



FOR LEASE

LEDGER BENTONVILLE

Property Highlights

- 4,200 SF Retail Space Available on 1st Floor
— \$25/SF NNN
- 230,000 ± SF building comprised of coworking, on-demand and traditional use office space
- Bikeable and pedestrian-friendly design including bike path that stretches from Main Street to the top of the building
- Located in a walkable, urban environment in downtown Bentonville close to Interstate 49 and Walmart Home Office

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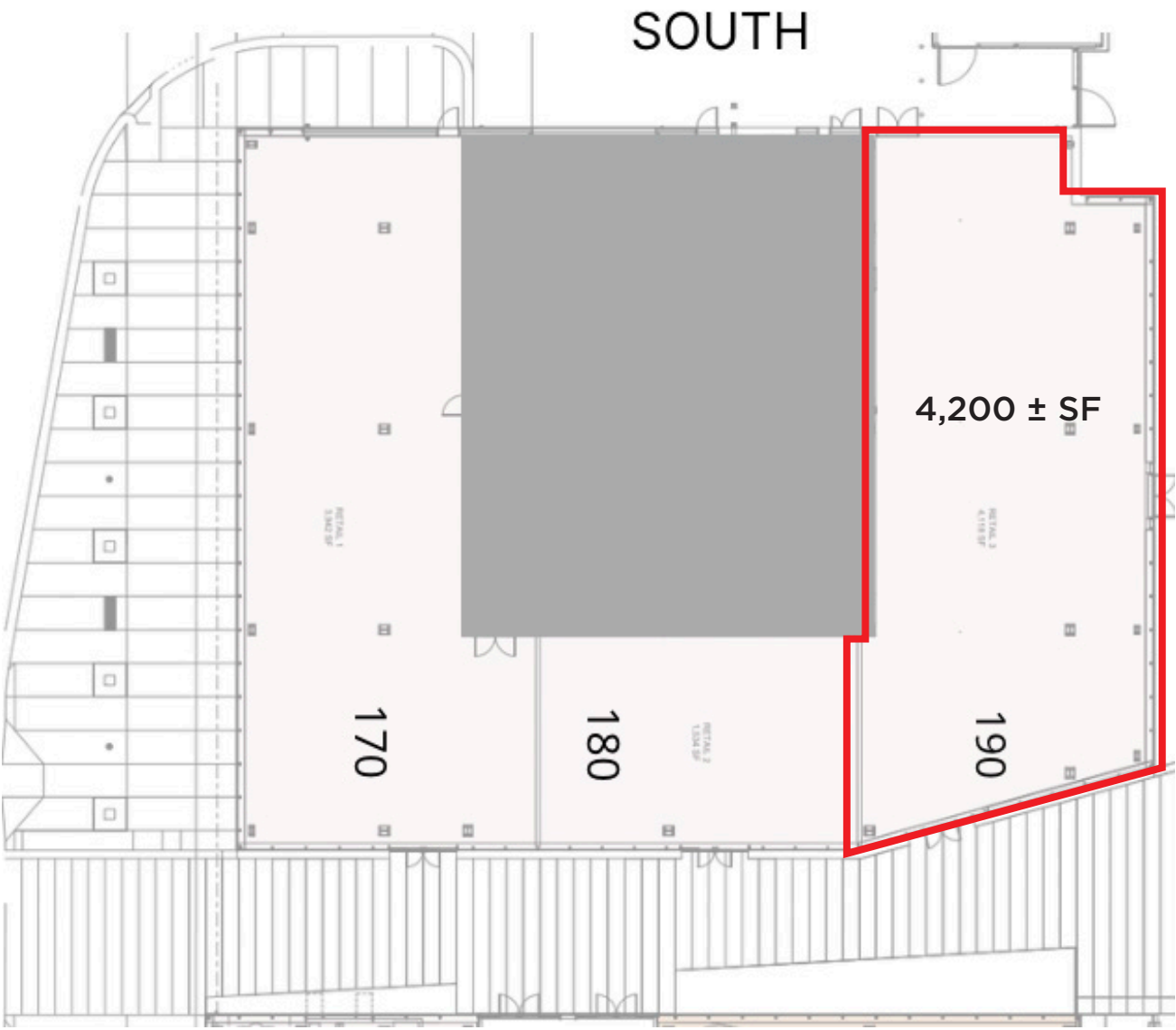
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*information deemed reliable but not guaranteed

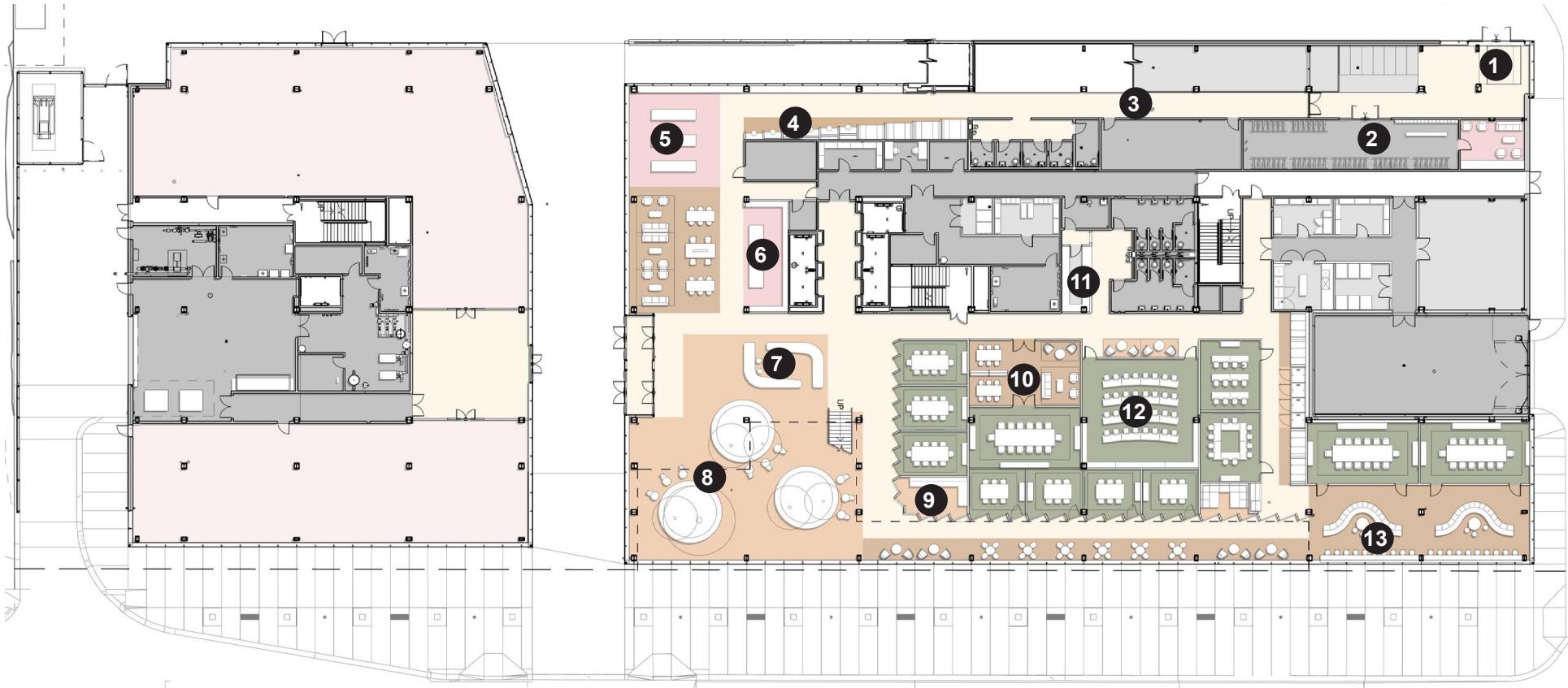


SPACE PHOTOS 240 S MAIN STREET | BENTONVILLE, AR 72712





GROUND FLOOR



1 Secondary member entrance from parking garage.

2 Bike parking and lounge for members.

3 Dynamic colored light corridor.

4 Casual seating with a view of the ramp entrance.

5 Seasonal retail / exhibit space.

6 Grab & Go.

7 Main reception and barista.

8 Winter garden with casual seating.

9 Convertible pantry for daily and event service use.

10 Bookable conference suite.

11 Coat check closet.

12 Quiet study / bookable conference suite.

13 Configurable bookable breakout areas.



BENEFITS OF LEDGER WORKPLACE

30% REDUCTION IN SPACE NEEDS

Tenants have seen a reduction in space needs at Ledger compared to non-amenity-rich buildings. Done through unparalleled access to conference space, pantries, common space, mother's rooms, event spaces, and wellness rooms.

32 FULLY EQUIPPED BOOKABLE MEETING ROOMS

Conference rooms are traditionally sparsely used in traditional spaces and are replaced with a variety of conference rooms equipped to hold a capacity of 4 people to 70 people.



WORK

98%

Of floors 2 and 3 are physically occupied

30 DAY PASSES

Utilized each week with increasing interest.

75 OFFICES

75 coworking offices located within the building.



BIKE

FIRST BIKEABLE BUILDING

The world's first bikeable building, a unique experience only Ledger can provide

TWO WAYS TO BIKE

Bring your own bike or stop by Specialized Experience Center and grab a bike from them!

THREE FOURTHS

Of a mile up and back down, pace yourself for a leisurely ride to the top, or push yourself to break your personal bests.



MEET

32 BOOKABLE SPACES

Meeting rooms ranging from 4 - 70 person designed for plug and play use.

100 NON-MEMBER

Companies have booked meeting rooms in the first 45 days

25,000 SQUARE FEET

Of event space boasting a 360 unrestricted view of Downtown Bentonville

