

PRIME OFFICE SPACE FOR LEASE

2701 SE J ST

Bentonville, AR 72712



PROPERTY DESCRIPTION

+/- 6,482 SF of prime office space is now available for lease in a highly sought-after location. Situated on the second floor, this spacious suite includes nine private offices with elegant glass pane doors, two large open areas ideal for bullpens or collaborative workspaces, a private restroom, and expansive windows that provide abundant natural light. The property offers both elevator and stair access for convenience. Strategically located at the corner of 28th St (17,000 VPD) and J St (14,000 VPD), this office space is less than five minutes from the new Walmart World HQ and I-49, and approx. eight minutes from Downtown Bentonville. Offered under a NNN lease structure with a minimum three-year term, tenants will be responsible for any separately metered utilities.

PROPERTY HIGHLIGHTS

- +/- 6,482 SF of second-floor office space available for lease
- Nine private offices featuring elegant glass-pane doors
- Two large open areas ideal for bullpens or collaborative workspaces
- Elevator and stair access for convenience

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Available SF:	6,482 SF
Building Size:	23,767 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,276	21,896	47,886
Total Population	4,945	55,693	129,663
Average HH Income	\$78,538	\$117,147	\$130,503

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SALMONSEN GROUP

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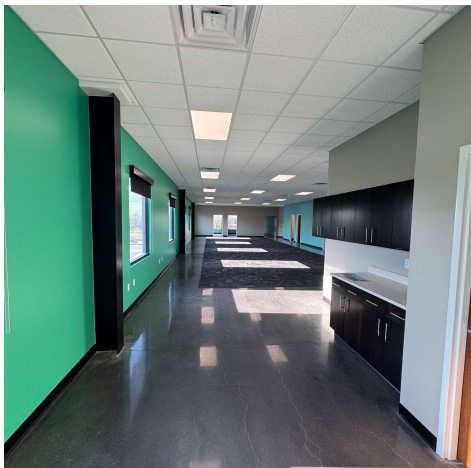
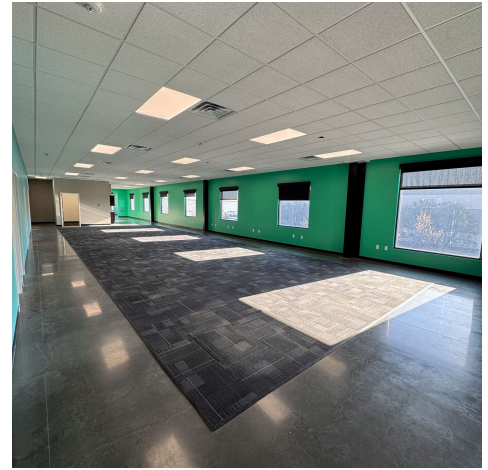
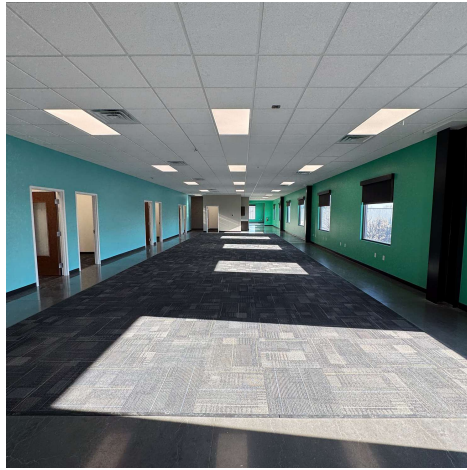
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2701 SE J ST SUITE 200 PHOTOS

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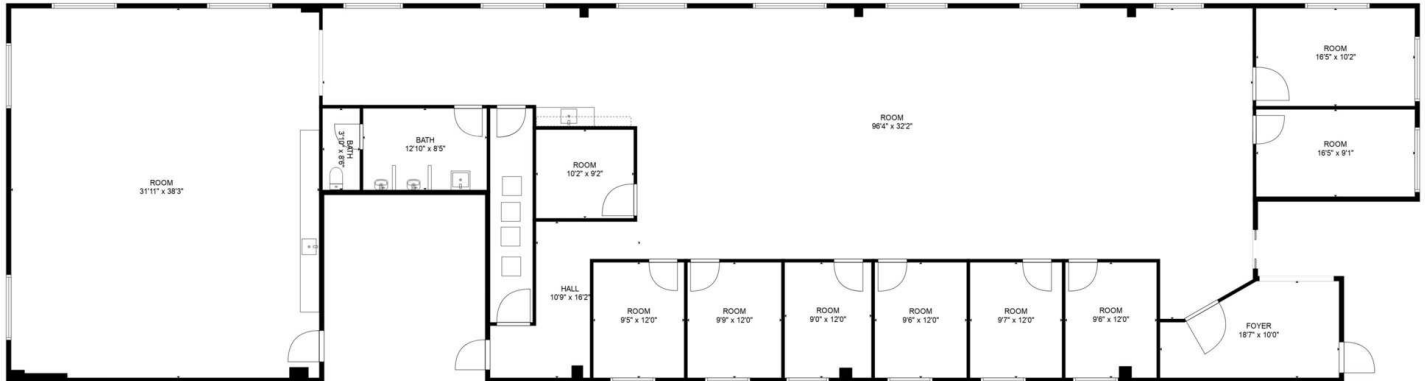
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2701 SE J ST SUITE 200 FLOORPLAN

Bentonville, AR 72712



+/- 6,482 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Potential Sign Placement

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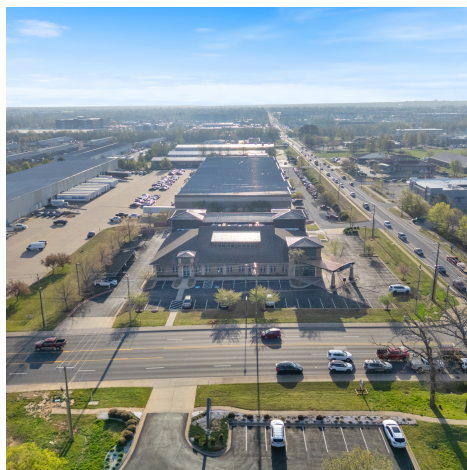
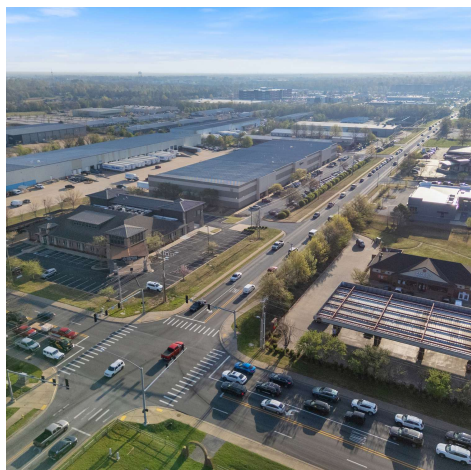
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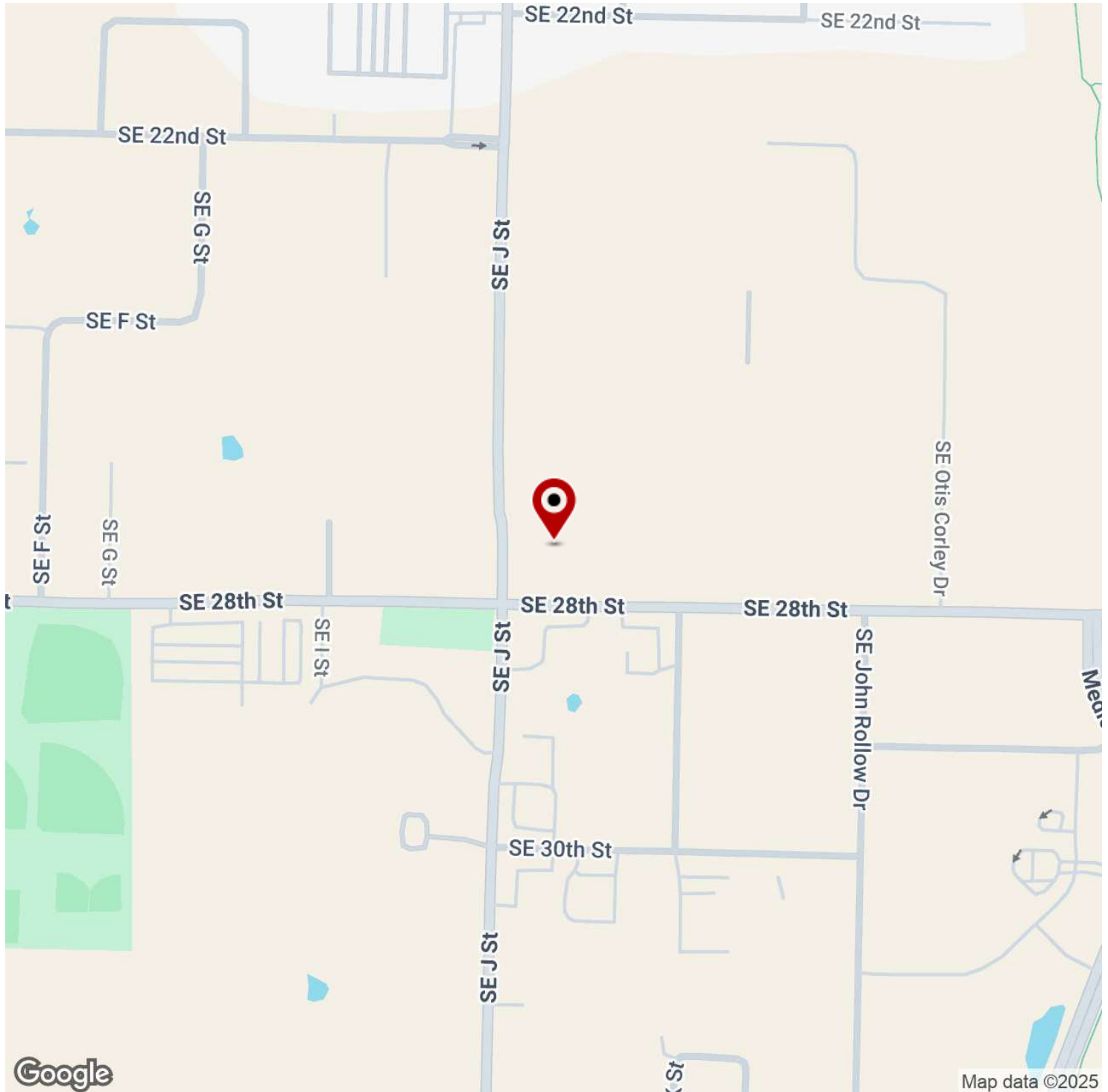
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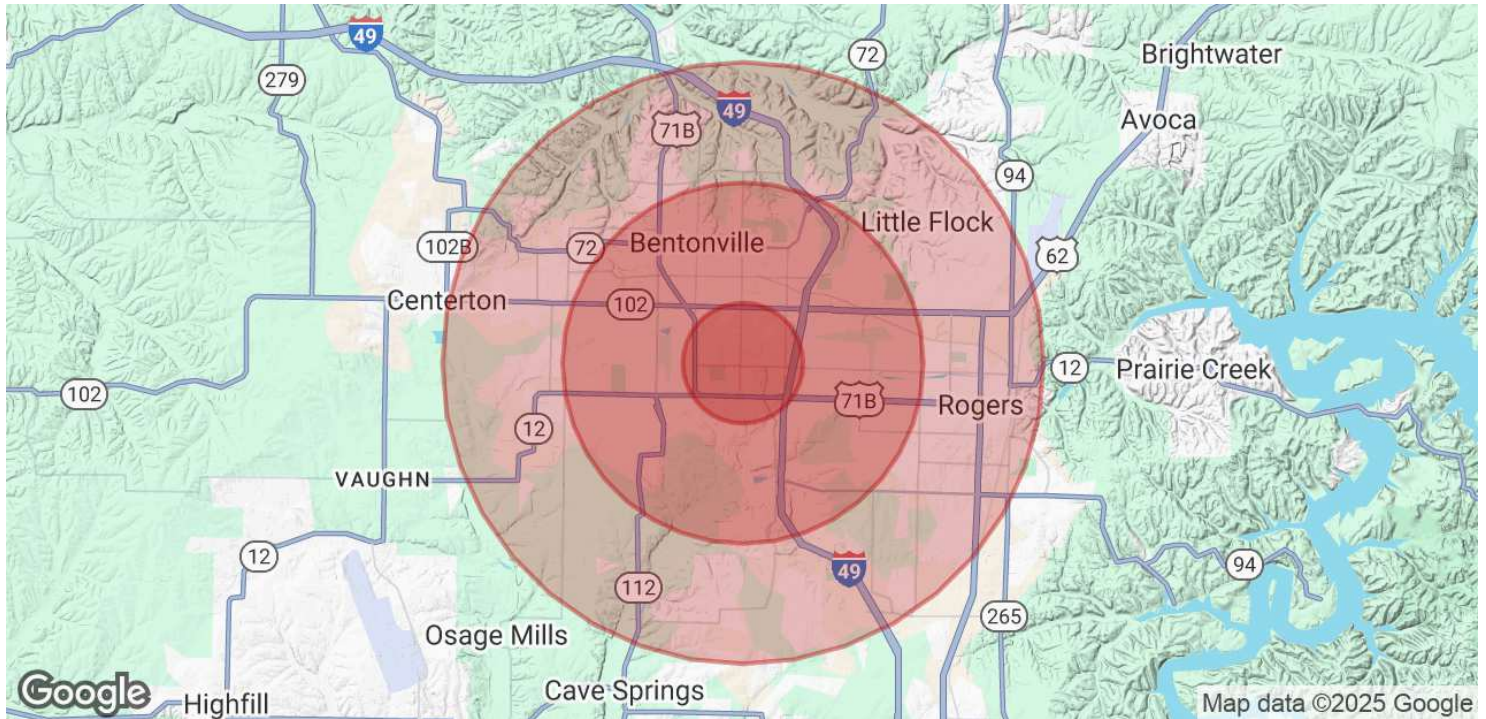
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,945	55,693	129,663
Average Age	35	36	36
Average Age (Male)	33	35	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,276	21,896	47,886
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$78,538	\$117,147	\$130,503
Average House Value	\$261,765	\$367,662	\$383,687

Demographics data derived from AlphaMap

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