



Colliers



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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# Property Overview

**Address** 204 SE 6th Street, Bentonville

**Building** Building 204 - *The Link*

**Location** Situated in Bentonville's Cigar District, *The Link* 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

Second Floor | Building 204

**Rentable Area** Suite 201 1,276 SF

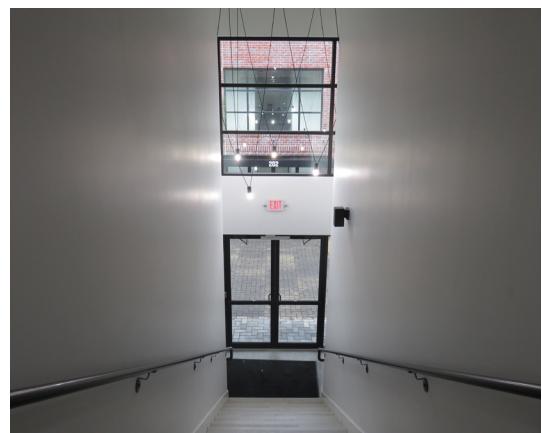
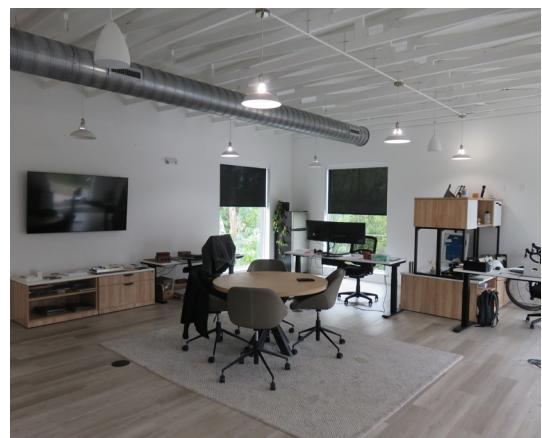
Suite 202 1,276 SF

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



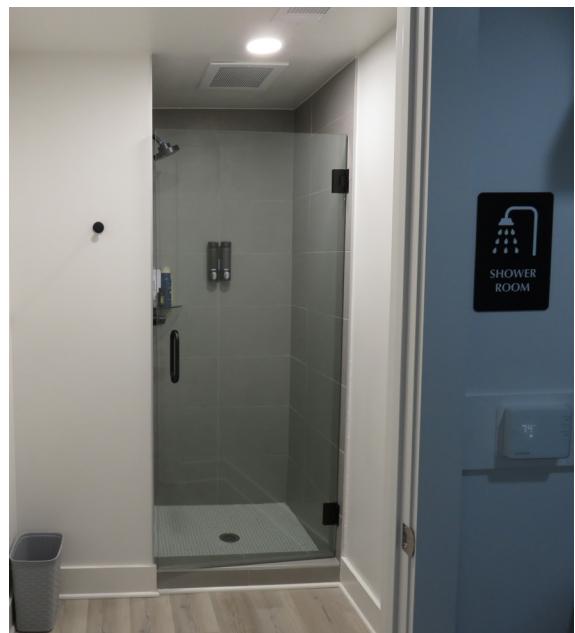
Adjacent to popular retail & restaurants



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

Bike  
Score

82

The Walmart Museum 0.4 mile | 6 Min Walk

Walk  
Score

78

Bentonville Square 0.4 mile | 6 Min Walk

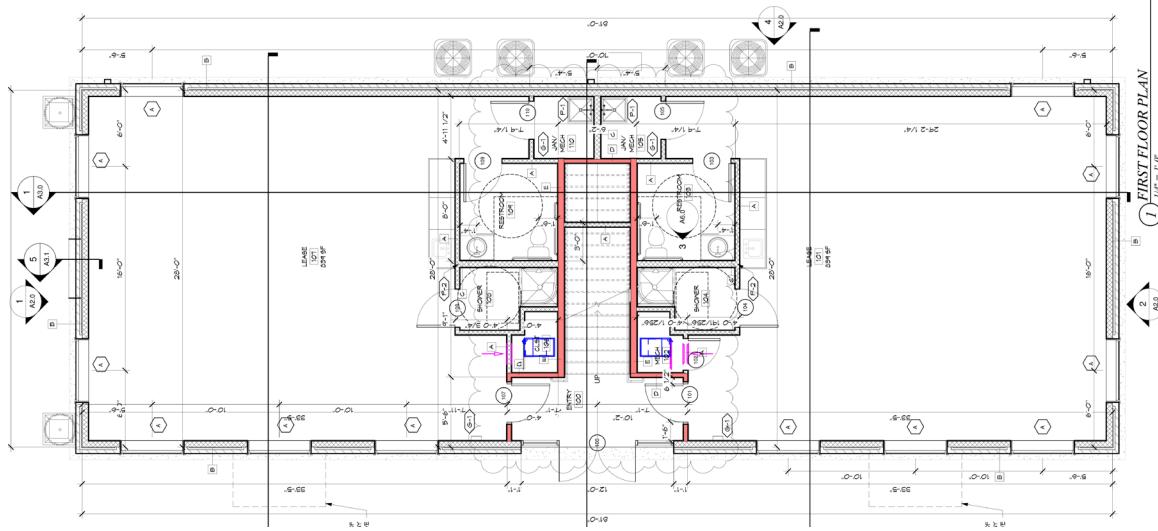
Crystal Bridges Museum 0.8 mile | 10 Min Walk

Scott Family Amazeum 0.6 mile | 9 Min Walk



# Floor Plans

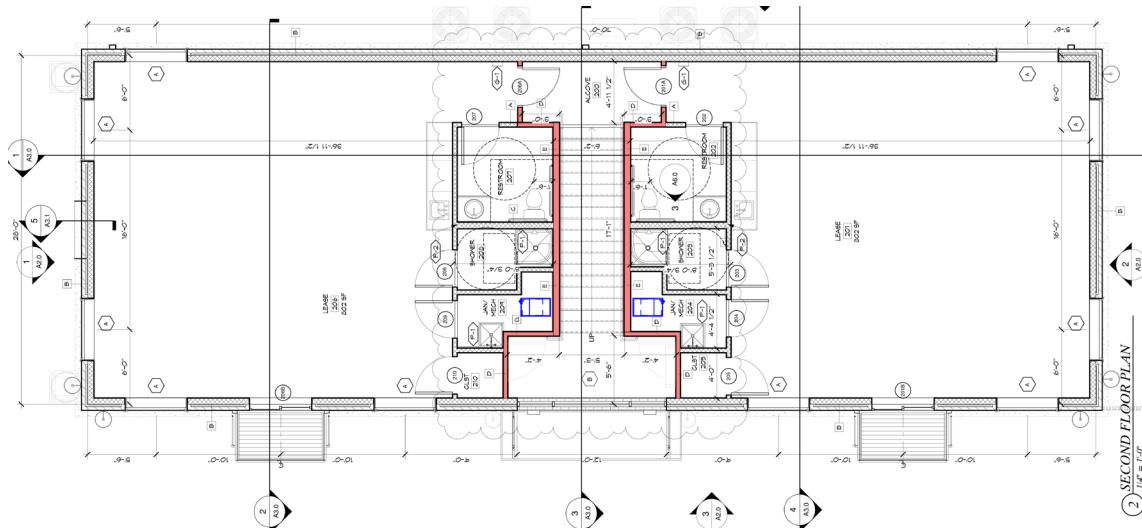
## Main Floor



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



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