

# Lakeside Center Office

1803 Phyllis Street | Bentonville, AR



FOR LEASE



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VIDEO TOUR

## PROPERTY HIGHLIGHTS

- \$23.00/SF MG
- Second Floor: 6,482 - 13,000 SF
  - Divisible to 2,500 SF
- 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
- Excellent visibility along I-49
- Located within 0.25+/- miles of new Walmart Headquarters

FOR MORE INFORMATION  
PLEASE CONTACT:

**STEPHANIE FARMER**

479 845 3022

[sfarmer@sagepartners.com](mailto:sfarmer@sagepartners.com)

**MARSHALL SAVIERS**

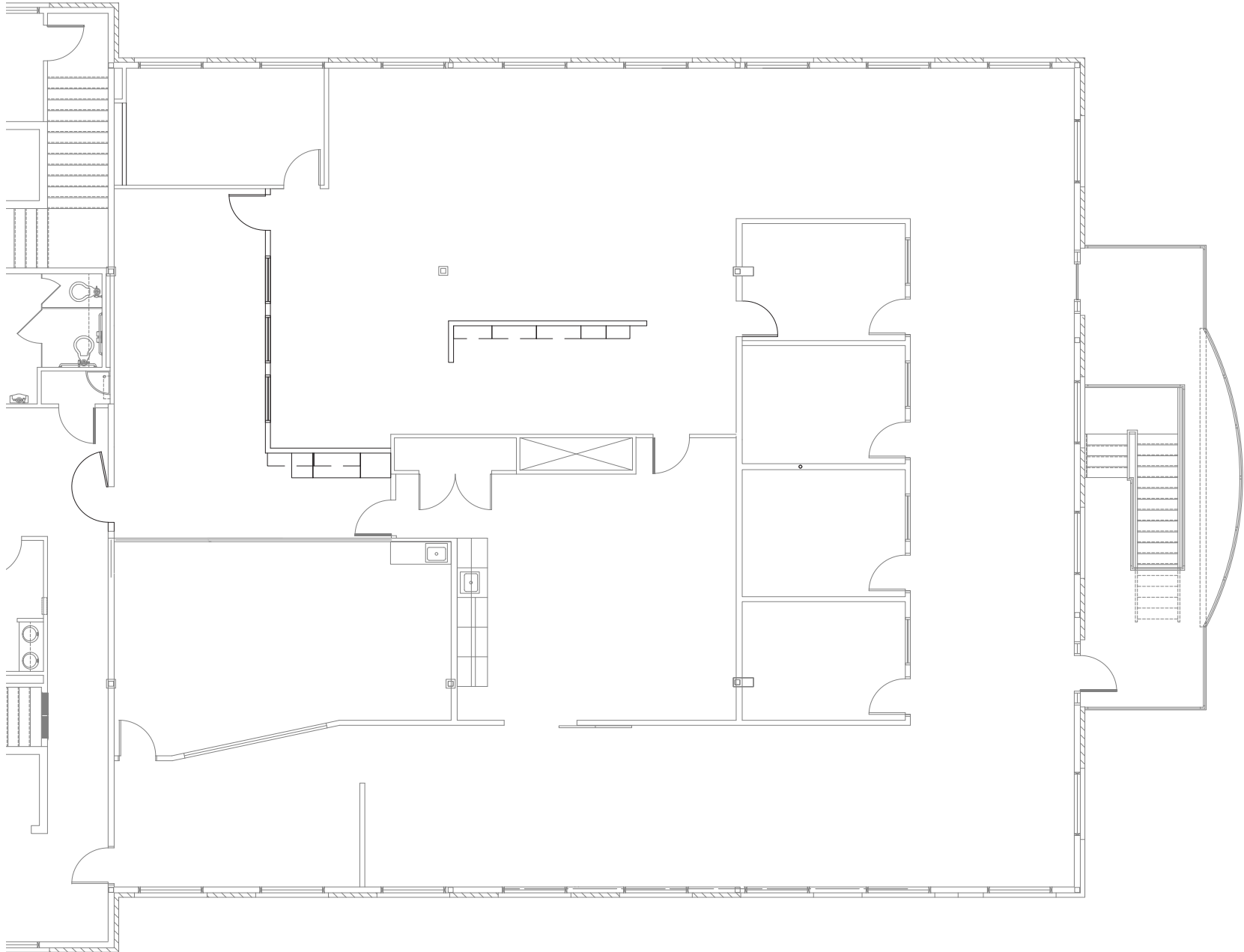
[mtsaviors@sagepartners.com](mailto:mtsaviors@sagepartners.com)

**479 845 3000**

**[sagepartners.com](http://sagepartners.com)**

\*information deemed reliable but not guaranteed

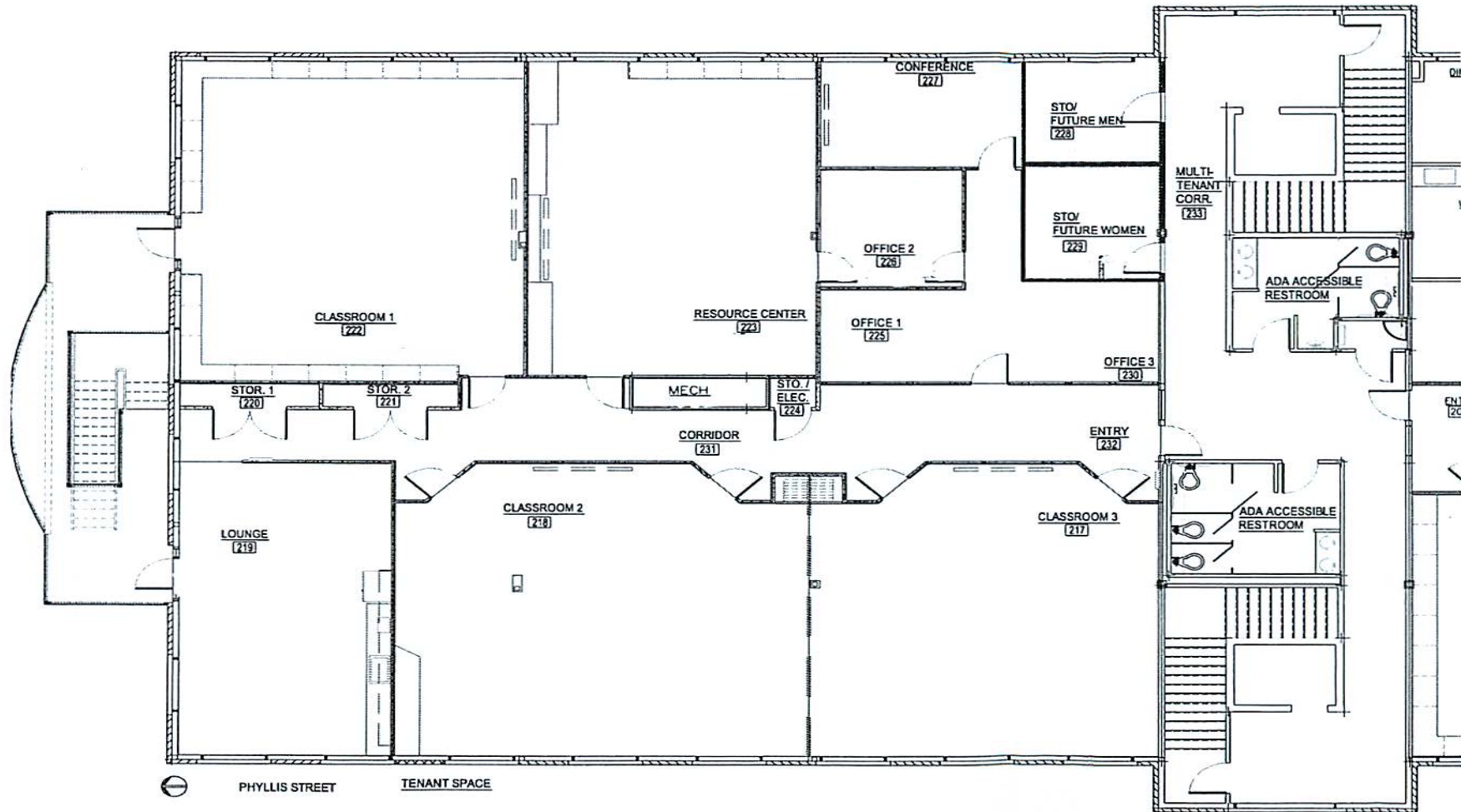
**2ND FLOOR PLAN** 1803 PHYLLIS STREET, SUITE 200 | BENTONVILLE, AR



# 2ND FLOOR PHOTOS 1803 PHYLLIS STREET, SUITE 200 | BENTONVILLE, AR



# 2ND FLOOR PLAN 1803 PHYLLIS STREET, SUITE 203 | BENTONVILLE, AR



# 2ND FLOOR PHOTOS 1803 PHYLLIS STREET, SUITE 203 | BENTONVILLE, AR



