



300 SW 24TH ST
BENTONVILLE, AR 
FOR LEASE

Cognizant Building

OFFERING

300 SW 24TH ST | BENTONVILLE, AR

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





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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.

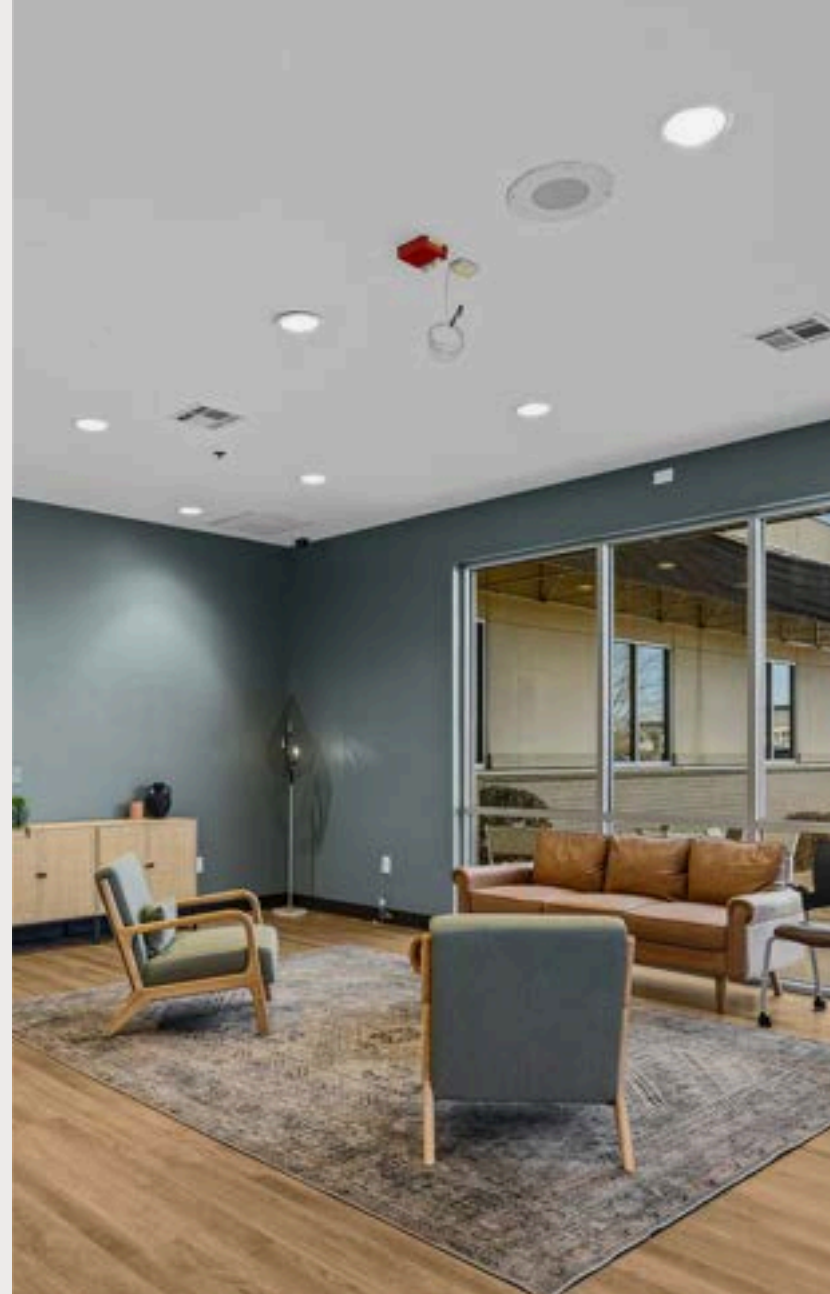


Cognizant Building

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

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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



MUNICIPAL
AIRPORT

SW D STREET

24TH STREET



AREA OVERVIEW

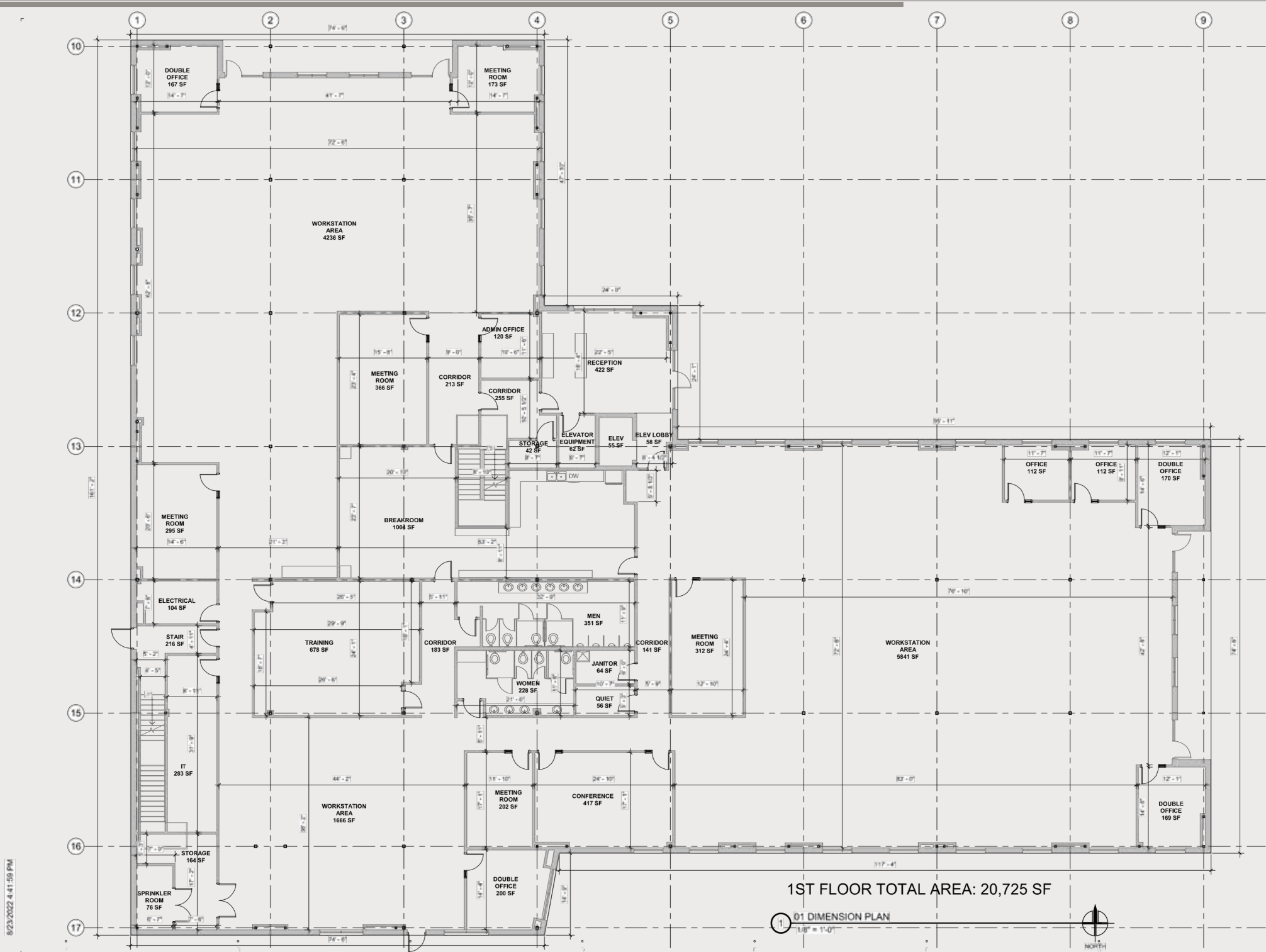
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FLOOR 1

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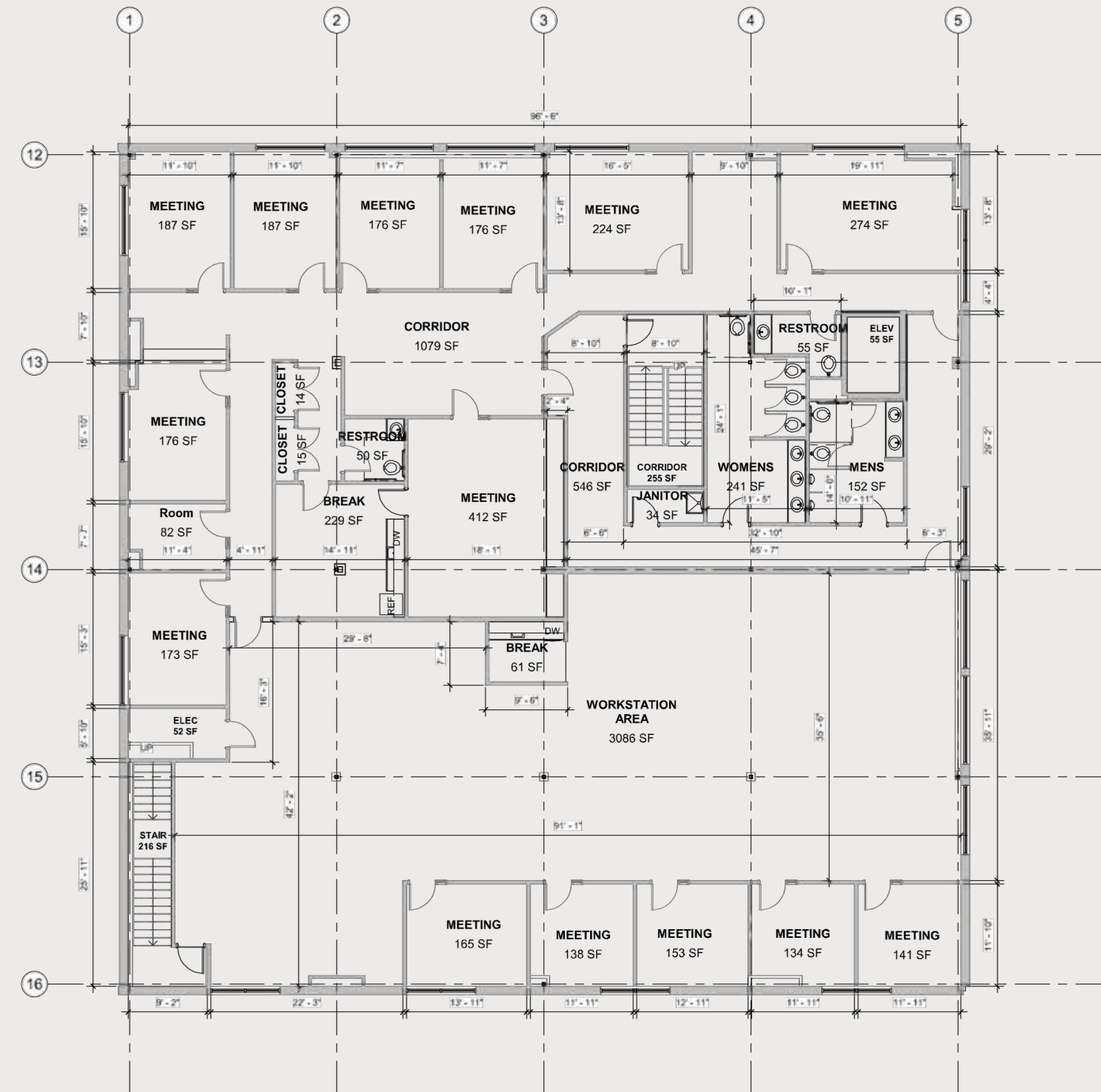
SF AVAILABLE: 20,725 SF



FLOOR 2

300 SW 24TH ST | BENTONVILLE, AR

SF AVAILABLE: 9,500 SF



2ND FLOOR TOTAL AREA: 9,500 SF

02 DIMENSION PLAN
1/8" = 1'-0"





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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