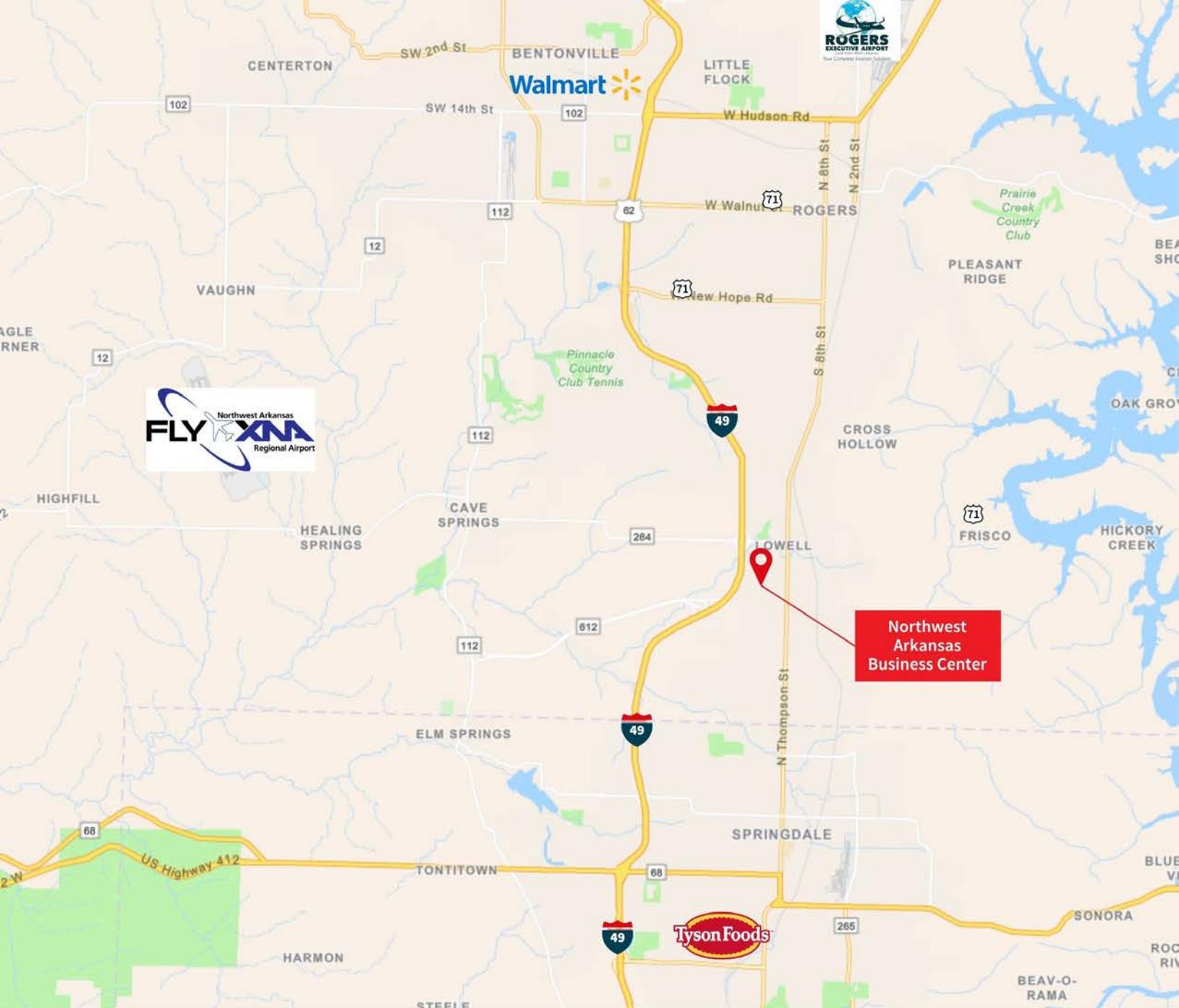
SCALE: 3/32" = 1' - 0"



## 3RD FLOOR PLAN

SCALE: 3/32" = 1' - 0"





## STRATEGIC LOCATION

**5**

Minutes to I-49

**20**

Minutes to Tyson  
Foods Headquarters

**25**

Minutes to Rogers  
Municipal Airport

**20**

Minutes to Northwest Arkansas  
International Airport

**20**

Minutes to Downtown Bentonville  
(Walmart Corporate Headquarter)

# NORTHWEST ARKANSAS, BENTON COUNTY REMAIN FASTEST-GROWING IN STATE

The population of Northwest Arkansas is rapidly growing, with a total population of around 590,337 people. The area is made up of several cities and towns, each with their own unique character and demographic makeup.

## LOWELL DEMOGRAPHICS

Lowell is considered to be the hub of Northwest Arkansas

**±12.3K**

2025 Population

**4.33 %**

Year growth

**32.1**

Median Age

**\$92,986**

Median Household  
Income

**5,363**

Employed Population



Source: talkbusiness.net

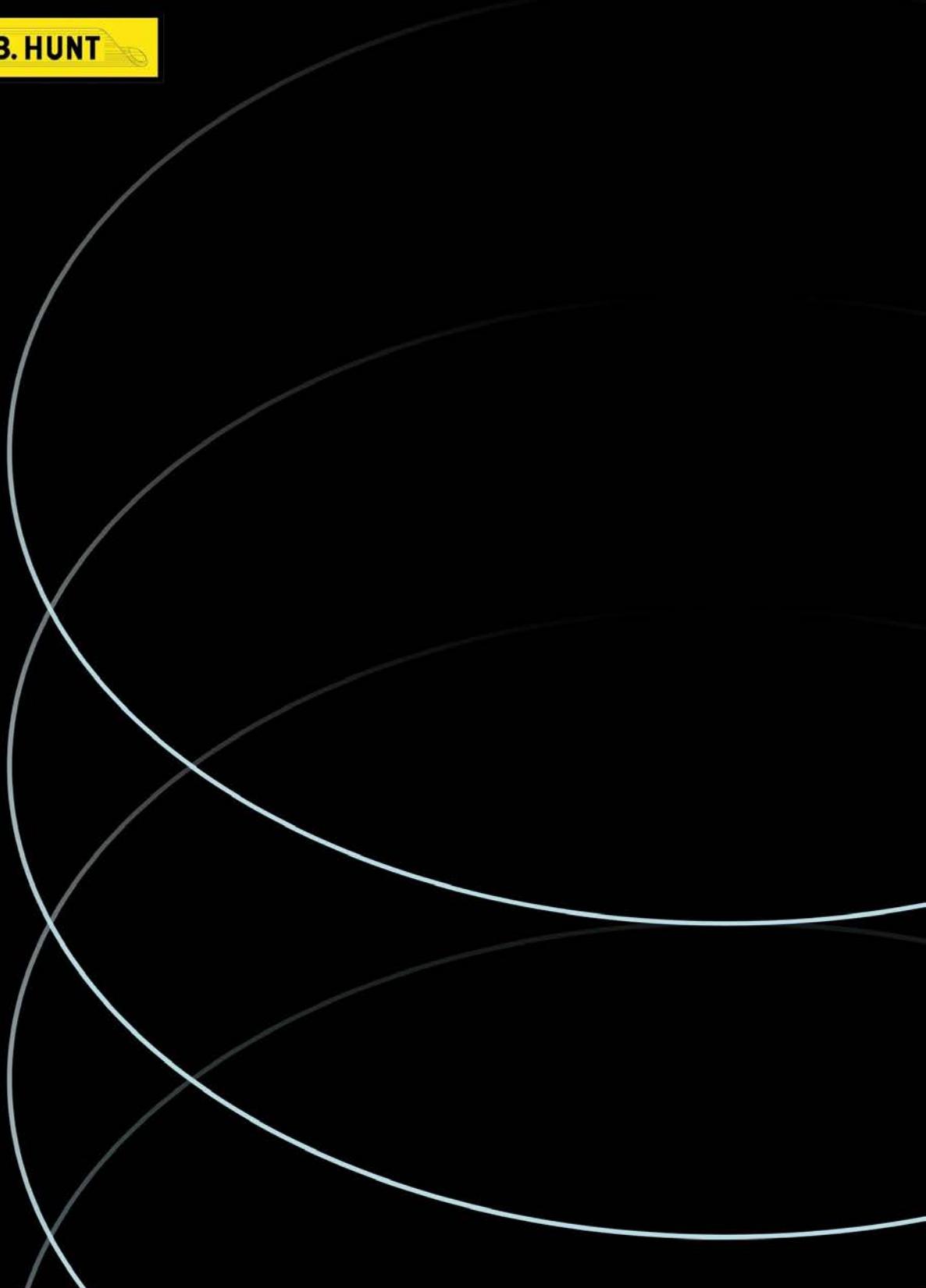


# J B HUNT OFFICE AND LAND PORTFOLIO LOCATION





J.B. HUNT



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