

OFFICE LEASING · DOWNTOWN BENTONVILLE, AR

Blue
Crane

The old historic Bentonville City Hall building

117 W CENTRAL AVENUE

— 3RD-FLOOR OFFICE ON THE SQUARE · BALCONY FRONTAGE

ABOUT THE SPACE

An address with history.

The third floor of the old historic Bentonville City Hall building, right on the Square, blends downtown character with 3,380 sf of practical office space.

A private balcony overlooks Central Avenue, and the floor is served by an elevator and two stairwell access points.



DEAL TERMS

Terms at a glance.

SQ FT.	3,380 SF
LEASE RATE	\$30.00 SF NNN
NNN (EST.)	\$6.00 SF
TENANT IMPROVEMENTS	Negotiable
LEASE TERM	Negotiable
PROPERTY TYPE	Office





Your own view of the Square.

BALCONY FRONTAGE

A private balcony wraps the Central Avenue frontage, looking out over the heart of downtown Bentonville, a rare outdoor perch few offices can offer.

INSIDE THE FLOOR

Light-filled and flexible.



Private offices



Open work areas



Check-in lobby & reception

ACCESS & AMENITIES

Easy in, easy out.

Elevator

Direct elevator service to the floor.

Two stairwells

Two separate stairwell access points.

Kitchenette

Full kitchenette with cabinetry and sink.

Restrooms

Multi-stall restrooms in place.



THE LOCATION

On the Square.

The center of downtown Bentonville, steps from the Square and its best-known names.

- Corporate Office Neighbors at The Massey
- Faherty & Scotch & Soda
- Crystal Bridges & The Momentary
- The Walmart Museum



WHY 117 W CENTRAL

The case for your office.

- 01 A historic address in the old Bentonville City Hall
- 02 A private balcony overlooking Central Avenue
- 03 Elevator plus two stairwell access points
- 04 Kitchenette and restrooms already in place
- 05 Right on the Square among Bentonville's best
- 06 Negotiable TI and lease term

\$30/SF

NNN (est. \$6/SF) · negotiable TI & term · historic office on the Square.



GET CONNECTED

Let's find your space.

Gavin Magee

COMMERCIAL LEASING MANAGER

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OFFERING

117 W CENTRAL AVE · 3RD FLOOR

DOWNTOWN BENTONVILLE, AR