

402 SW A STREET, BENTONVILLE, AR

DOWNTOWN OFFICE SPACE FOR LEASE

OKSANA DEMARIS
PRINCIPAL
479.372.0033
OKSANA@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

BUTCH GURGANUS
CO-MANAGING DIRECTOR
479.644.7266
BUTCH@FOCUSCREGROUP.COM

5512 W WALSH LN, SUITE 201, ROGERS, AR | 479.254.7000 | FOCUSCREGROUP.COM

LEASE OVERVIEW

AVAILABLE: 3,100 SF

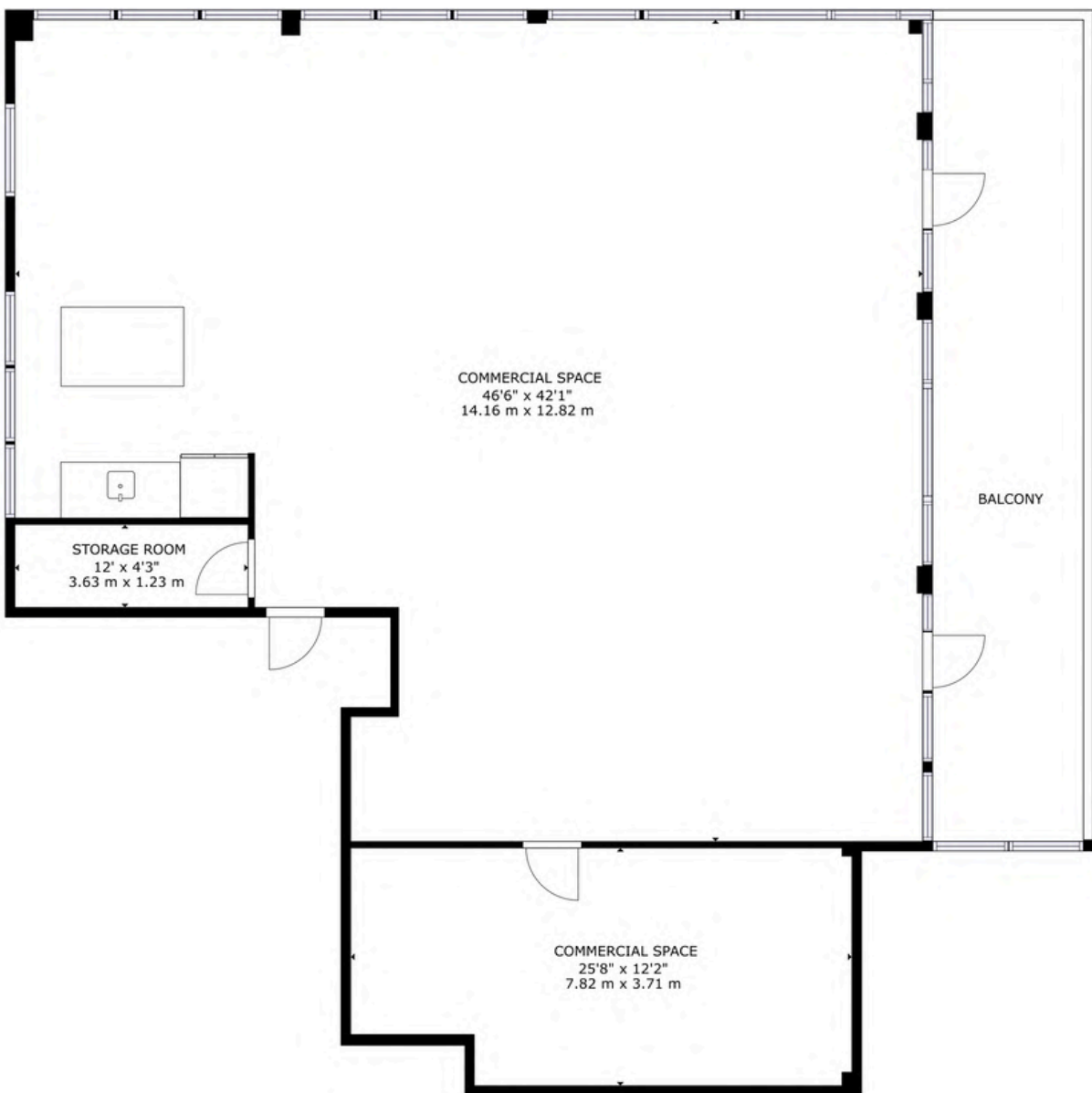
RENTAL RATE: \$45.00 PSF

LEASE TYPE: FULL SERVICE

SITE HIGHLIGHTS

CLASS “A” OFFICE SPACE AVAILABLE IN THE HEART OF DOWNTOWN BENTONVILLE, JUST 1.5 MILES FROM THE NEW WALMART HOME OFFICE CAMPUS. THIS SECOND-FLOOR SUITE FEATURES HIGH-QUALITY MODERN FINISHES AND A MOSTLY OPEN LAYOUT, IDEAL FOR COLLABORATIVE WORK ENVIRONMENTS. THE SPACE INCLUDES ONE CONFERENCE ROOM, A KITCHENETTE, STORAGE ROOM, AND A PRIVATE BALCONY. AN EXCELLENT OPPORTUNITY FOR BUSINESSES SEEKING PREMIUM OFFICE SPACE IN A PRIME LOCATION.

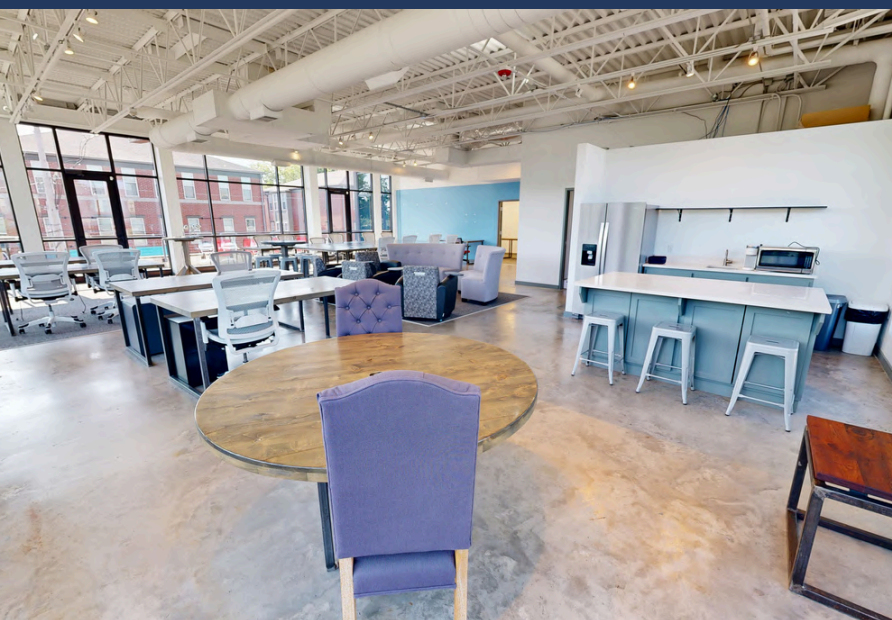
VIRTUAL TOUR LINK



OKSANA DEMARIS
PRINCIPAL
479.372.0033
OKSANA@FOCUSCREGROUP.COM



BUTCH GURGANUS
CO-MANAGING DIRECTOR
479.644.7266
BUTCH@FOCUSCREGROUP.COM



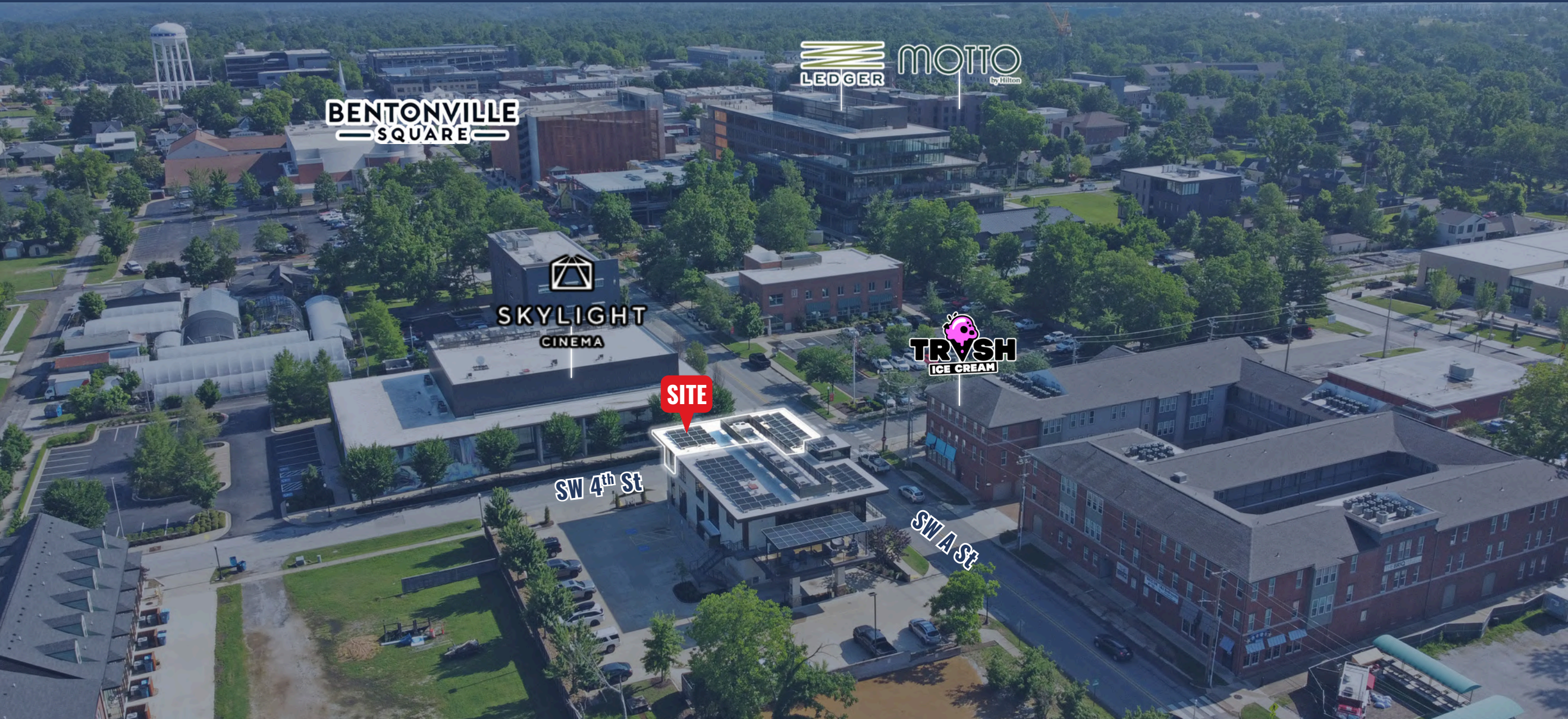
OKSANA DEMARIS
PRINCIPAL
479.372.0033
OKSANA@FOCUSCREGROUP.COM



BUTCH GURGANUS
CO-MANAGING DIRECTOR
479.644.7266
BUTCH@FOCUSCREGROUP.COM

402 SW A STREET, BENTONVILLE, AR 72712

AERIAL VIEW



OKSANA DEMARIS
PRINCIPAL
479.372.0033
OKSANA@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

BUTCH GURGANUS
CO-MANAGING DIRECTOR
479.644.7266
BUTCH@FOCUSCREGROUP.COM

402 SW A STREET, BENTONVILLE, AR 72712

AERIAL VIEW



OKSANA DEMARIS
PRINCIPAL
479.372.0033
OKSANA@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

BUTCH GURGANUS
CO-MANAGING DIRECTOR
479.644.7266
BUTCH@FOCUSCREGROUP.COM

402 SW A STREET, BENTONVILLE, AR 72712

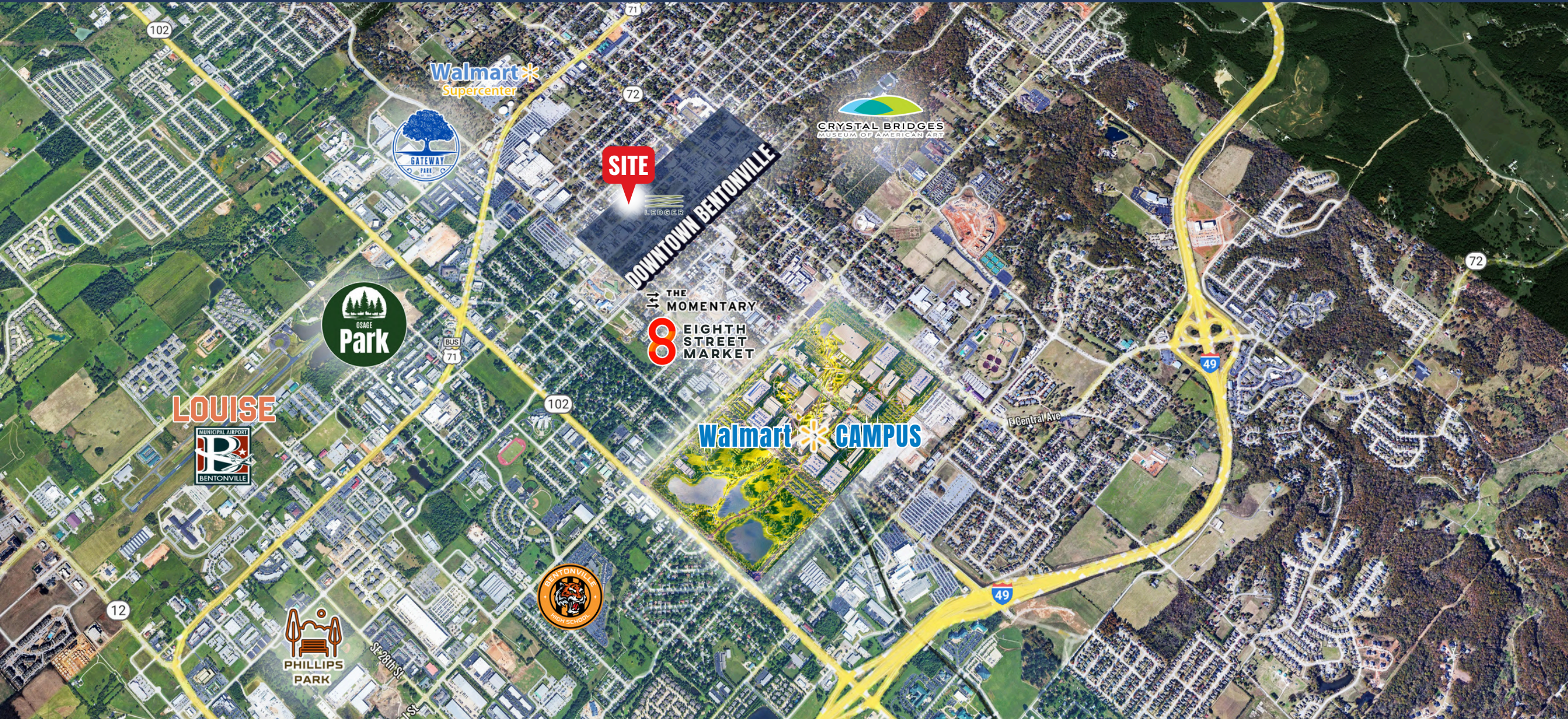
PARKING



OKSANA DEMARIS
PRINCIPAL
479.372.0033
OKSANA@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

BUTCH GURGANUS
CO-MANAGING DIRECTOR
479.644.7266
BUTCH@FOCUSCREGROUP.COM



OKSANA DEMARIS
PRINCIPAL
479.372.0033
OKSANA@FOCUSCREGROUP.COM



BUTCH GURGANUS
CO-MANAGING DIRECTOR
479.644.7266
BUTCH@FOCUSCREGROUP.COM



1

2

1

3

1

4

5

6

6

7

Osage Park is a newly opened, vibrant outdoor space designed for recreation and connection with nature. Featuring scenic trails, open green areas, a lake for kayaking, and spaces for family gatherings, the park offers diverse activities for all ages.

FOCUS

COMMERCIAL REAL ESTATE

BUTCH GURGANUS
CO-MANAGING DIRECTOR
479.644.7266
BUTCH@FOCUSCREGROUP.COM

LOCATION CONVENIENCE



1.6
MILES



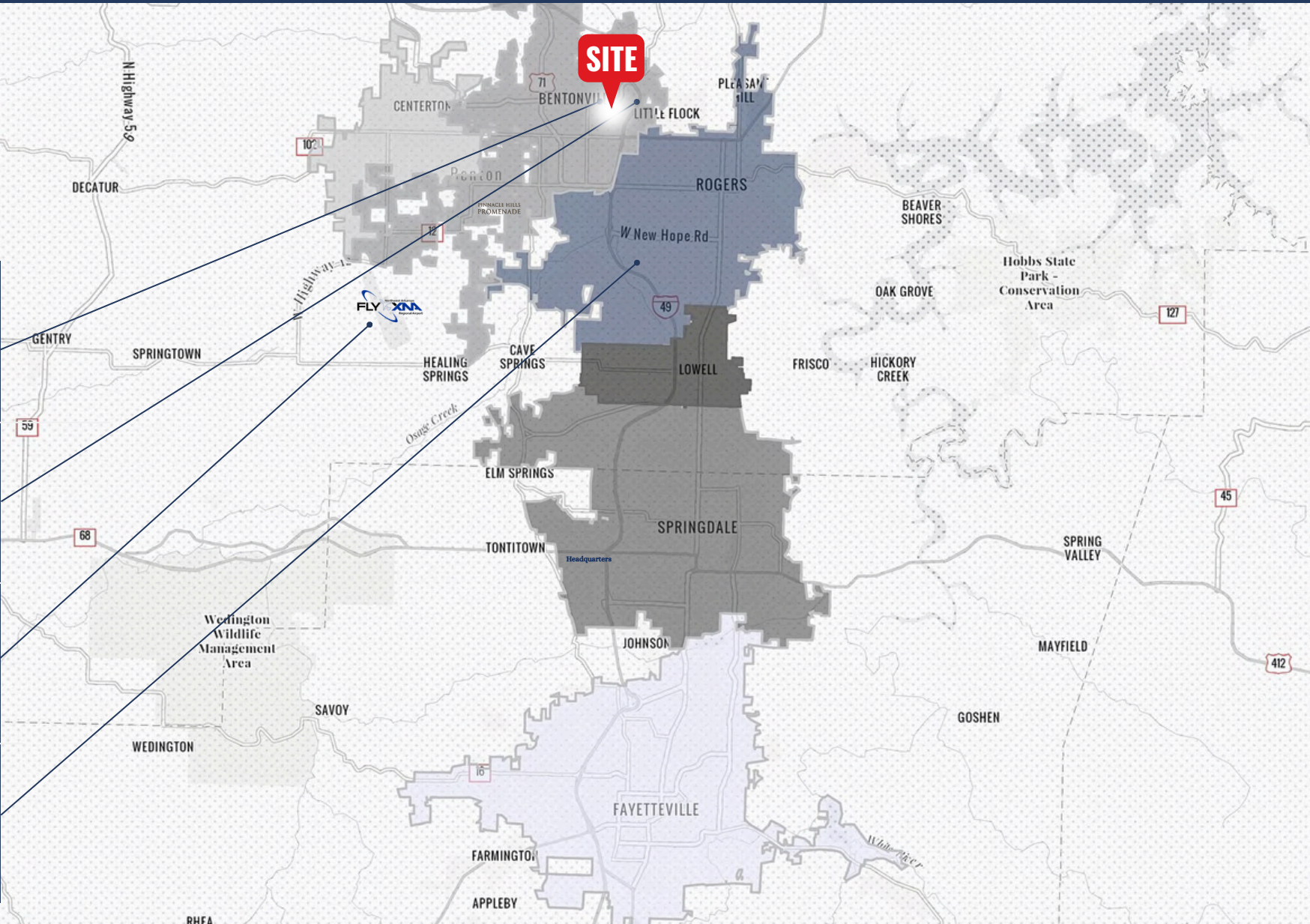
1.5
MILES



13
MILES



8
MILES



OKSANA DEMARIS
PRINCIPAL
479.372.0033
OKSANA@FOCUSCREGROUP.COM



BUTCH GURGANUS
CO-MANAGING DIRECTOR
479.644.7266
BUTCH@FOCUSCREGROUP.COM



Walmart built a new 350 acre home office accommodating 18-19,000 employees and with a cost of over \$1-Billion. The retail giant extended its streak at No. 1 on the Fortune 500 for a 10th consecutive year, bringing in more than \$570 billion in revenue.



The **Sam's Club** Office, located in Bentonville, Arkansas, is a vital component of the local economy, supporting thousands of employees and reinforcing Bentonville's reputation as a major hub for retail and corporate innovation. As a Fortune 500 giant with billions in revenue, it enhances Bentonville's economic and social fabric, spurring community growth and employment.



The **University of Arkansas** has achieved record enrollment numbers, 30,936 for the 2022-2023 academic year is, marking an 8.3% increase over the last academic year. The U of A is an employer of over 10,000 staff.



Crystal Bridges Museum of American Art in Bentonville, Arkansas, has become a cultural cornerstone, attracting visitors globally and boosting local tourism and economic development. Its presence has enriched the community by offering educational programs and enhancing Bentonville's status as a premier destination for art and natural beauty.



J.B. Hunt is a logistics company focused on technology, located in NWA. Its workforce has grown to 37,151 in 2022, a 12.43% increase from 2021. The company ranked 311 on the Fortune 500, up from its 2021 position.



Tyson Foods has relocated all of its corporate employees to Northwest Arkansas and is planning to construct a new campus in the region. As of 2022, Tyson has maintained its position as the top-ranked company on Fortune magazine's list of the World's Most Admired Companies in the Food Production category for the seventh year in a row.

REGIONAL EMPLOYERS

A number of Fortune 500 companies call NWA home

Northwest Arkansas has a strong job market with seven times the U.S. average of headquarters and management employees in its workforce. The area is home to over 1,400 Walmart suppliers and neighboring headquarters like J.B. Hunt, Tyson Foods, George's Poultry and Simmons. Five Arkansas companies have been named to the Fortune 500 list for 2022 including Walmart, Tyson Foods, Murphy USA, J.B. Hunt Transport Services, and Dillard's.

OKSANA DEMARIS
PRINCIPAL
479.372.0033
OKSANA@FOCUSCREGROUP.COM



BUTCH GURGANUS
CO-MANAGING DIRECTOR
479.644.7266
BUTCH@FOCUSCREGROUP.COM

OKSANA DEMARIS
PRINCIPAL | OFFICE SPECIALIST
479.372.0033
OKSANA@FOCUSCREGROUP.COM

FOCUS

COMMERCIAL REAL ESTATE

BUTCH GURGANUS
CO-MANAGING DIRECTOR
479.644.7266
BUTCH@FOCUSCREGROUP.COM

WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

5512 W WALSH LN, SUITE 201, ROGERS, AR | 479.254.7000 | FOCUSCREGROUP.COM