

**FOR LEASE**  
CLASS "A" OFFICE SPACE AVAILABLE



**609 SW 8TH STREET**  
**BENTONVILLE, AR**

**BENTONVILLE PLAZA OFFICE SPACES FOR LEASE**



# OFFERING

609 SW 8TH STREET | BENTONVILLE, AR

LEASE RATE:	\$26.50/RSF (Net Electric and Janitorial)
AVAILABLE OFFICE SPACE	1,468 SF - 15,000 SF
PROPERTY TYPE:	Office
FLOORS:	9
PARKING:	510 Spaces

## FEATURES

- Offers direct access to Interstate 49 via 8th Street (running directly through Walmart's new campus).
- Onsite Gym available to Tenants.
- Bike sharing program and excellent bike-ability to downtown square via paved trails connecting downtown.
- Recently completed renovations include interior upgrades to lobby, restrooms and corridors and Gym.
- Walkable and bikeable amenities include restaurants, coffee shops and downtown retail.
- Quiet Room for mothers requiring privacy.



**BENTONVILLE PLAZA**  
1,500 - 15,000 SF  
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## BENTONVILLE PLAZA

Bentonville Plaza is one of the original class "A" office buildings in Northwest Arkansas.

Constructed in 2004 with fresh renovations in 2020, Bentonville Plaza remains one of the top office locations in NWA. Located a mile from the new Walmart HQ (currently under construct) and across the street from the current Walmart HQ campus.

Future development around the building will bring new amenities, food options, retail and community spaces online over the next several years. Bentonville Plaza bookends the west side of Downtown Bentonville and has recently had a full renovation completed on the lobby, common areas, bathrooms, on site Gym (exclusive for tenant use) and mothers' room.

The building has storage spaces available for rent in the basement as well as a bike sharing program where Tenants can grab a bike and make the short ride on the paved trail systems to the downtown square.

### BENTONVILLE PLAZA

1,500 - 15,000 SF  
AVAILABLE FOR LEASE



# INTERIOR PHOTOS

609 SW 8TH STREET | BENTONVILLE, AR



MAIN ENTRANCE



LOBBY



LOBBY



LOBBY

# INTERIOR PHOTOS

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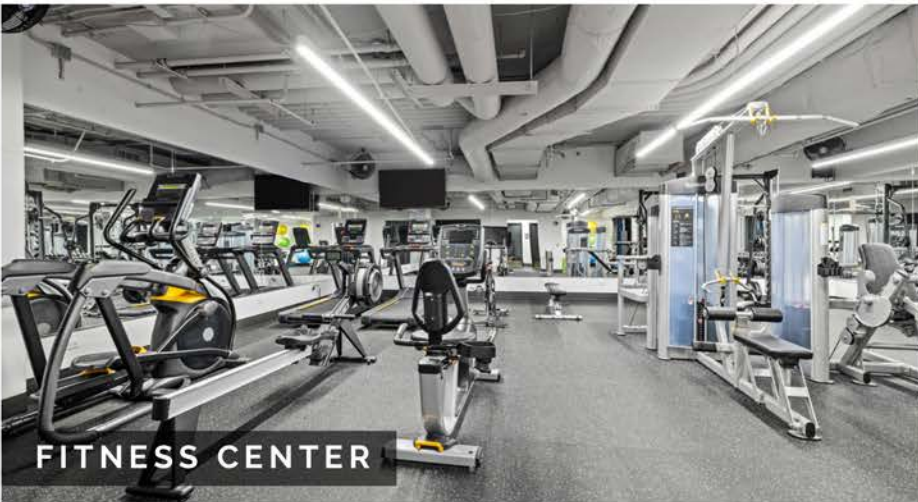
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FITNESS CENTER



CONFERENCE ROOM



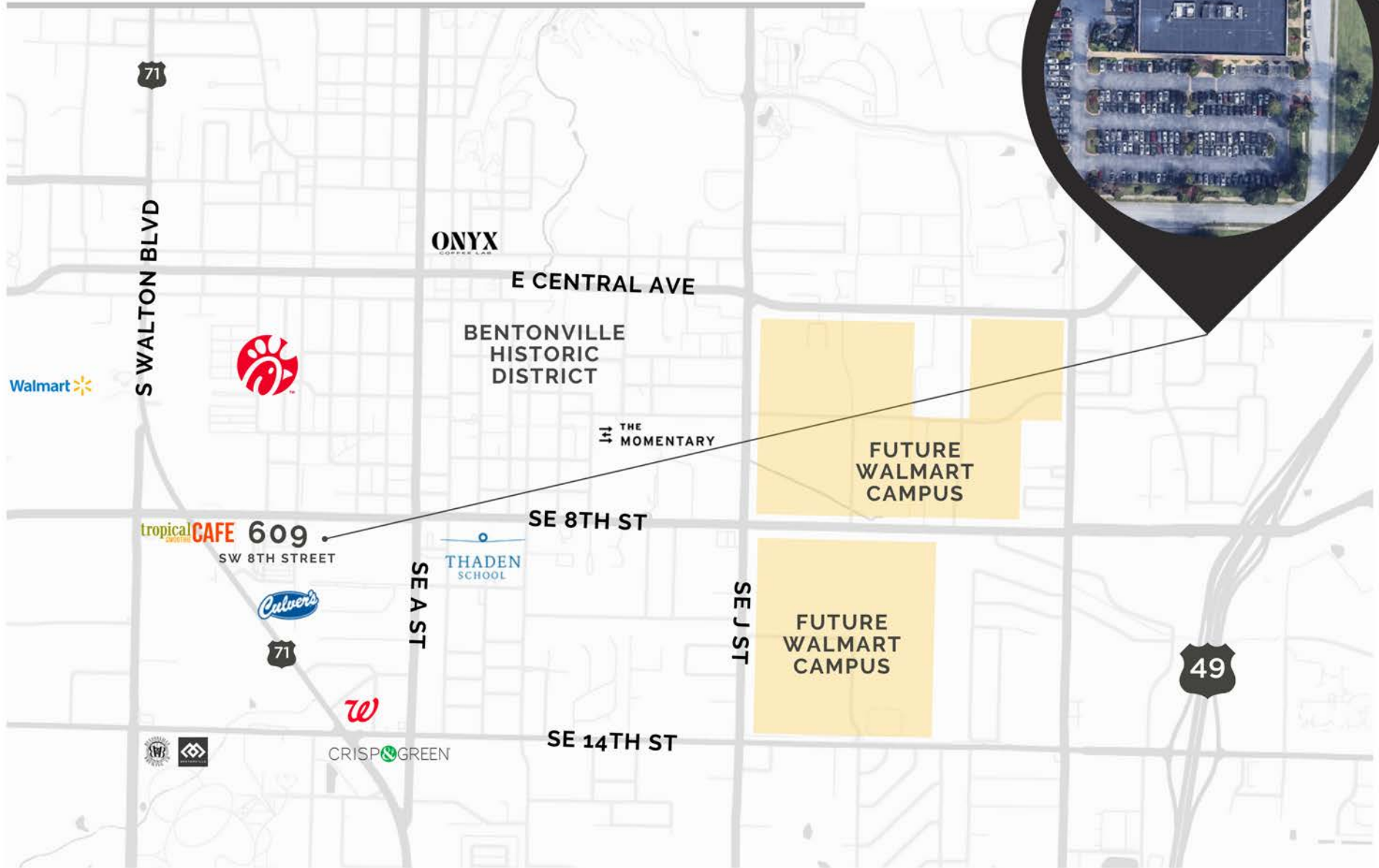
FITNESS CENTER



STORAGE ROOM

# AERIAL MAP

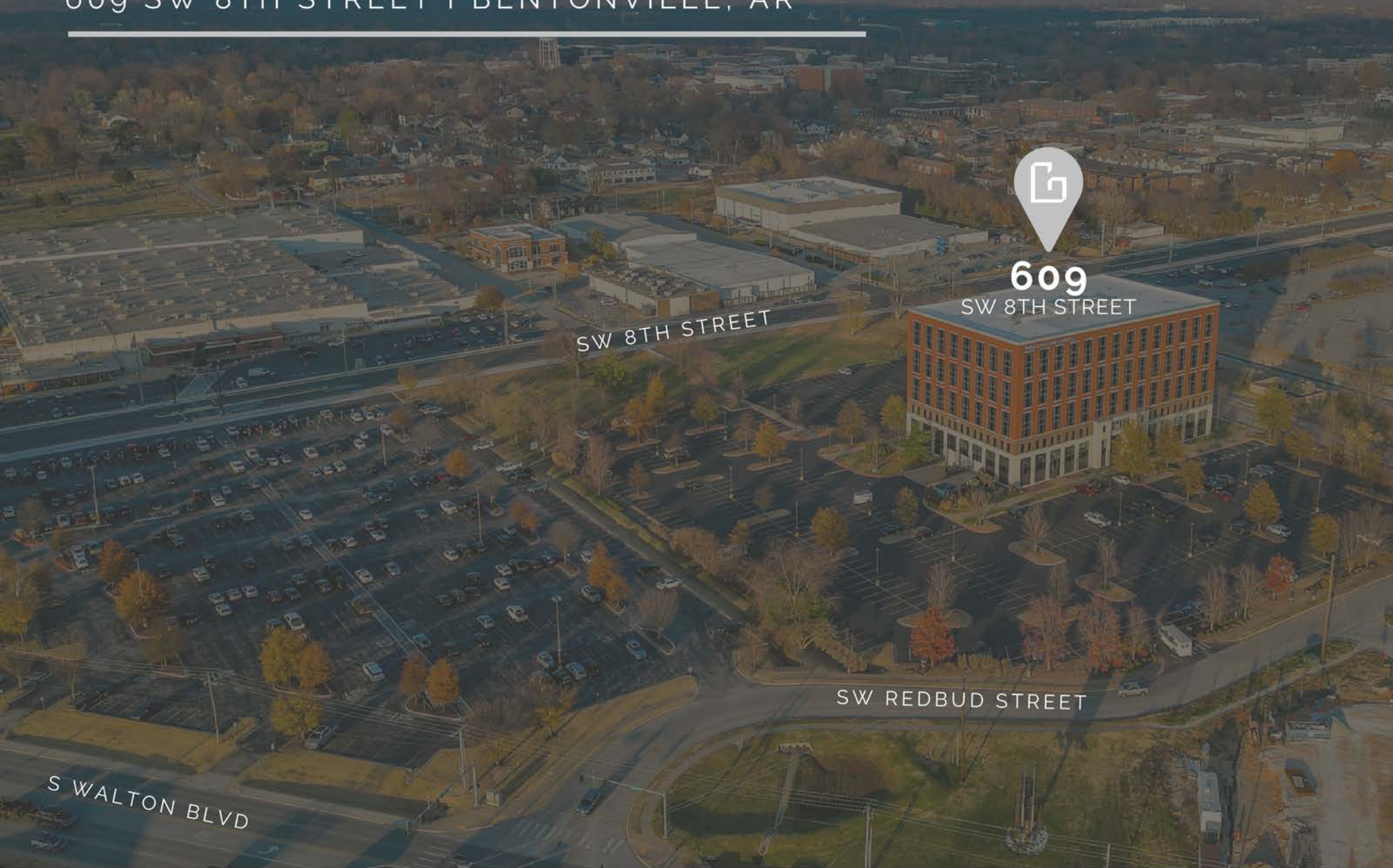
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# AERIAL VIEW

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609  
SW 8TH STREET

SW 8TH STREET

SW REDBUD STREET

S WALTON BLVD



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# INTERIOR PHOTOS

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## FOR MORE INFORMATION:



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