



Blue  
Crane

OSAGE OFFICE

901 SW 14TH STREET



# ABOUT OSAGE OFFICE

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Located on the second floor above Bentonville Brewery, Osage Office offers 8,521 SF of flexible workspace at the heart of Bentonville's booming growth corridor. Just steps from Osage Park and minutes from Downtown, the new Walmart Home Office campus, and Thaden Field, this location puts your team at the intersection of business, culture, and recreation.

Its elevated position ensures visibility, while the surrounding amenities foster a workplace environment focused on wellness, collaboration, and creativity. Osage Office is more than a place to work—it's a launchpad for companies ready to grow in one of the most innovative communities in the country.





# OFFERING

Lease Rate:	\$30/SF Gross
Available Space:	8,521 SF
Property Type:	Office
Location:	Corner of I St & 14 <sup>th</sup> St
Tenant Improvements:	As Is
Year Completed:	2023

# FEATURES

- Second-floor office space with a flexible layout
- Located above Bentonville Brewery for high visibility and foot traffic
- Adjacent to Osage Park with trails, pickleball, and green space
- Minutes from Downtown Bentonville
- Near the new Walmart Home Office campus
- Steps from Louise at Thaden Field, a dining and aviation destination
- Ample on-site and nearby parking
- Easy access to I-49 and major roadways





# OSAGE OFFICE

901 SW 14TH STREET, BENTONVILLE, AR

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More than just office space, Osage Office delivers connection—offering employees and clients immediate access to bike trails, green spaces, and a thriving food and beverage scene. With a layout designed for versatility, this space is ideal for professional firms, vendor partners, and creative teams looking to plug into Bentonville's momentum.

SIZE

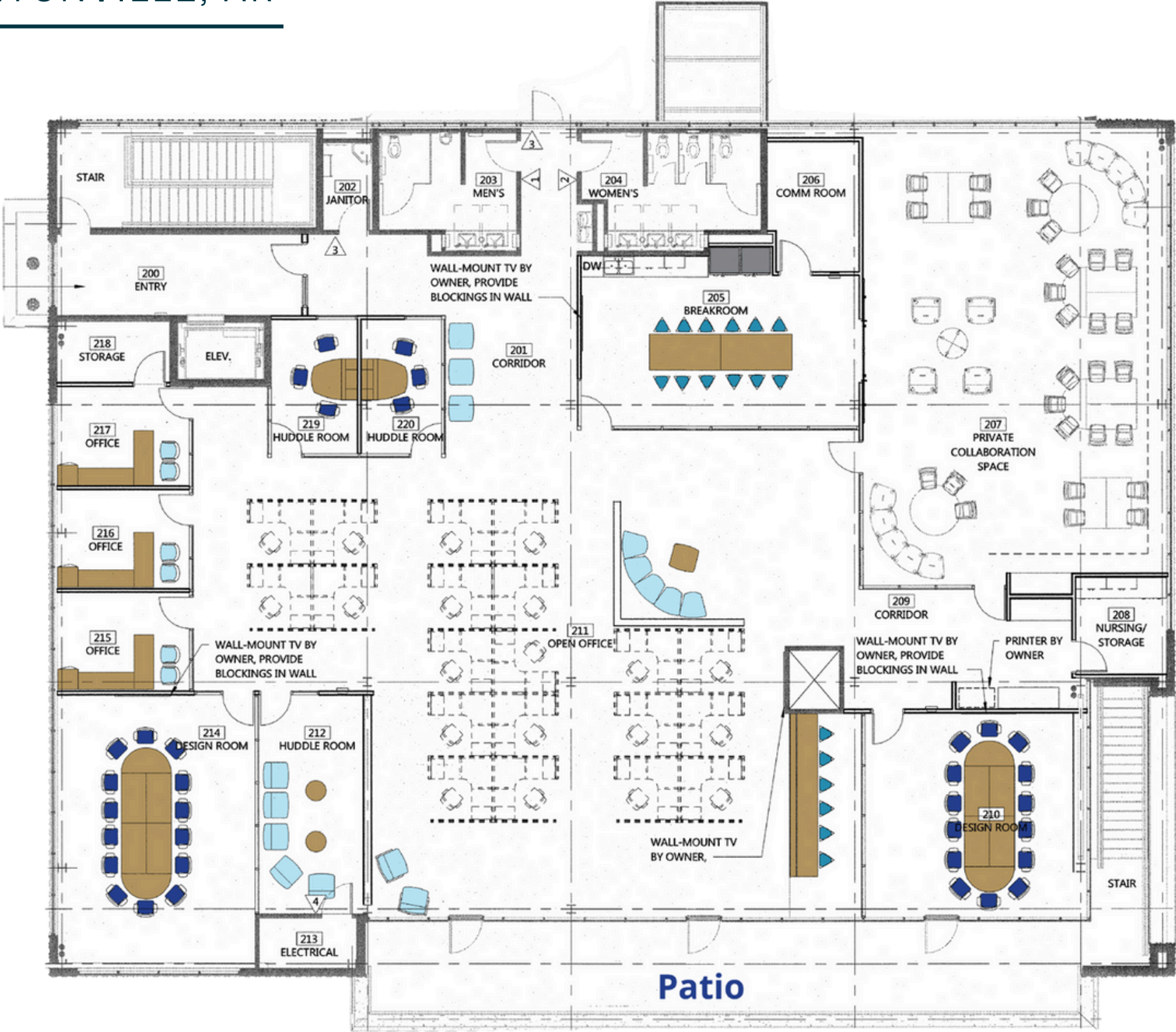
8,521 sq. ft.





# FLOORPLAN | 8,521 SF

901 SW 14TH STREET, BENTONVILLE, AR





# GET CONNECTED



**GAVIN MAGEE**

## COMMERCIAL LEASING MANAGER



913-449-6223



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