

FOR LEASE

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1710 1706 1702 1700 1707 1703 1714 1716

BENTONVILLE COMMERCE



**CUSHMAN &
WAKEFIELD**



sage
PARTNERS

5100 W JB Hunt Drive, Rogers, AR 72758 | 479 845 3000 | Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

ABOUT US

Welcome to Bentonville Commerce, a centrally located office park less than 1.5 miles away from the New Walmart Home Office and Sam's Club HQ. Located in the fast-growing Fayetteville-Springdale-Rogers MSA, the office park offers a variety of suite sizes and layouts.

Here, you'll find:

- 897 - 6,638 SF ± Office Space
- State-of-the-art office space in various sizes
- An unbeatable location, steps away from Osage Park's trails, food trucks, pickleball courts, dog parks, and more
- A wide range of nearby restaurants, coffee shops, and retailers
- Unique amenities including an on-site fitness center, mother's room, and bike storage



6,315
POPULATION

2.1
AVERAGE HOUSEHOLD SIZE

30.2
MEDIAN AGE

\$69,729
MEDIAN HOUSEHOLD INCOME

661
TOTAL BUSINESSES

29,227
TOTAL EMPLOYEES

1 MILE RADIUS ESRI BUSINESS ANALYST

61,251
POPULATION

2.6
AVERAGE HOUSEHOLD SIZE

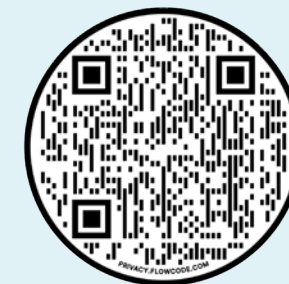
33.3
MEDIAN AGE

\$88,459
MEDIAN HOUSEHOLD INCOME

2,626
TOTAL BUSINESSES

63,047
TOTAL EMPLOYEES

3 MILE RADIUS ESRI BUSINESS ANALYST



SW 16TH STREET

1700

1702

1706

1707

1710

1714

1716

SW 18TH STREET

S WALTON BLVD

BENTONVILLE COMMERCE

TENANTS

Bestway Blue Bunny  BOSCH

Bonduelle Dawn 

 Harvest Revenue Group  HORIZON GROUP USA JASCO

Johnson Controls  LAND O'LAKES  MannaPro
nurturing life.

niagara  NIELSEN ARCHITECTURE  INWA SALES & MARKETING

PRATT INDUSTRIES  Refresco tyco

 outz BRANDS ZURU



OSAGE PARK

Bentonville Commerce is **steps away** from the 12-acre wetland ecosystem, Osage Park.

Amenities

- Wetlands Boardwalk
- Food Trucks
- Pavilion
- Pickleball Courts
- Cherry Tree Grove
- Dog Park
- Archery Range



AERIAL



Downtown Bentonville

Walmart

Walmart
Global Headquarters

Walmart

SUBJECT PROPERTY

OSAGE
PARK

Bentonville Municipal Airport

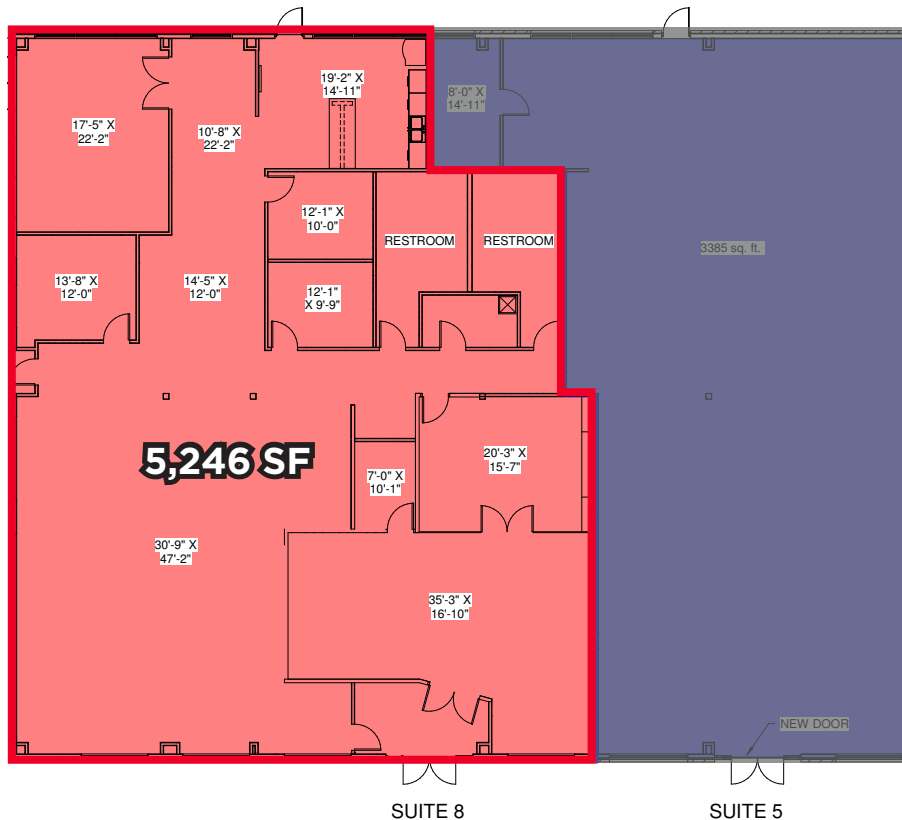
sam's club
Home Office

sam's club

NORTHWEST
HEALTH

INTERSTATE
49

AVAILABLE SPACES



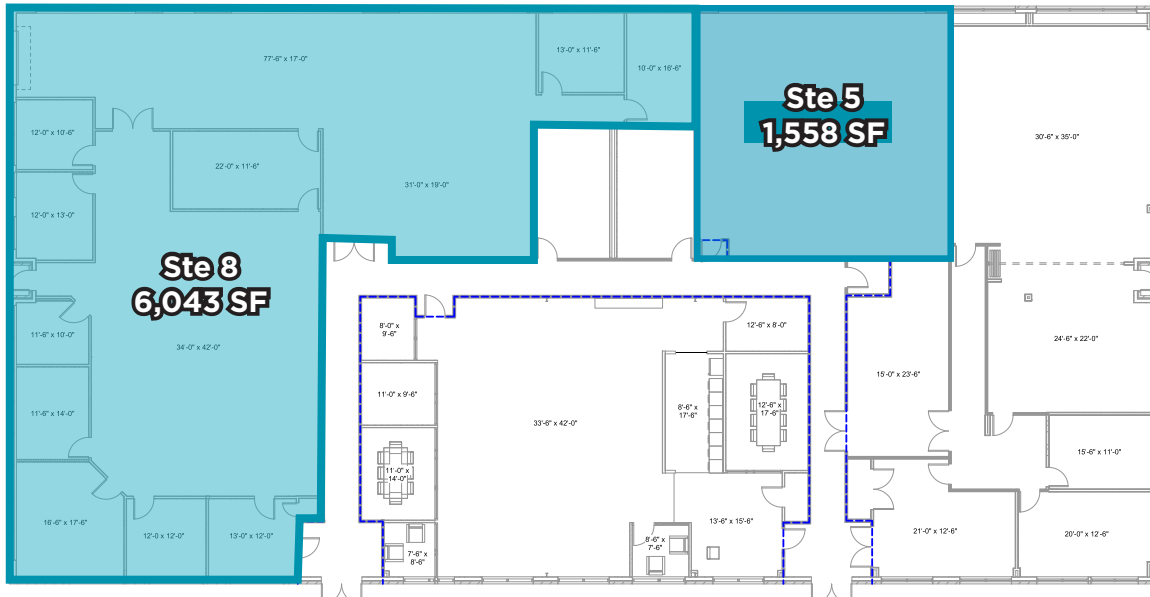
*floor plan depicted is estimated and may vary from actual conditions

1702 SW COMMERCE DRIVE | STE 8

- 5,246 SF Available
- Lease Rate: **\$21.00/SF MG**
- Amenities include an on-site fitness center, mother's room, and bike storage
- Steps away from Osage Park's trails, food trucks, pickleball courts, dog parks, and more
- Less than 1.5 miles from the New Walmart Home Office and Sam's Club HQ
- Parking Ratio 4/1000
- Located near SAM'S Club Headquarters and Walmart Home Office



AVAILABLE SPACES



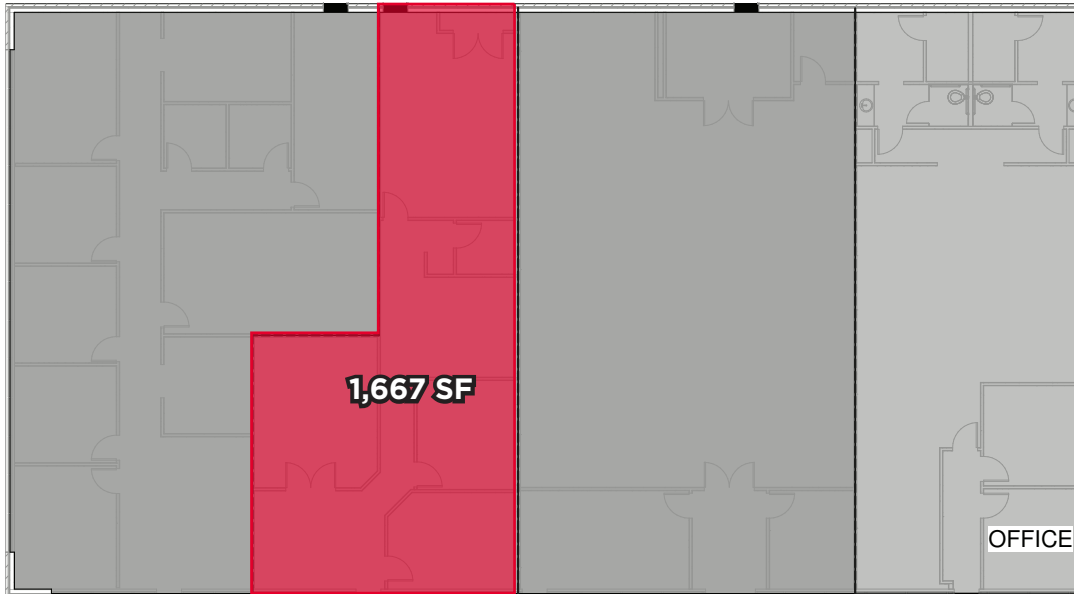
*floor plan depicted is estimated and may vary from actual conditions

1706 SW COMMERCE DRIVE | STE 5 & 8

- Suite 5
 - 1,558 ± SF available
- Suite 8
 - 6,043 ± SF available
- Lease Rate: \$21.00/SF MG
- Amenities include an on-site fitness center, mother's room, and bike storage
- Steps away from Osage Park's trails, food trucks, pickleball courts, dog parks, and more
- Less than 1.5 miles from the New Walmart Home Office and Sam's Club HQ
- Parking Ratio 4/1000
- Located near SAM'S Club Headquarters and Walmart Home Office



AVAILABLE SPACES



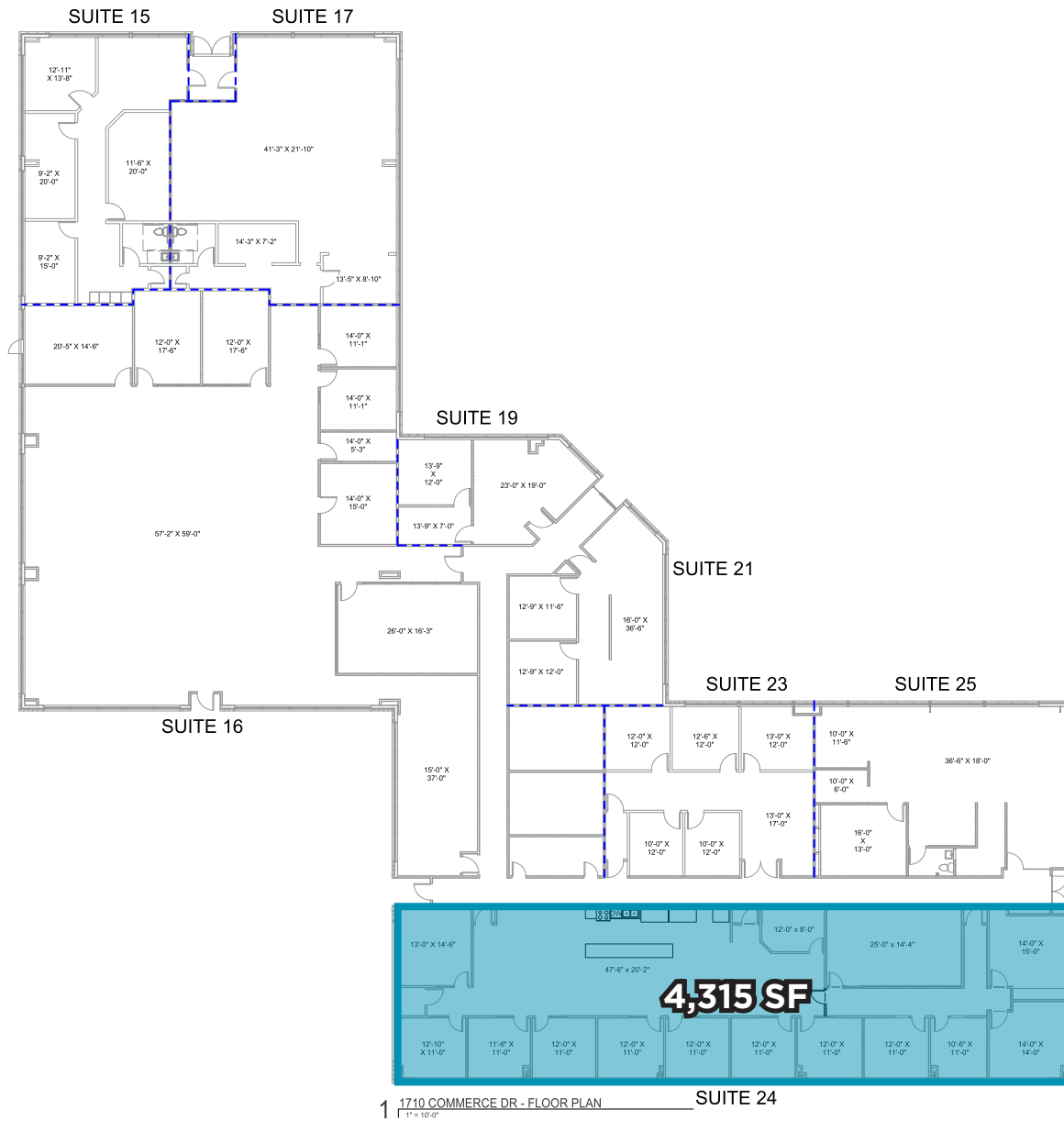
*floor plan depicted is estimated and may vary from actual conditions

1707 SW COMMERCE DRIVE | STE 3

- 1,667 ± SF available
- Lease Rate: **\$21.00/SF MG**
- Amenities include an on-site fitness center, mother's room, and bike storage
- Steps away from Osage Park's trails, food trucks, pickleball courts, dog parks, and more
- Less than 1.5 miles from the New Walmart Home Office and Sam's Club HQ
- Parking Ratio 4/1000
- Located near SAM'S Club Headquarters and Walmart Home Office



AVAILABLE SPACES

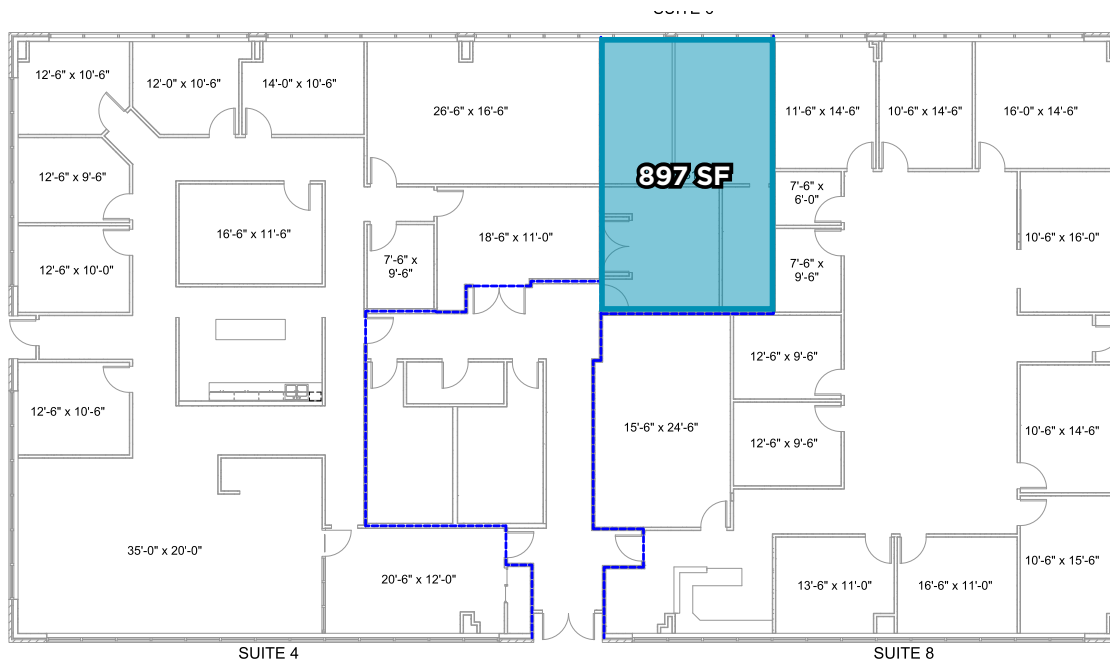


1710 SW COMMERCE DRIVE | STE 24

- 4,315 SF available
- Lease Rate: \$21.00/SF MG
- Amenities include an on-site fitness center, mother's room, and bike storage
- Steps away from Osage Park's trails, food trucks, pickleball courts, dog parks, and more
- Less than 1.5 miles from the New Walmart Home Office and Sam's Club HQ
- Parking Ratio 4/1000
- Located near SAM'S Club Headquarters and Walmart Home Office



AVAILABLE SPACES



*floor plan depicted is estimated and may vary from actual conditions

1714 SW COMMERCE DRIVE | STE 6

- 897 SF available
- Lease Rate: **\$21.00/SF MG**
- Amenities include an on-site fitness center, mother's room, and bike storage
- Steps away from Osage Park's trails, food trucks, pickleball courts, dog parks, and more
- Less than 1.5 miles from the New Walmart Home Office and Sam's Club HQ
- Parking Ratio 4/1000
- Located near SAM'S Club Headquarters and Walmart Home Office



NORTHWEST ARKANSAS - MOUNTAIN HAVEN WITH INDUSTRY GIANTS

The Fayetteville-Bentonville-Rogers-Springdale MSA, commonly referred to as Northwest Arkansas, is made up of 3 counties, Benton, Washington, and Madison. The region is home to the world's largest retailer, and #1 on the 2023 Fortune 500 list, Walmart. The MSA is experiencing rapid growth. Northwest Arkansas is the fastest growing multifamily market, by percentage, in the US. The metro is on pace to break into the nation's top 100 largest MSA's with 1M+ residents expected by 2040.



576,403

MSA Population 2023

2.5%

Unemployment Rate 2023

93%

Cost Of Business Index

91.8%

Cost Of Living Index

Source: Northwest Arkansas Council 2024

Northwest Arkansas is...

Booming

36 people moving to
NWA per day

#40 Best Places For Business

Forbes - 2023

#10 Best Place to Live in the U.S.

U.S. News & World Report - 2023

Dynamic

U.S. News & World Report's #28
Most Dynamic Metros

University of Arkansas Supply Chain Ranked #1 In The Nation

Northwest Arkansas Council - 2024

8 NWA High Schools Rank Among Top 10% In The Nation

Northwest Arkansas Council - 2024

Up-Scale

Per capita income 14% higher
than the national average

Home to 3 Fortune 500 Companies

Northwest Arkansas Council - 2024

#7 Best Performing Cities

Milken Institute - 2024

WALMART - #1 CORPORATION IN US

Since its inception, Walmart has maintained its constant presence at its headquarters in Bentonville with multiple corporate expansions and countless philanthropic efforts. The Walton family still calls Bentonville home and has invested hundreds of millions of dollars into school, arts, infrastructure, and various community projects through the Walton Family Foundation.



300+ Acre

New Corporate Campus

14,000 2 Miles

Corporate jobs in
Bentonville

New Corporate Campus
from town square

P&G

Kellogg's



Kraft Heinz

Walmart

Walmart Supplier Network

All 5,500 Walmart suppliers have a presence in NW Arkansas, and 1,400 maintain offices in NW Arkansas contributing thousands of additional jobs to the local economy.



Kimberly-Clark

Johnson & Johnson

AMENITY RICH REGION

In addition to being the home of three Fortune 500 companies (Walmart, Tyson, J.B. Hunt), Northwest Arkansas is filled with community amenities that make the region an exceptional place to call home.

1 CRYSTAL BRIDGES MUSEUM

4.7M Visitors in Eight Years

2 WALMART CORPORATE CAMPUS

300+ Acre New Corporate Development

3 PINNACLE HILLS

152 Acre, Class "A" Shopping Center

4 WALMART AMP

Newly Expanded 15,000-Seat Amphitheater

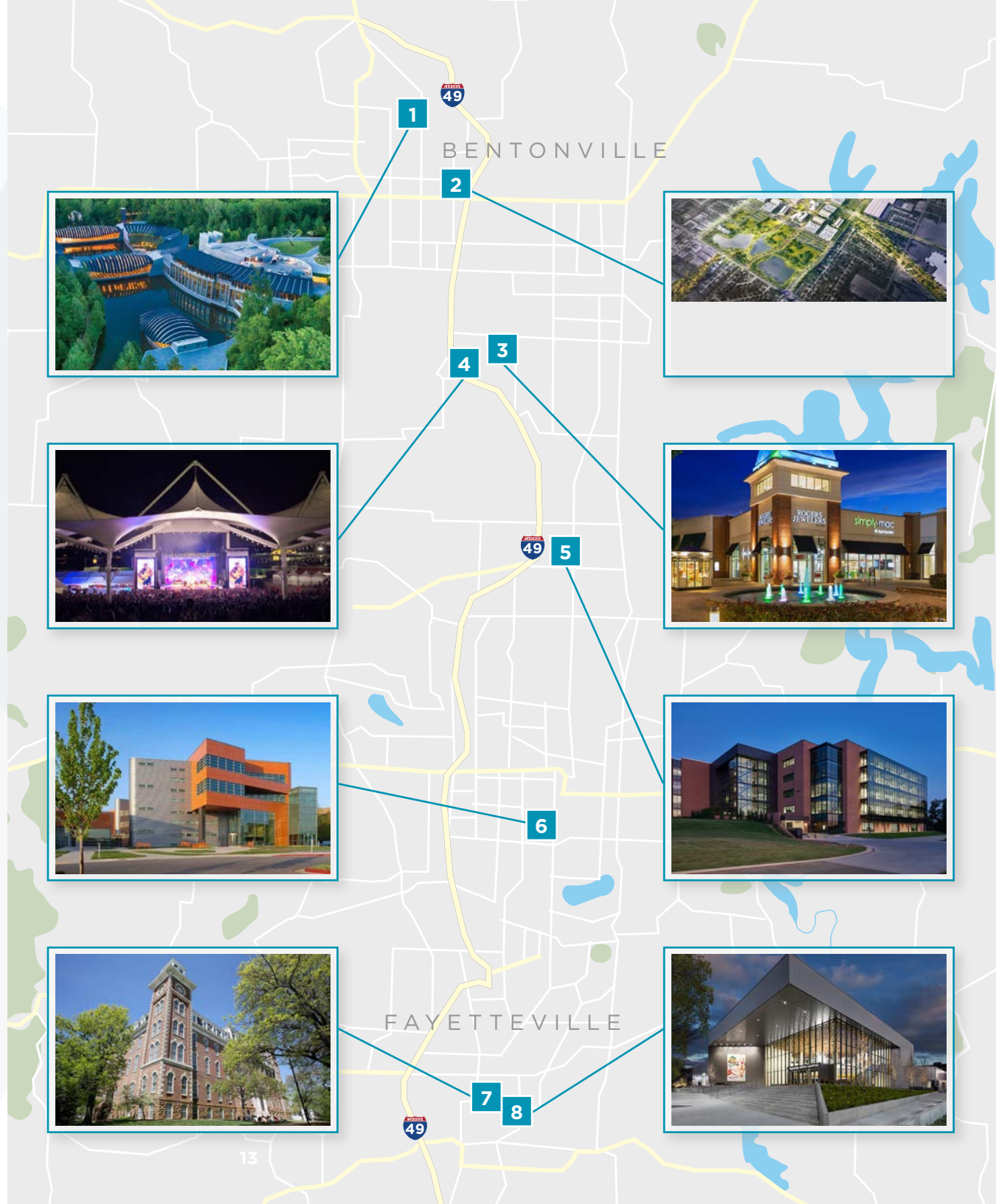
5 JB HUNT CORPORATE HQ

6 TYSON FOODS CORPORATE HQ

7 UNIVERSITY OF ARKANSAS

32,000+ Combined Jobs & Students

8 WALTON ARTS CENTER



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BENTONVILLE COMMERCE



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