

210

SE 34TH
STREET

OFFICE BUILDING FOR SALE OR LEASE



BENTONVILLE, AR

CBRE



EXECUTIVE SUMMARY

Expand your business in Bentonville with our unique sale or lease opportunity at 210 SE 34th Street. Enjoy a recently renovated 14,388 sq ft space, complete with 25 offices, 7 conference rooms, and a fully equipped test kitchen.

210 SE 34th Street is not just an office space, it's an environment designed to inspire creativity and productivity. The premises offer a unique blend of professional and leisure spaces with the inclusion of a fully functional test kitchen. This distinctive feature sets the property apart, providing a space for team building, culinary creativity, or even hosting events.



CONVENIENT
LOCATION



TEST KITCHEN



LARGE SEATING
CAPACITY

PROPERTY HIGHLIGHTS

- Availability: ±4,042 - 14,388 SF
- Sales Price: \$4,250,000
- Lease Rate: \$21/SF (NNN)
- 25 Offices
- 7 Conference Rooms
- 8 Built-in Workstations
- 2 Break Rooms
- Test Kitchen
 - Built-in Refrigerator & Freezer
 - Gas Stove with Vent Hood and Fire Suppression
 - Double Wall Ovens
 - Dishwasher
- Ability to Divide or Provide Single Tenant Occupancy

Modern finishes create a clean and bright aesthetic in the office space, while the functional layout promotes collaboration. The overall atmosphere is both inviting and professional.



LOCATION ANALYSIS

The property's location is one of its strongest selling points, situated in rapidly expanding Bentonville. The building is in close proximity to the current Walmart Home office, the new Walmart Home Office site, and Sam's Club Headquarters, making it an appealing option for any supplier office.

5

Minutes to Walmart Future Home Campus (Under Construction)

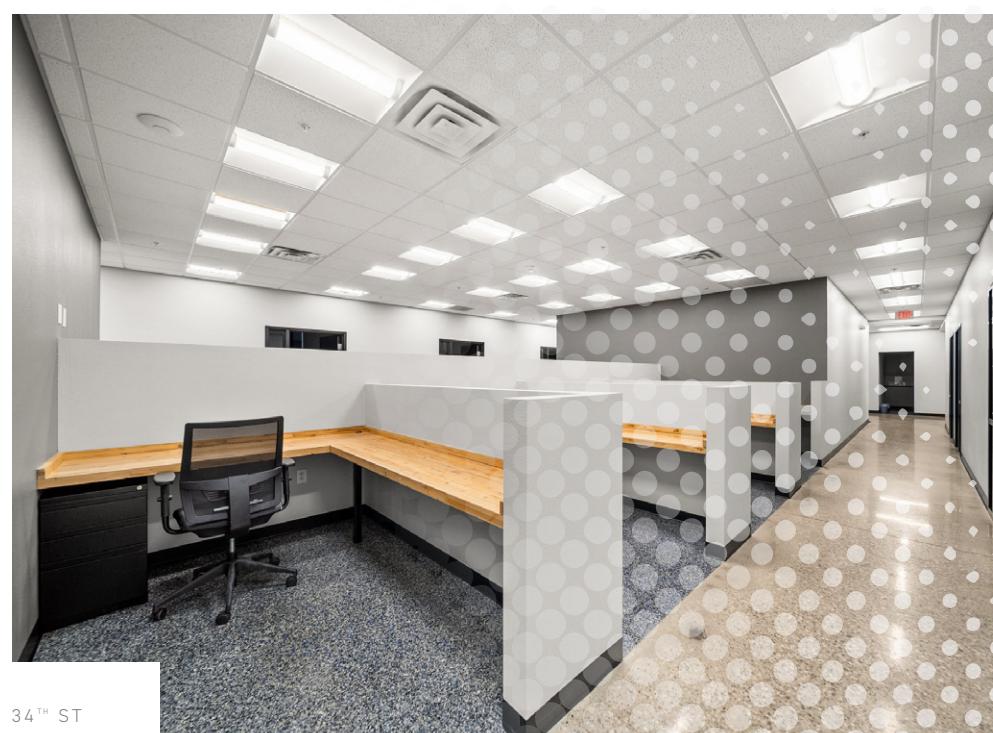
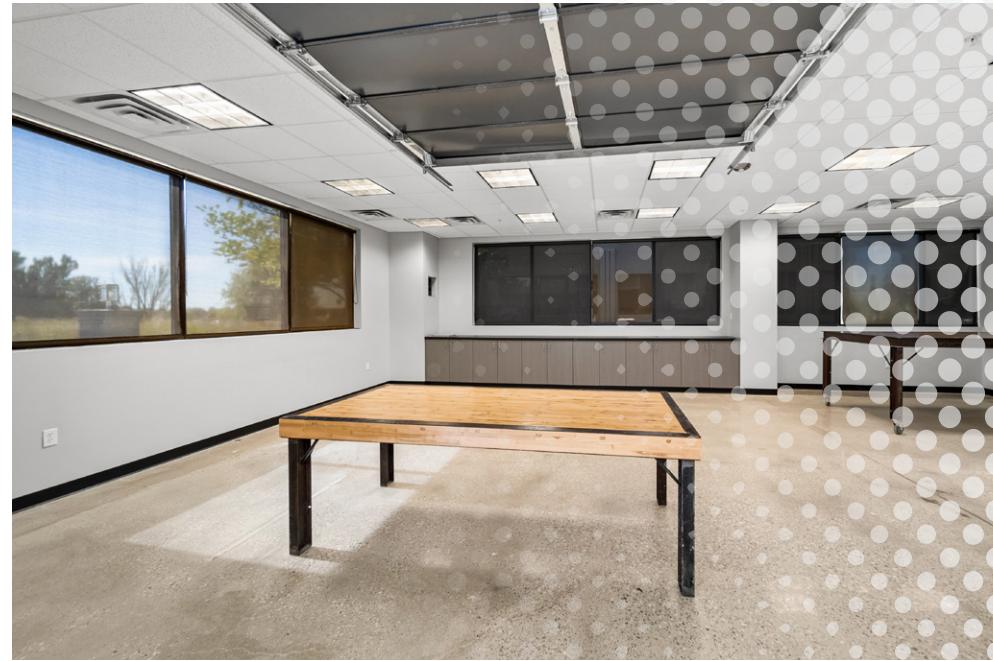
4

Minutes to I-49

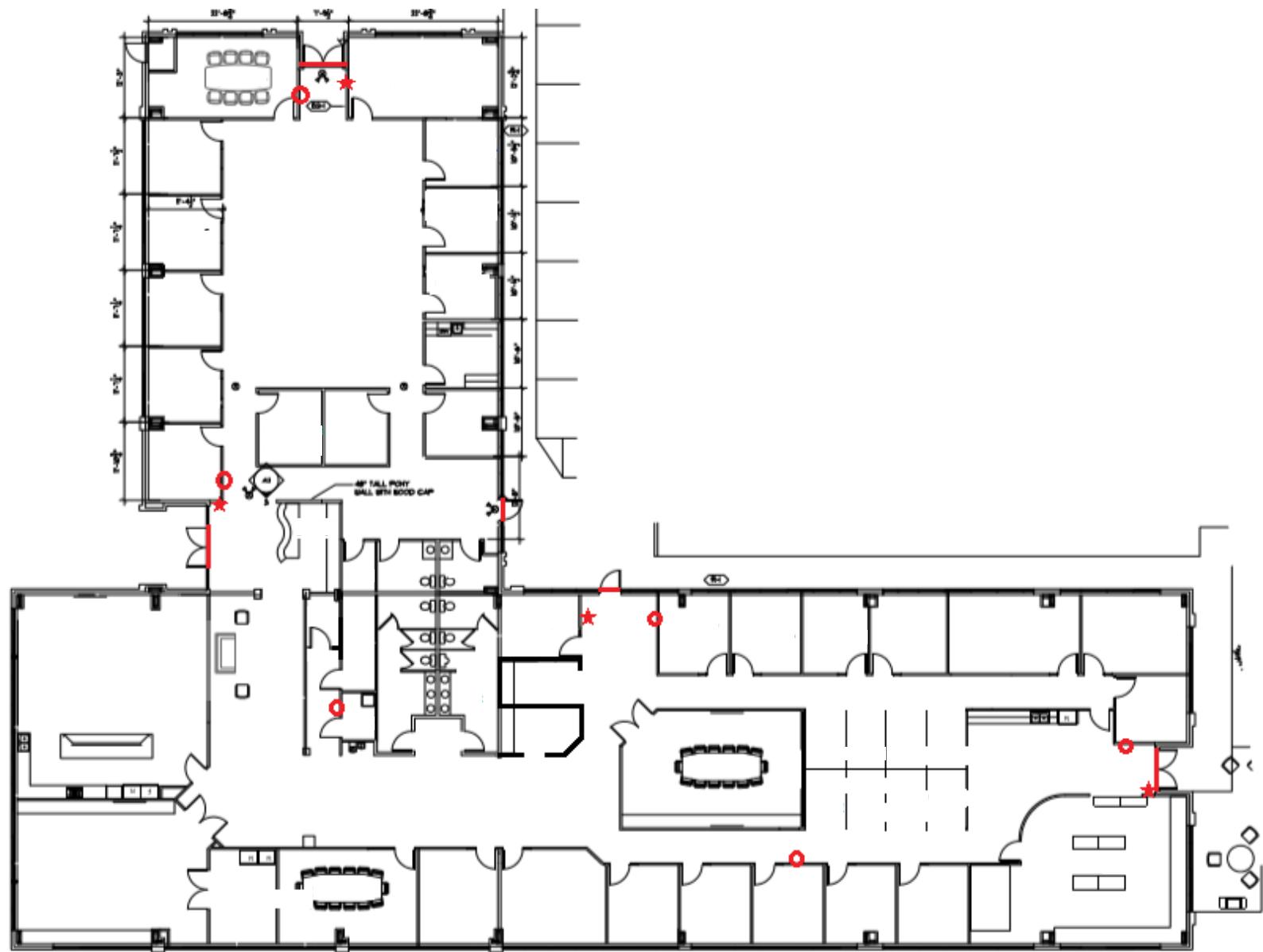
8

Minutes to Downtown Bentonville





FLOOR PLAN



BENTONVILLE MARKET MAP



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