

1004 NW 11<sup>TH</sup> ST, SUITE 230, BENTONVILLE

# 3,022 SF OFFICE SPACE FOR LEASE

**COREY FUHRMAN**  
PRINCIPAL | OFFICE SPECIALIST  
479.504.2034  
COREY@FOCUSCREGROUP.COM

**FOCUS**  
COMMERCIAL REAL ESTATE

**AUGUST WENDT**  
OFFICE SPECIALIST  
479.295.1869  
AUGUST@FOCUSCREGROUP.COM

# PROPERTY HIGHLIGHTS

**3,022 SF**  
AVAILABLE

**\$19.75**  
ASKING RATE

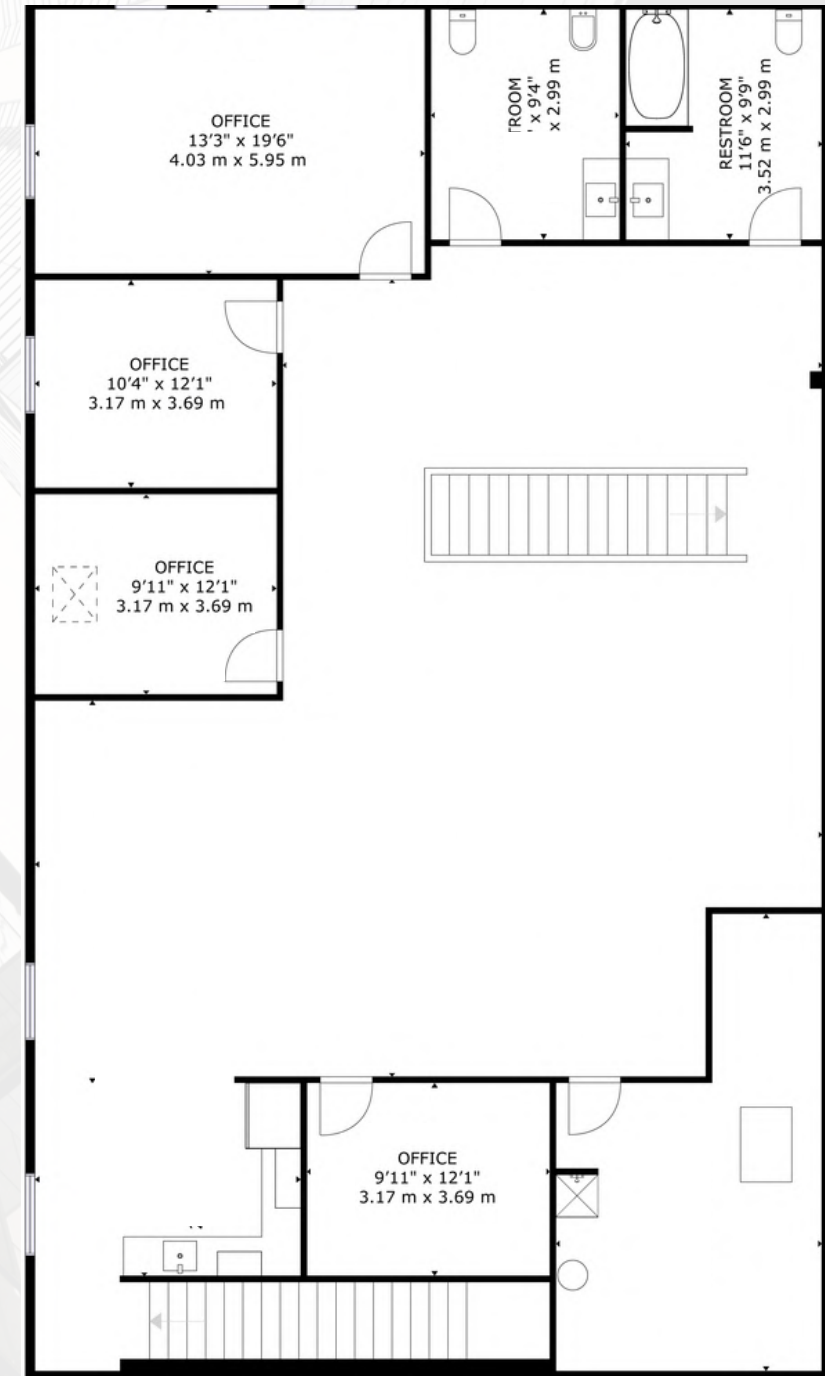
**NNN**  
RENT TYPE

[🔗 VIRTUAL TOUR 🔗](#)

## EXECUTIVE SUMMARY

3,022 SF of modern, move-in ready office space offering a turnkey opportunity for office users. The suite is fully built-out and includes 4 private offices, 2 bathrooms, lounge area, kitchen, and a storage closet. Located directly off of Walton Blvd, the property provides convenient access for tenants and clients and is just 5 minutes from downtown.

1004 NW 11<sup>TH</sup> STREET, BENTONVILLE



# INTERIOR PHOTOS



1004 NW 11<sup>TH</sup> STREET, BENTONVILLE

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

# AERIAL VIEW



1004 NW 11<sup>TH</sup> STREET, BENTONVILLE

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

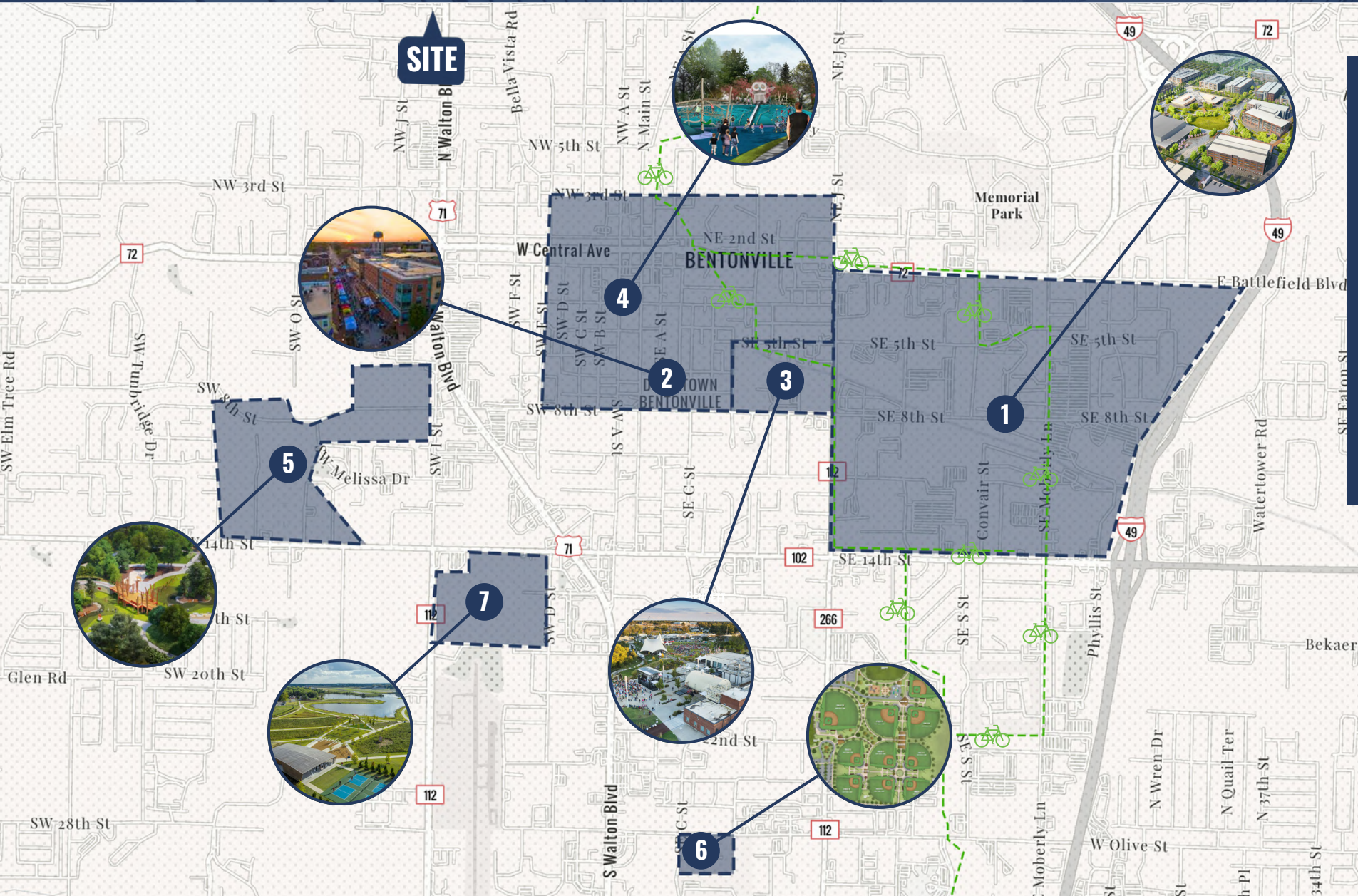
# AERIAL MAP VIEW



1004 NW 11<sup>TH</sup> STREET, BENTONVILLE

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

# NEARBY DEVELOPMENTS



## 1 WALMART CAMPUS

The new Walmart campus in Bentonville, AR, spans 350 acres and is set to bring 14,000+ employees to the area. This major development boosts demand for nearby properties, creating strong growth potential for retail, office, and residential investments.

## 2 DOWNTOWN BENTONVILLE

Downtown Bentonville, AR, has transformed into a vibrant destination, blending historic charm with modern amenities. Anchored by the Walmart Museum and Crystal Bridges, the area is a hub for art, dining, and business, drawing locals and visitors alike. With Walmart's campus expansion and ongoing investment in public spaces, it's primed for mixed-use, residential, and commercial growth, making it a top choice for investors in NWA.

## 3 8TH STREET MARKET

8th Street Market is a lively hub for local food, art, and culture, featuring artisan eateries, craft breweries, and unique shops. Home to the Brightwater culinary school and community events, it offers an authentic taste of Northwest Arkansas's creative spirit in a trendy, industrial setting.

## 4 QUILT OF PARKS

The Quilt of Parks is new, major project in downtown Bentonville, connecting six downtown parks through the A Street Promenade, a pedestrian-friendly corridor. It will create linked green spaces, plazas, and gardens, enhancing the flow of public events and improving downtown's walkability. The project, funded by local foundations, will be completed in phases by 2025, aiming to create a more vibrant, accessible downtown for residents and visitors.

## 5 GATEWAY PARK

The Gateway Park development in Bentonville will create a welcoming space with green areas, multi-use trails, sports facilities, and family-friendly zones. Positioned as a key entry point to the city, this project blends nature with modern amenities, enhancing community access to outdoor activities and connecting Bentonville's broader parks and trails network.

## 6 PHILLIPS PARK RENOVATION

The Phillips Park renovation in Bentonville, is transforming the park with upgraded sports facilities, enhanced playgrounds, improved picnic areas, and new walking and biking paths. Designed for all ages, the renovation aims to create a modern, inclusive space for recreation and community gatherings.

## 7 OSAGE PARK

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.

1004 NW 11<sup>TH</sup> STREET, BENTONVILLE

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

# MAP VIEW

## LOCATION CONVENIENCE



2.5  
MILES



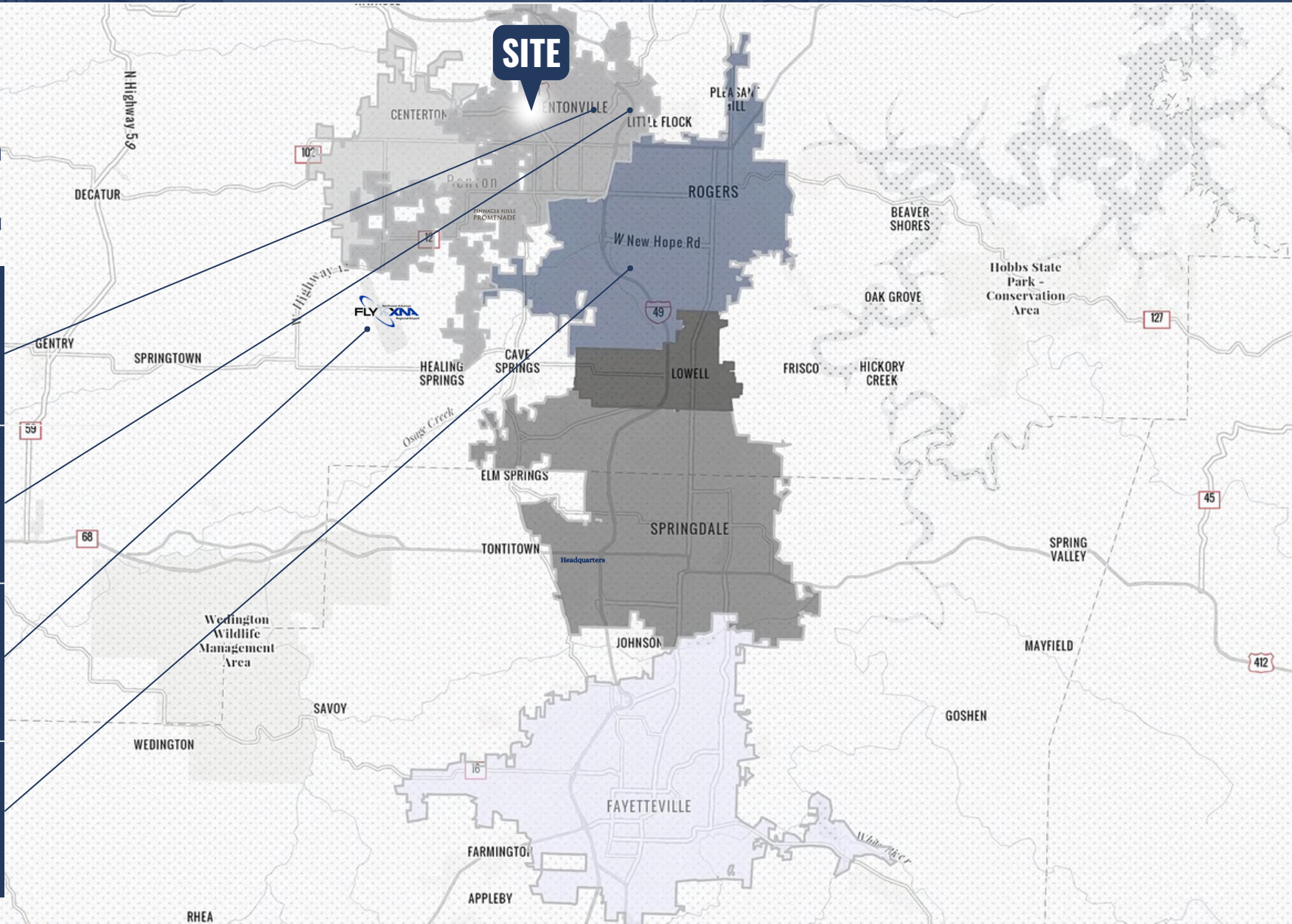
3.5  
MILES



13  
MILES



8  
MILES



1004 NW 11<sup>TH</sup> STREET, BENTONVILLE

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

# CONTACT US

**COREY FUHRMAN**

PRINCIPAL | OFFICE SPECIALIST  
479.504.2034  
COREY@FOCUSCREGROUP.COM

Corey Fuhrman brings over eight years of experience in commercial real estate brokerage across Arkansas, specializing in Tenant, Landlord, Buyer, and Seller representation in Healthcare, Office, and Investment Properties. With a background in finance and a passion for adding value to commercial real estate, he focuses on helping clients achieve long-term success. Known for his commitment to staying informed and analyzing every transaction in the market, Corey ensures his clients are well-positioned during negotiations to secure the best deals possible.

**AUGUST WENDT**

OFFICE SPECIALIST  
479.295.1869  
AUGUST@FOCUSCREGROUP.COM

August Wendt serves as an Office Specialist at Focus Commercial Real Estate, supporting Tenant and Landlord representation across Northwest Arkansas's office market. With a focus on market research, client service, and deal coordination, he helps clients navigate the leasing process with confidence and clarity. Known for his attention to detail and proactive approach, August stays attuned to market trends to deliver strategic, well-informed solutions that align with his clients' business goals.



1004 NW 11<sup>TH</sup> STREET, BENTONVILLE

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM