



300 SW 24TH ST  
BENTONVILLE, AR  
**FOR LEASE**

*Cognizant Building*

# OFFERING

300 SW 24TH ST | BENTONVILLE, AR

<b>LEASE RATE:</b>	\$18.00 SF/YR + NNN
<b>AVAILABLE RETAIL SPACE</b>	7,500- 30,225 SF remaining
<b>PROPERTY TYPE:</b>	Office
<b>LOCATION:</b>	Bentonville
<b>PARKING:</b>	72 Designated Parking Spots, Overflow up to 125
<b>TENANT IMPROVEMENTS:</b>	Negotiable
<b>YEAR COMPLETED:</b>	2006

## FEATURES

- 30,225 SF Office space available for lease in a potential multi-tenant building.
- Located just off Highway 77
- Close proximity to the Bentonville Municipal Airport
- Traffic count on S. Walton Boulevard = 30,000 EADT





# OFFERING

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### *Cognizant Building*

The Cognizant Building offers 30,225 SF of Class B office space for lease at \$18/SF, making it an excellent choice for businesses seeking a professional yet cost-effective workspace. Built in 2006, this two-story, multi-tenant building features masonry construction, controlled access, a reception area, kitchen, and security system. Located in a suburban setting on 2.36 acres of land, it has a parking ratio of 4.11/1,000 SF with up to 125 surface spaces.

The property is conveniently positioned less than 2.5 miles from Walmart and Sam's Club Home Offices, making it a strategic location for corporate operations. The building benefits from proximity to one of the nation's top-ranked regions for quality of life. With a walk score of 44 and public transportation access nearby, this well-maintained office space is an attractive leasing opportunity for growing businesses.

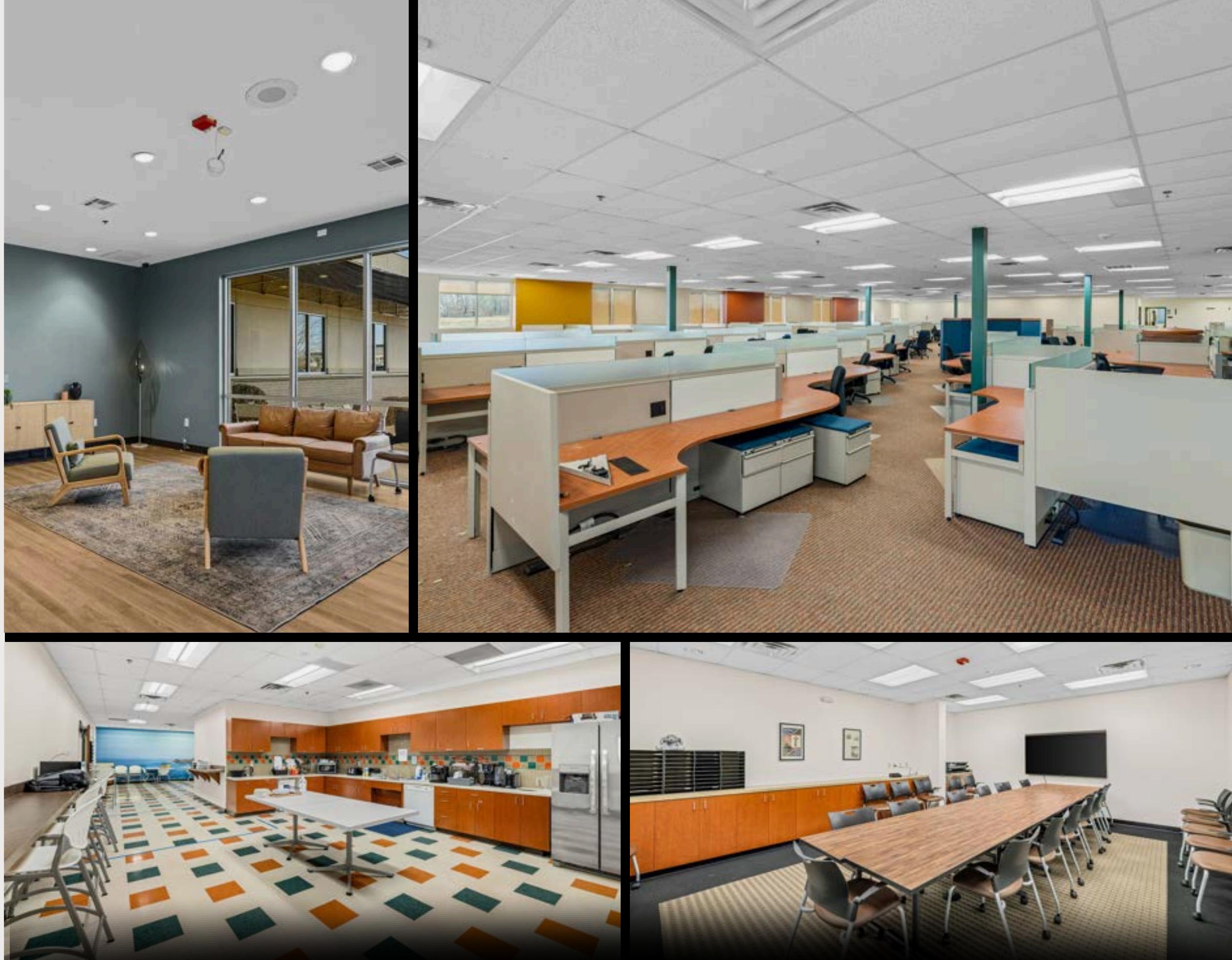


# *Cognizant Building*

## INTERIOR PHOTOS

300 SW 24TH ST | BENTONVILLE, AR

The Cognizant Building features a modern, functional interior with controlled access, a welcoming reception area, a fully equipped kitchen, and a secure environment. Designed for efficiency, the two-story office space includes elevators, open work areas, private offices, and a loading dock with a roll-up door.



# *Cognizant Building*

## EXTERIOR PHOTOS

**300 SW 24TH ST | BENTONVILLE, AR**

The Cognizant Building boasts a masonry exterior with a professional, suburban setting on 2.36 acres. It offers ample surface parking (125 spaces, 4.11/1,000 SF ratio), controlled access, and a loading dock with a roll-up door, all located just 2.5 miles from Walmart and Sam's Club headquarters.



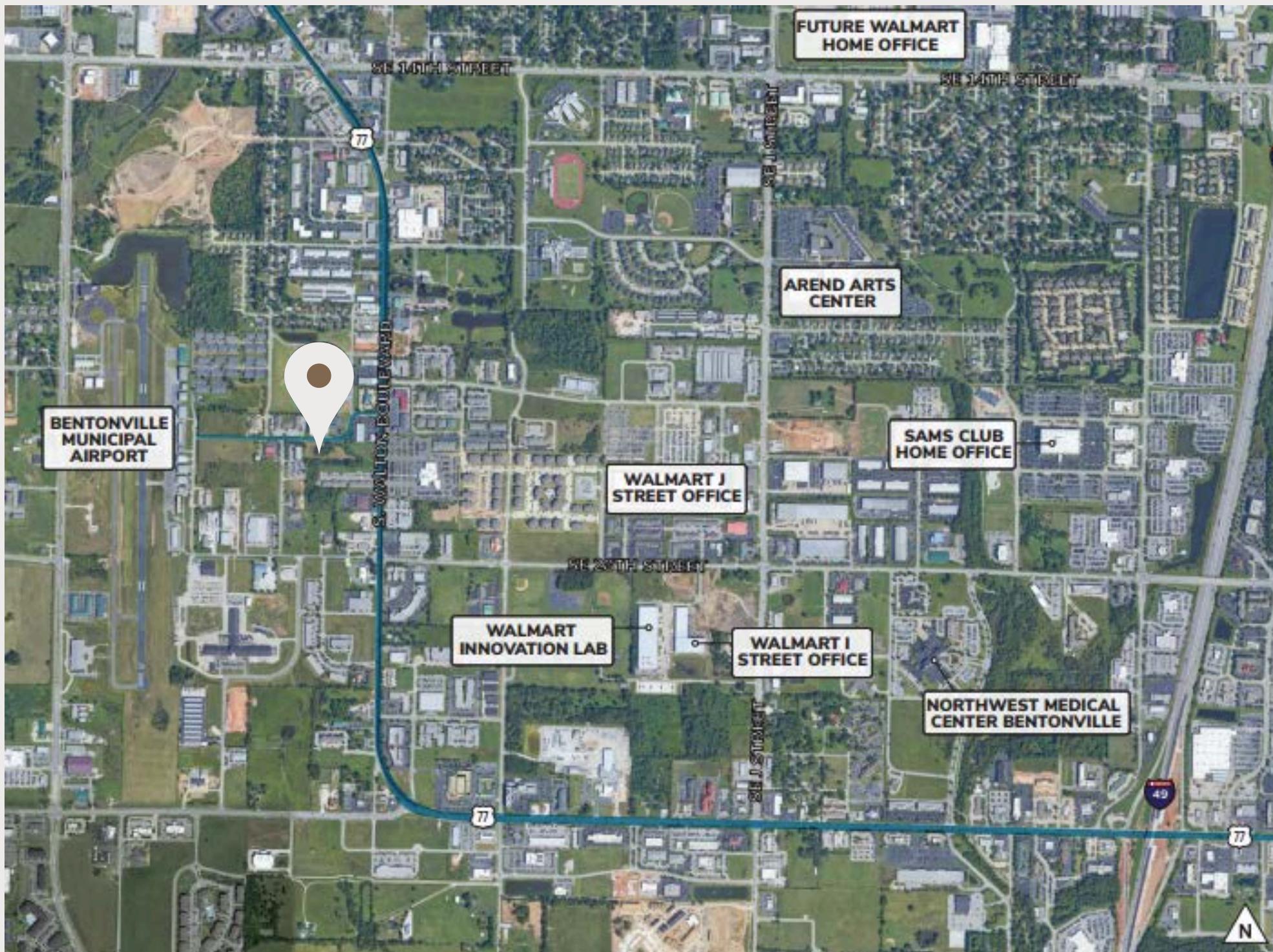
# AERIAL VIEW

LOOKING WEST



# AREA OVERVIEW

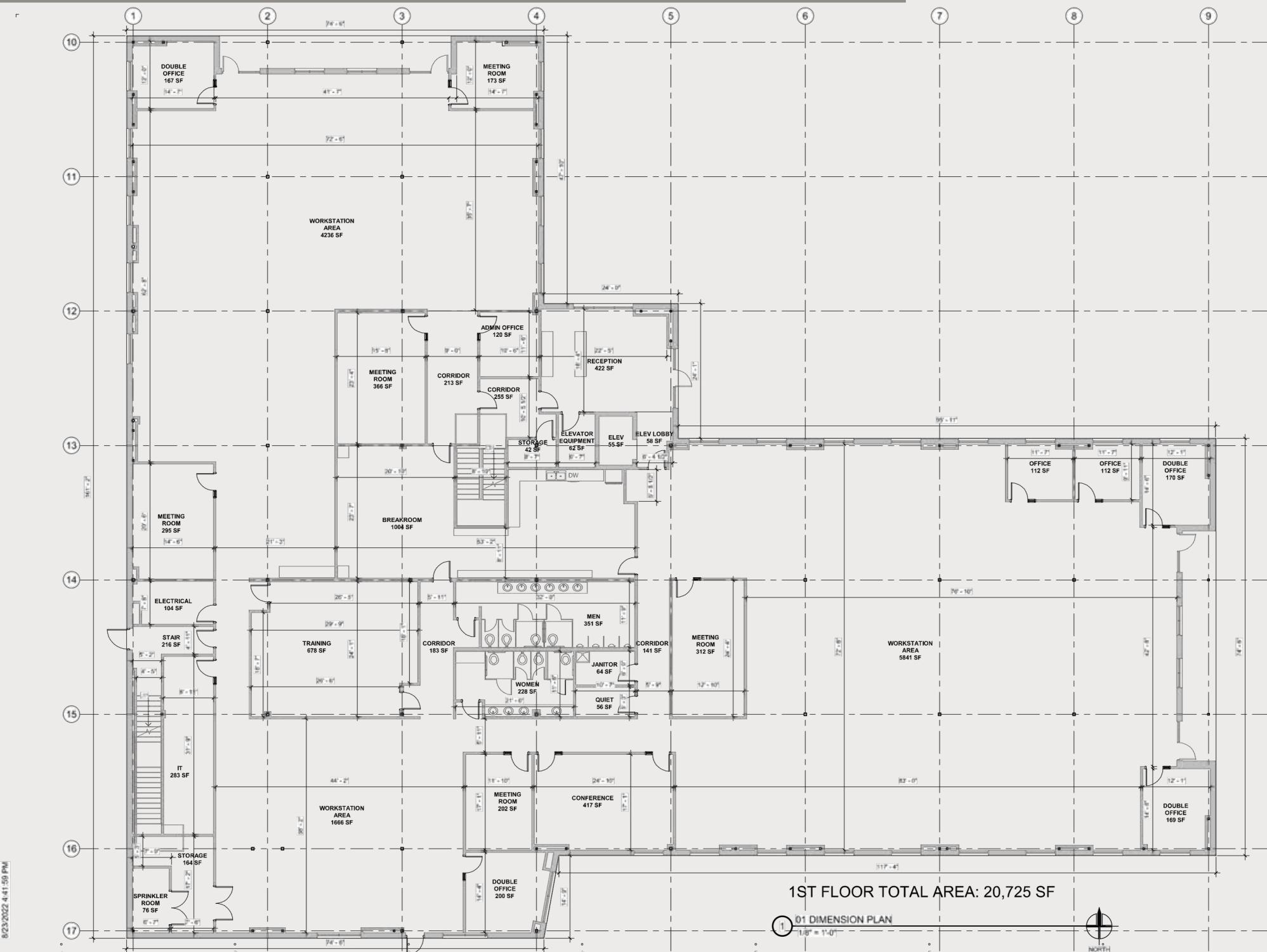
300 SW 24TH ST | BENTONVILLE, AR



# FLOOR 1

300 SW 24TH ST | BENTONVILLE, AR

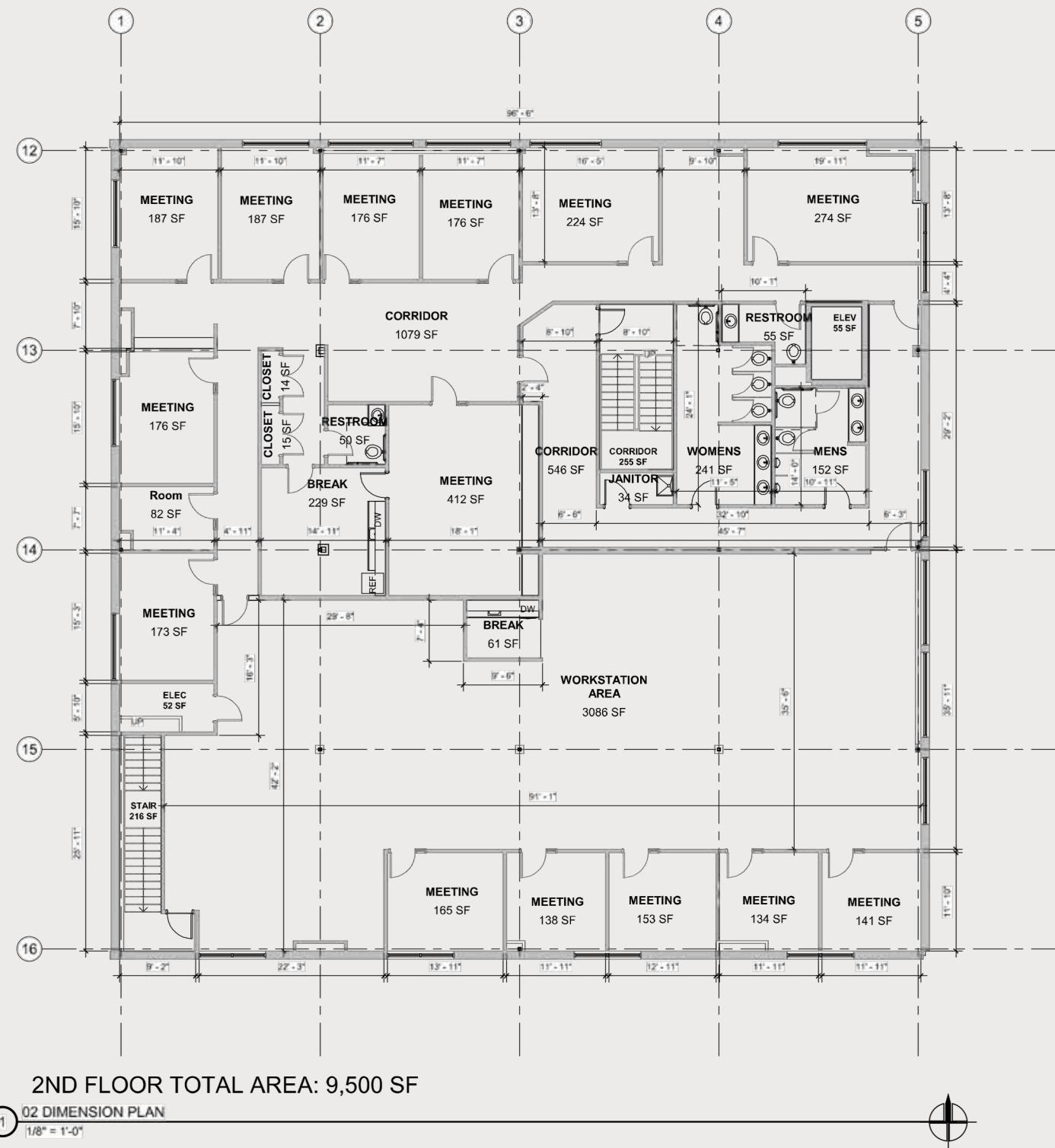
SF AVAILABLE: 20,725 SF



# FLOOR 2

# 300 SW 24TH ST | BENTONVILLE, AR

## SF AVAILABLE: 9,500 SF





**GRADY MATHEWS**  
PRINCIPAL BROKER

(479) 200-1112  
GRADY@GENESISCRE.COM

**ZACK KIFER**  
PRINCIPAL

(479) 387-2156  
KIFER@GENESISCRE.COM

**GAVIN MAGEE**  
ASSOCIATE

(913) 449-6223  
GAVIN@GENESISCRE.COM



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