



204 SE 6th Street | Bentonville

Modern and bright office space **for lease**

Light-Filled Office Suites in the Heart of Downtown Bentonville

Suites 201& 202 at *The Link*: Where contemporary design meets
coveted accessibility

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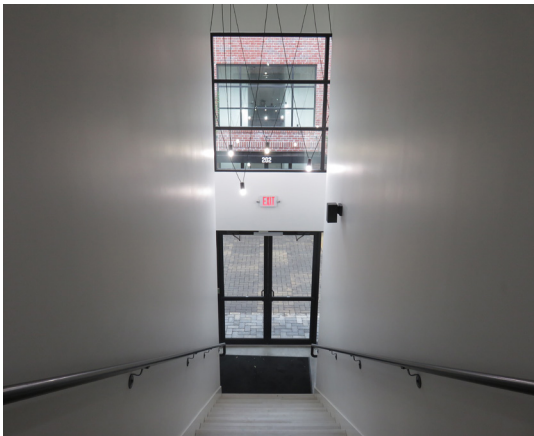
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Property Overview

Address	204 SE 6th Street, Bentonville		
Building	Building 204 - <i>The Link</i>		
Location	Situating in Bentonville’s Cigar District, <i>The Link</i> offers quick access to The Momentary , 8th Street Market , and the downtown trail network —placing tenants at the center of Bentonville’s most dynamic area.		
Year Built	2021		
Building Class	Class A		
Parking	1 Parking Stall + Additional Bike Parking		
Rentable Area	Second Floor Building 204		
	Suite 201	1,276 SF	
	Suite 202	1,276 SF	
	Total Available	2,552 SF	
Rental Rate	\$25.00/SF NNN		
Available	Immediately		
Rental Term	Flexible / Negotiable		



Key Highlights



Walkable to downtown & arts/culture hub



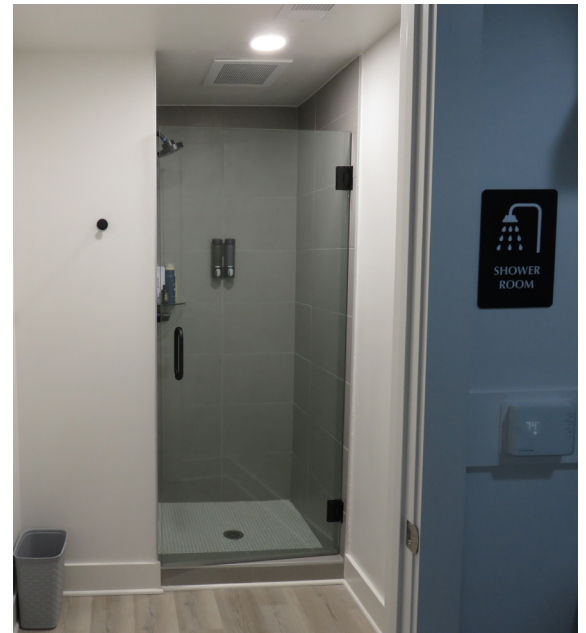
Adjacent to popular retail & restaurants



Surface, electric vehicle and bike parking available



Outdoor courtyard & shared green space



Features

- Potential to rent the entire second-level of Building 204
- Modern open-concept layouts with high ceilings

Each Suite Includes:

- Balcony
- Private restroom & shower
- Kitchenette



± 2,550
SF available



Nearby Hotspots

The Momentary 0.2 mile | 3 Min Walk

The Walmart Museum 0.4 mile | 6 Min Walk

Bentonville Square 0.4 mile | 6 Min Walk

Crystal Bridges Museum 0.8 mile | 10 Min Walk

Scott Family Amazeum 0.6 mile | 9 Min Walk

Bike
Score

82

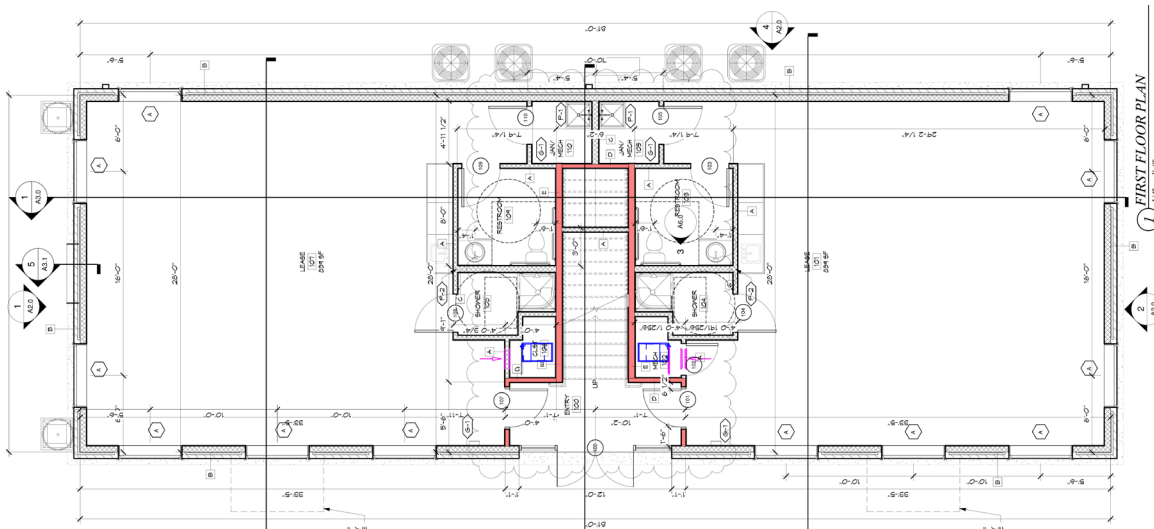
Walk
Score

78



Floor Plans

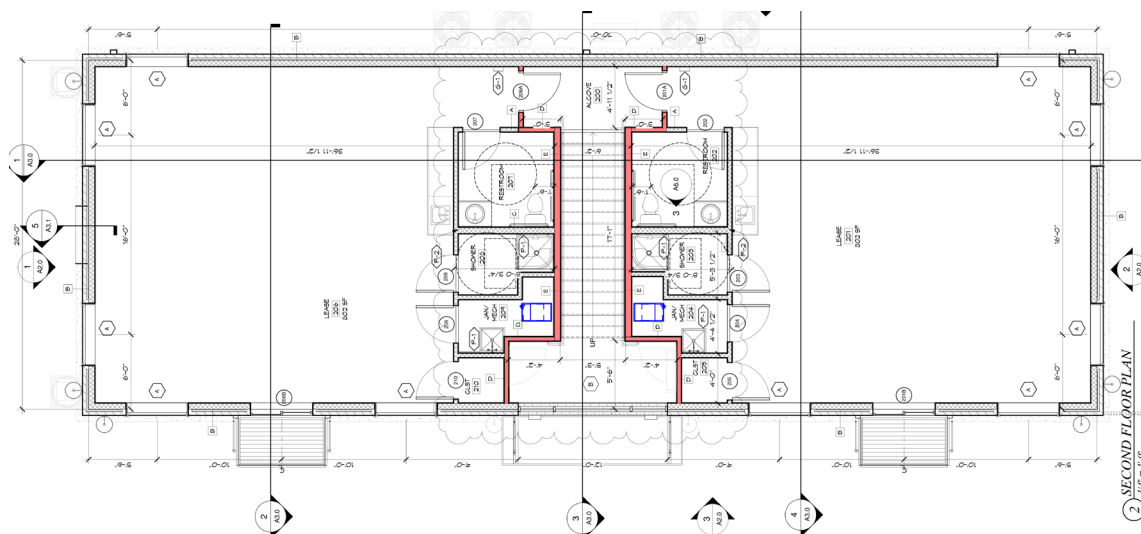
Main Floor



2,552 SF

- Suite 101: Conference Room
- Suite 102: Leased
- Stairwell & Common area

Second Floor



2,552 SF

- Suites 201 & 202 AVAILABLE
- Option to rent the entire second floor



Bentonville
Fire Dept.



SW 8th Street | 9,000 VPD



SE 6th Street | 2,000 VPD

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