



FOR LEASE



## BUILDING HIGHLIGHTS

- 30,587 SF Available on 5th Floor
  - Can be demised
- 230,000 +/- SF building comprised of coworking, on-demand and traditional use office space
- Flexible, fully furnished spaces available to meet modern tenant needs
- Bikeable and pedestrian-friendly design including bike path that stretches from Main Street to the top of the building
- Located in a walkable, urban environment in downtown Bentonville close to Interstate 49 and Walmart Home Office

FOR MORE INFORMATION  
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\*information deemed reliable but not guaranteed

# LEVEL 5 AVAILABLE SPACE

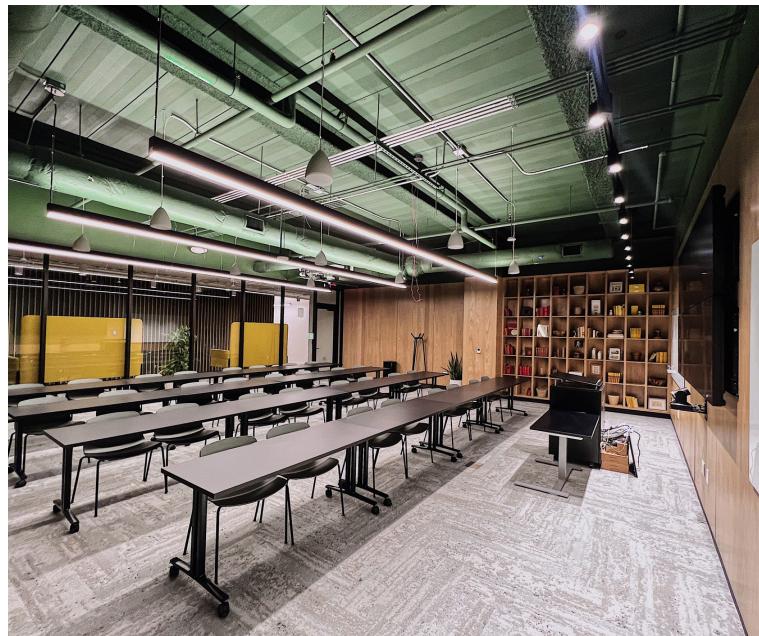
240 S. MAIN STREET | BENTONVILLE, AR

Interior Rentable Area: 30,587+/- SF

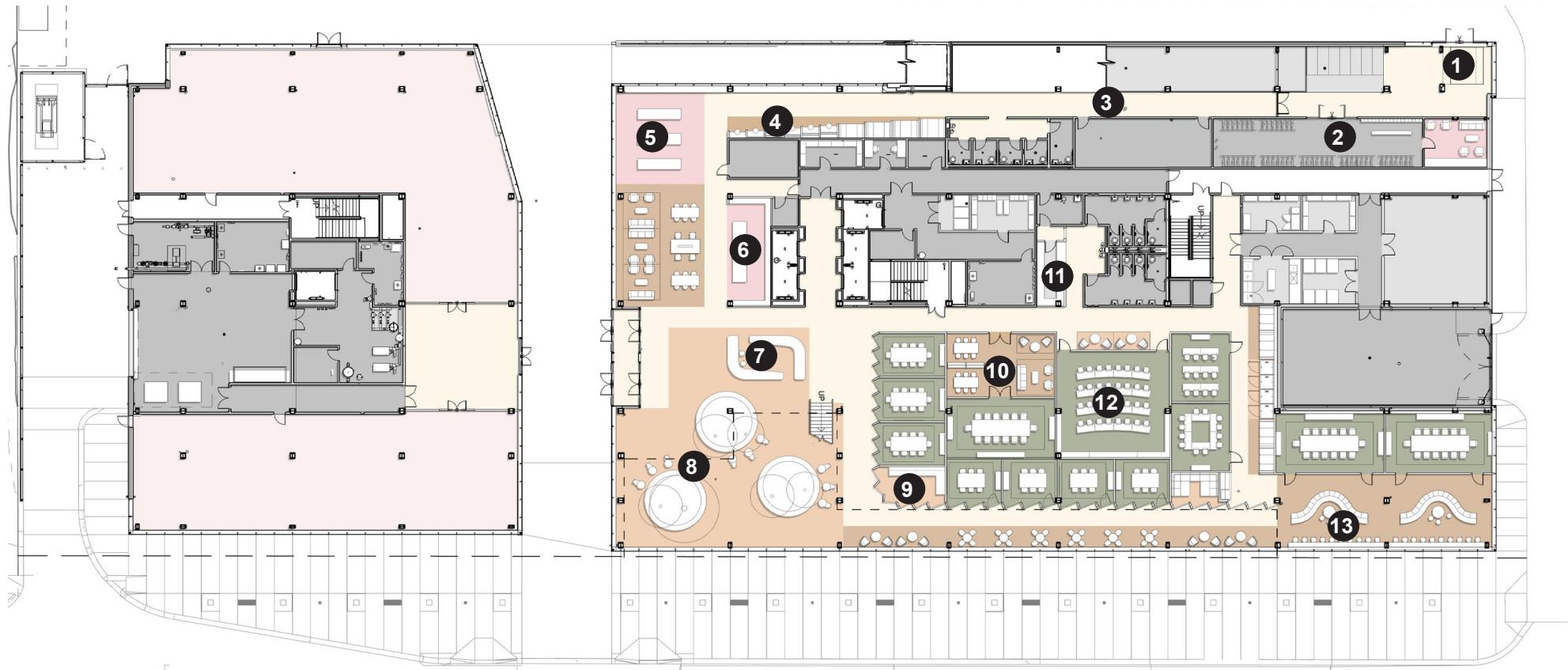


# INTERIOR PHOTOS

240 S. MAIN STREET | BENTONVILLE, AR



## GROUND FLOOR



- 1 Secondary member entrance from parking garage.
- 2 Bike parking and lounge for members.
- 3 Dynamic colored light corridor.
- 4 Casual seating with a view of the ramp entrance.
- 5 Seasonal retail / exhibit space.

- 6 Grab & Go.
- 7 Main reception and barista.
- 8 Winter garden with casual seating.
- 9 Convertible pantry for daily and event service use.
- 10 Bookable conference suite.

- 11 Coat check closet.
- 12 Quiet study / bookable conference suite.
- 13 Configurable bookable breakout areas.

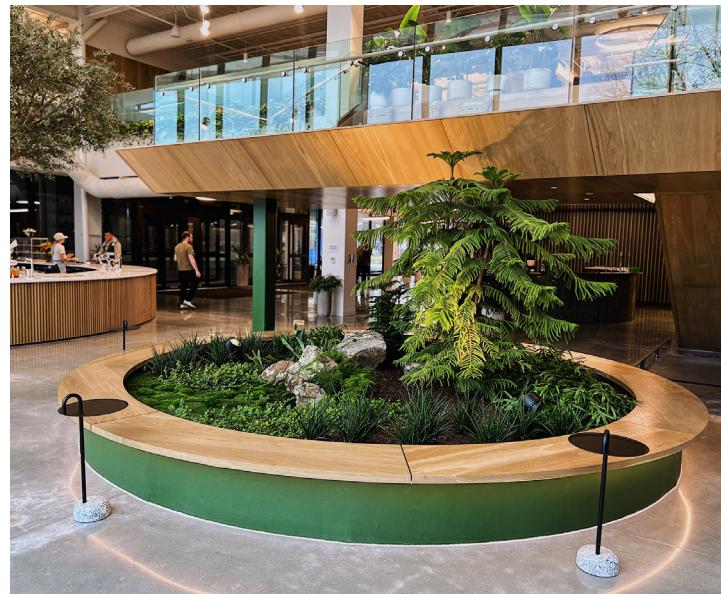
## BENEFITS OF LEDGER WORKPLACE

### 30% REDUCTION IN SPACE NEEDS

Tenants have seen a reduction in space needs at Ledger compared to non-amenity-rich buildings. Done through unparalleled access to conference space, pantries, common space, mother's rooms, event spaces, and wellness rooms.

### 32 FULLY EQUIPPED BOOKABLE MEETING ROOMS

Conference rooms are traditionally sparsely used in traditional spaces and are replaced with a variety of conference rooms equipped to hold a capacity of 4 people to 70 people.



## WORK

### 100% COMMITMENT

Of all offices for 12+ months on all 48 offices.

### 65 DAY PASSES

Utilized on a daily basis with increasing interest.

### 29 OFFICES ON 3RD FLOOR

Development for 3rd floor is underway.



## BIKE

### FIRST BIKEABLE BUILDING

The world's first bikeable building, a unique experience only Ledger can provide

### TWO WAYS TO BIKE

Bring your own bike or stop by Specialized Experience Center and grab a bike from them!

### THREE FOURTHS

Of a mile up and back down, pace yourself for a leisurely ride to the top, or push yourself to break your personal bests.



## MEET

### 32 BOOKABLE SPACES

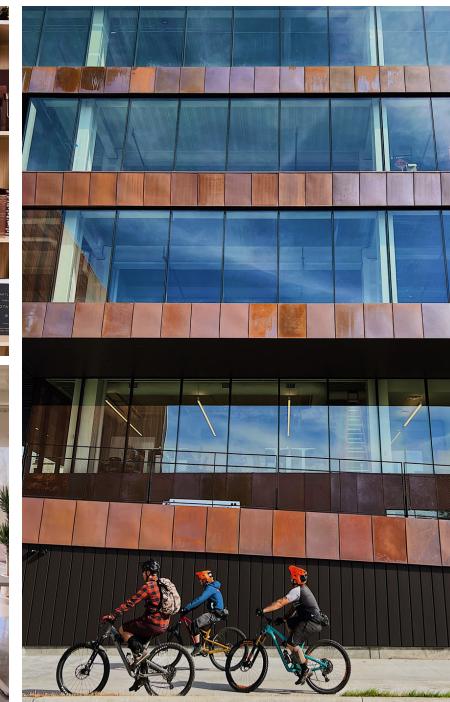
Meeting rooms ranging from 4 - 70 person designed for plug and play use.

### 100 NON-MEMBER

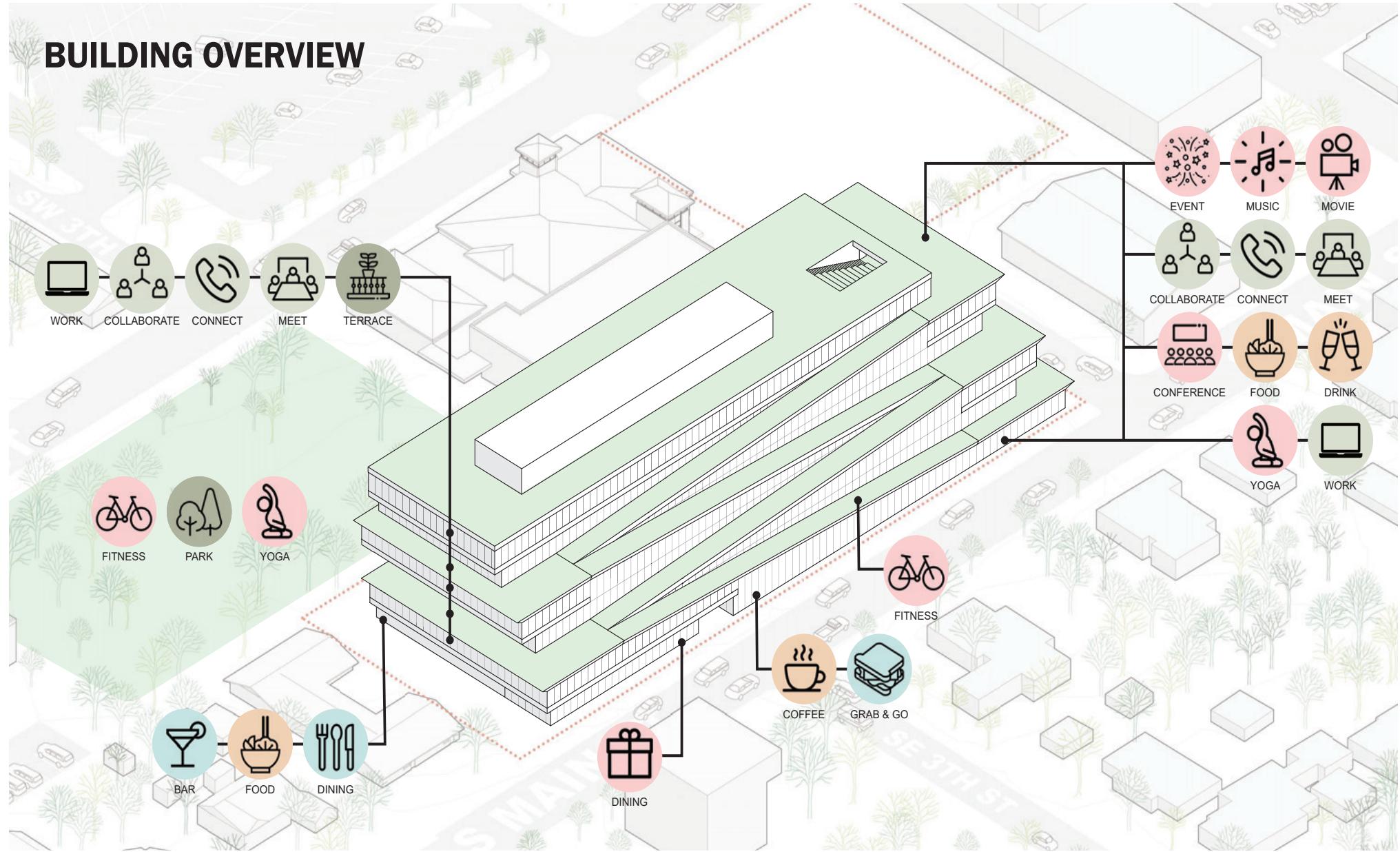
Companies have booked meeting rooms in the first 45 days

### 25,000 SQUARE FEET

Of event space boasting a 360 unrestricted view of Downtown Bentonville



## BUILDING OVERVIEW



# DOWNTOWN AERIAL 240 S. MAIN STREET | BENTONVILLE, AR



# AERIAL 240 S. MAIN STREET | BENTONVILLE, AR

