

PREMIER OFFICE. PRIME VISIBILITY.



**FOR LEASE**

3103 SE MOBERLY LANE, BENTONVILLE, ARKANSAS

**MORE  
INFORMATION**

Kim Minor  
REMAX Real Estate Results  
479.640.3489  
kminor@remax.net





## LEASE OVERVIEW

3103 SE MOBERLY LANE, BENTONVILLE, AR

**TOTAL BUILDING SF: 9,584**

**LEASE RATE: \$40**

**RENT TYPE: NNN**

**LEASE TERM: 10+**

**TIA: \$150,000**

**NUMBER OF OFFICES: 37**

**PARKING SPACES: 70**

## PROPERTY HIGHLIGHTS

- TWO-STORY OFFICE WITH FLEXIBLE LAYOUT
- PRIVATE OFFICES AND CONFERENCE ROOMS
- TRAINING ROOM WITH PROJECTION
- ELEVATOR PLUS DUAL STAIRWELLS
- RESTROOMS ON BOTH LEVELS
- LARGE KITCHEN AND BREAK AREA
- CENTRAL AUDIO SYSTEM

# REMAX

COMMERCIAL®

## BENTONVILLE-ROGERS BUSINESS CORRIDOR



A LANDMARK OFFICE PRESENCE  
ALONG I-49, CENTRALLY POSITIONED  
BETWEEN BENTONVILLE AND ROGERS



## REGIONAL PROXIMITY MAP



**A SAM'S CLUB  
HOME OFFICE**

.7 MILES

**B NORTHWEST  
MEDICAL CENTER**

.9 MILES

**C NWACC**  
2 MILES

**D SAM'S CLUB**  
2.2 MILES

**E WALMART  
HOME OFFICE**  
3.1 MILES

## SURROUNDING REGIONAL ANCHORS

**MERCY HOSPITAL NORTHWEST AR ~ 2.8 MILES**

**CRYSTAL BRIDGES ~ 3.6 MILES**

**ALICE L. WALTON SCHOOL OF MEDICINE ~ 3.8 MILES**

**DOWNTOWN BENTONVILLE ~ 3.7 MILES**

**DOWNTOWN ROGERS ~ 4.4 MILES**

**J.B HUNT CORPORATE CAMPUS ~ 7.7 MILES**

**TYSON FOODS WORLD HEADQUARTERS ~ 16.8 MILES**

**UNIVERSITY OF ARKANSAS ~ 23.3**

**REMAX**  
COMMERCIAL®

3103 SE MOBERLY LANE  
BENTONVILLE, AR

NORTHWEST  
HEALTH

Mercy+

28TH

OLIVE ST

CANDLEWOOD  
SUITES  
AN IHG HOTEL

ARVEST  
BANK

HONDA

STICKS  
WRAPS

ON THE  
BORDER  
MEXICAN GRILL  
& CANTINA

MALCO  
RESTAURANT

HYUNDAI

INTERSTATE  
49

Residence INN  
BY MARRIOTT

Applebees

chili's

belk

Subject Property



LOWE'S

KOHL'S

element  
BY WILSON

Days Inn  
BY WYNDHAM

Holiday Inn  
Express  
& Suites

BARNES & NOBLE

petco  
Staples

ROCKY  
BORREL  
Old Couriers

BRAUM'S

McDonald's

Freddy's  
RESTAURANT

BALLY HOUSE  
RESTAURANT

bundt  
CAKES

71B

Panera  
BREAD

Krispy Kreme  
DONUTS

SPRINGHILL  
SUITES

COURTYARD  
MARRIOTT

Village  
Inn

CHIPOTLE  
RESTAURANT

Starbucks

Hampton Inn

BALLY HOUSE  
RESTAURANT

bundt  
CAKES

71B

INTERSTATE  
49

IHOP

HYATT  
PLACE

Office DEPOT

SONIC

RED ROBIN

Cane's

7-Eleven

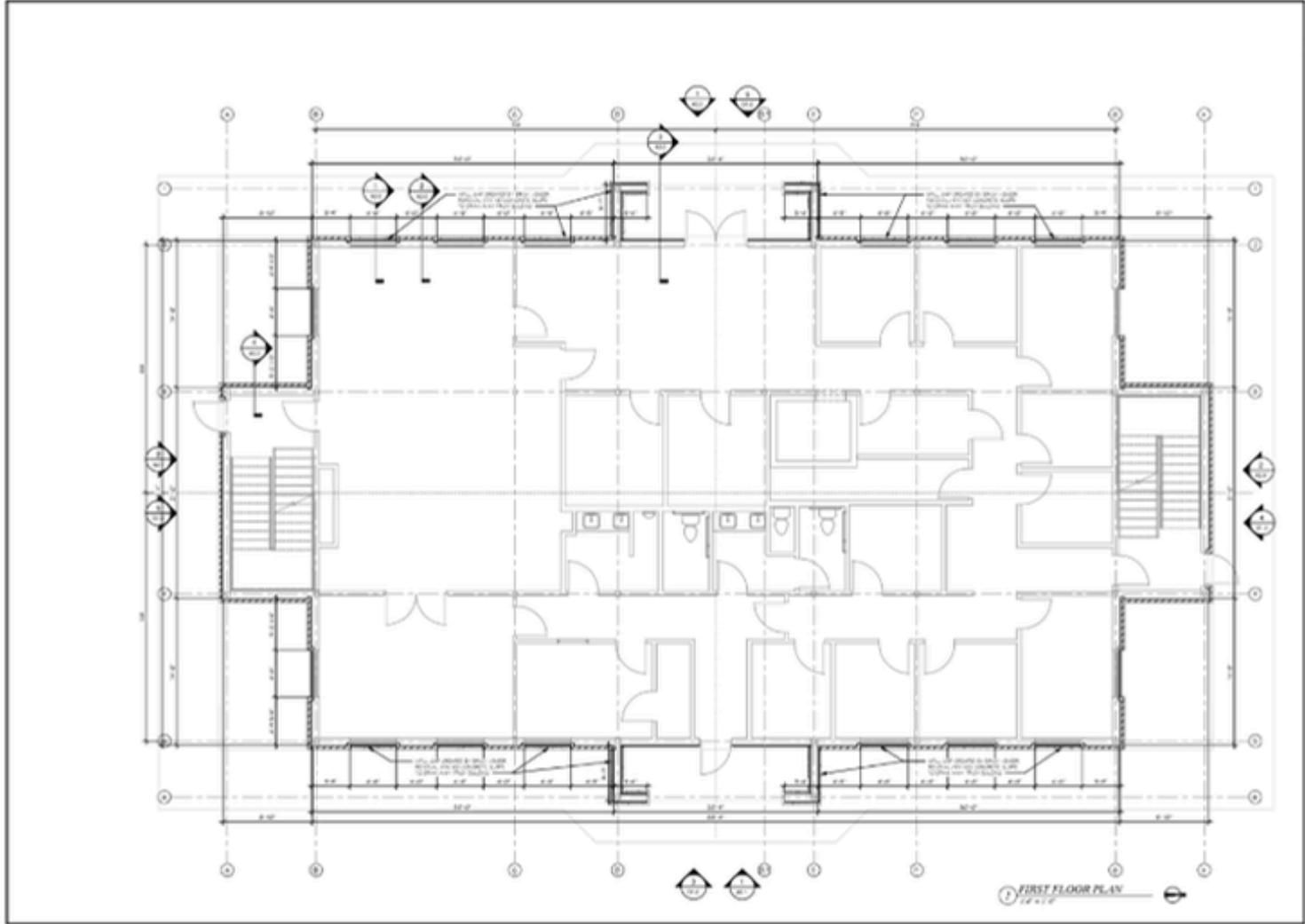
Marshalls  
HomeGoods

HOMWOOD  
SUITES  
ULTRA

REMAX  
COMMERCIAL

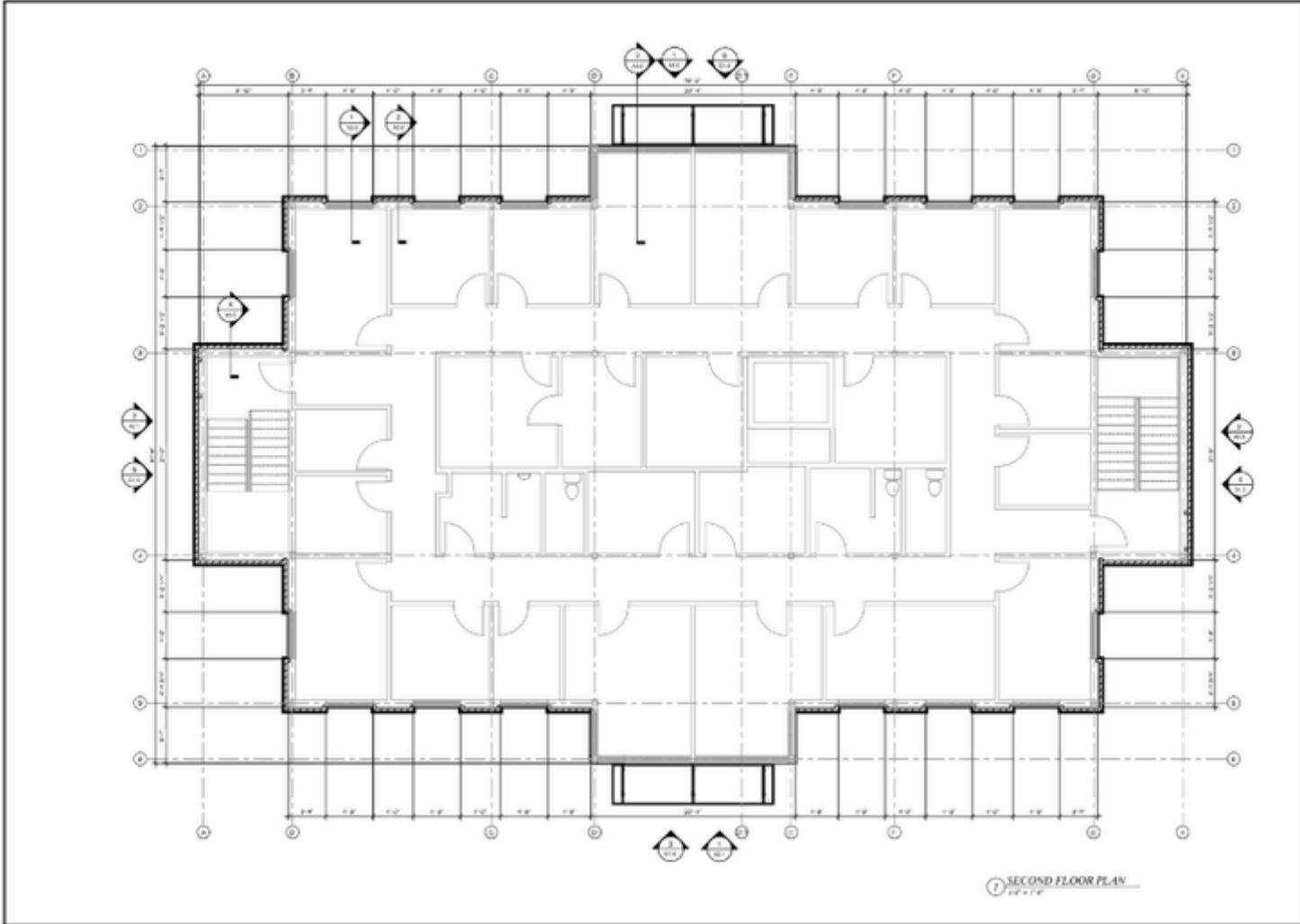
LANDERS  
TOYOTA

OUTBACK  
STEAKHOUSE



FLOOR 1





  
 Burris  
 Architecture  
 500 N. W. 10th St. A. Suite 100 W. 27117  
 771-313-1418  
**MOBERLY REFACE**  
 3103 MOBERLY LN  
 BENTONVILLE, AR  
 DATE: 02/20/21  
 PROJ: 2001  
 DRAWING:  
 A1.1  
 REVISIONS:

FLOOR 2



3103 SE MOBERLY LANE BENTONVILLE, AR



A PREMIER OFFICE ADDRESS AT THE CENTER  
OF NWA'S CORPORATE AND CULTURAL CORE

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