

±2,000 - 8,425 SF OFFICE SPACE FOR LEASE

2307 SE B ST

BENTONVILLE, AR 72712



COREY FUHRMAN

BROKER

479.504.2034

COREY@BENNETTCRE.COM

5512 WEST WALSH LN, #201, ROGERS, AR 72758 | 479.278.4040 | BENNETTCRE.COM

SITE OVERVIEW

AVAILABLE: ±2,000 - 8,425 SF

ASKING RENT: **\$17.50 PSF**

RENT TYPE: MODIFIED GROSS

SUITE 7: ±6,425 SF

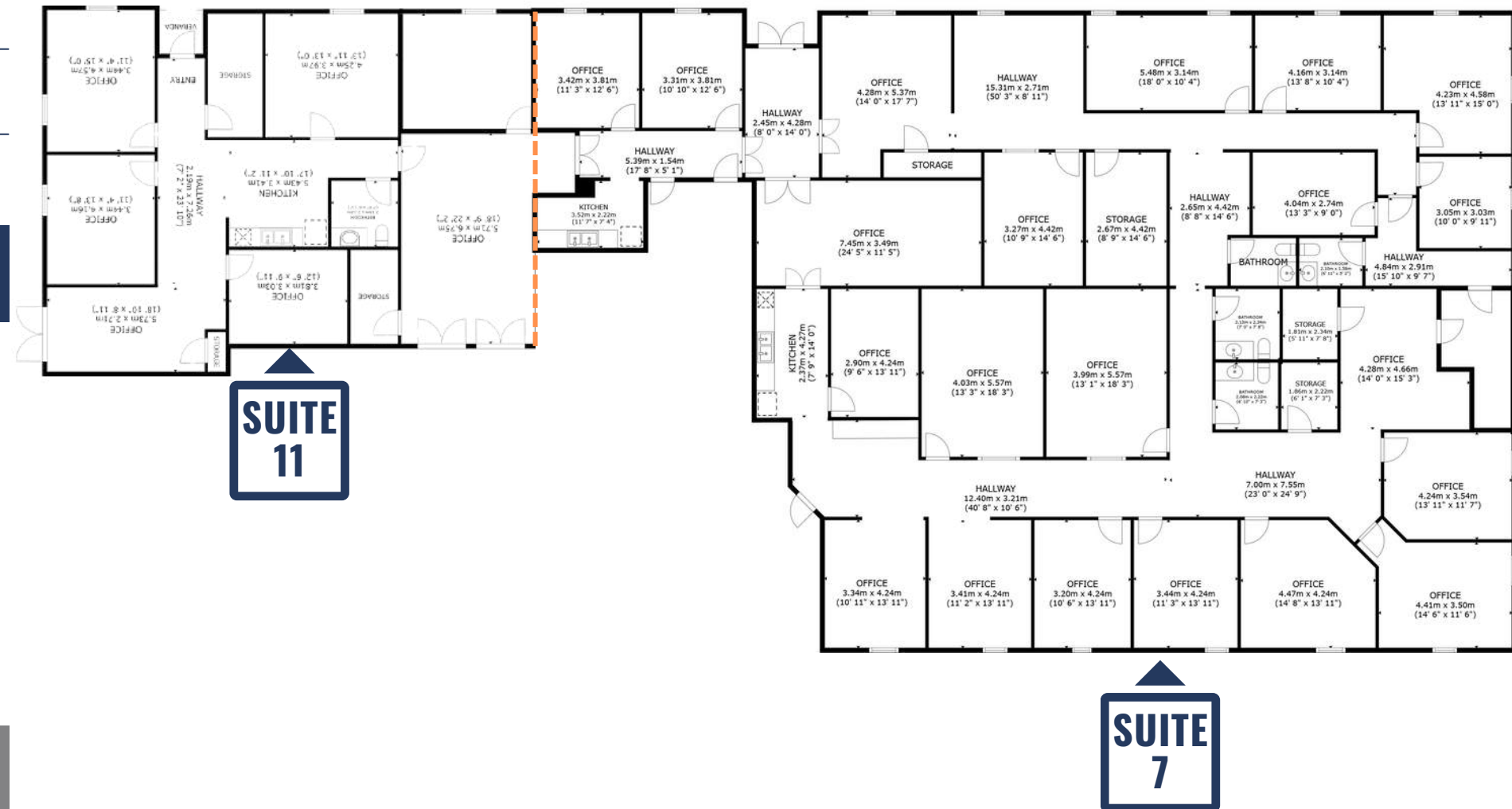
SUITE 11: ±2,000 SF

PROPERTY HIGHLIGHTS

- + LESS THAN A 3 MINUTE DRIVE TO NEW WAL-MART HQ
- + QUICK ACCESS TO WALTON BLVD & I-49
- + MOVE-IN READY OFFICE SPACE
- + MULTIPLE RESTROOMS AND KITCHENETTES
- + AMPLE WINDOWS FOR NATURAL LIGHT

SUITE 7 VIRTUAL TOUR LINK

SUITE 11 VIRTUAL TOUR LINK



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AERIAL VIEW

DOWNTOWN BENTONVILLE

Walmart  CAMPUS



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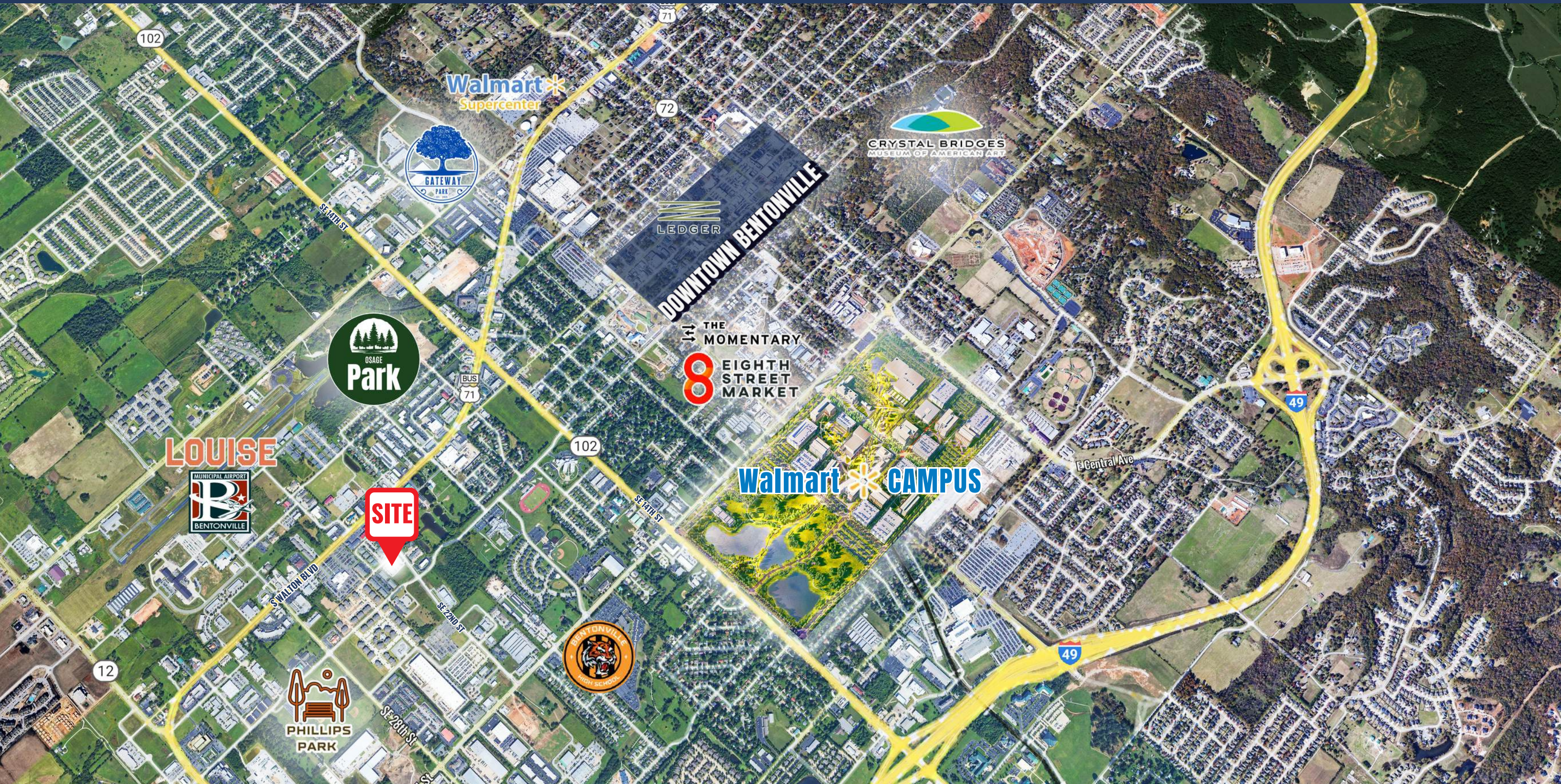
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AERIAL VIEW



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The new Walmart campus in Bentonville, AR, spans 350 acres and is set to bring 14,000+ employees to the area. This major development boosts demand for nearby properties, creating strong growth potential for retail, office, and residential investments.

DOWNTOWN BENTONVILLE

Downtown Bentonville, AR, has transformed into a vibrant destination, blending historic charm with modern amenities. Anchored by the Walmart Museum and Crystal Bridges, the area is a hub for art, dining, and business, drawing locals and visitors alike. With Walmart's campus expansion and ongoing investment in public spaces, it's primed for mixed-use, residential, and commercial growth, making it a top choice for investors in NWA.

8TH STREET MARKET

8th Street Market is a lively hub for local food, art, and culture, featuring artisan eateries, craft breweries, and unique shops. Home to the Brightwater culinary school and community events, it offers an authentic taste of Northwest Arkansas's creative spirit in a trendy, industrial setting.

QUILT OF PARKS

The Quilt of Parks is new, major project in downtown Bentonville, connecting six downtown parks through the A Street Promenade, a pedestrian-friendly corridor. It will create linked green spaces, plazas, and gardens, enhancing the flow of public events and improving downtown's walkability. The project, funded by local foundations, will be completed in phases by 2025, aiming to create a more vibrant, accessible downtown for residents and visitors

GATEWAY PARK

The Gateway Park development in Bentonville will create a welcoming space with green areas, multi-use trails, sports facilities, and family-friendly zones. Positioned as a key entry point to the city, this project blends nature with modern amenities, enhancing community access to outdoor activities and connecting Bentonville's broader parks and trails network.

PHILLIPS PARK RENOVATION

The Phillips Park renovation in Bentonville, is transforming the park with upgraded sports facilities, enhanced playgrounds, improved picnic areas, and new walking and biking paths. Designed for all ages, the renovation aims to create a modern, inclusive space for recreation and community gatherings.

OSAGE PARK

Osage Park is a newly opened, vibrant outdoor space designed for recreation and connection with nature. Featuring scenic trails, open green areas, a lake for kayaking, and spaces for family gatherings, the park offers diverse activities for all ages.

COREY FUHRMAN

BROKER



Corey brings 6+ years of experience in Commercial Real Estate Brokerage and Development across Arkansas, with expertise in various transaction types, including office, retail, investment, and healthcare. In his time in the business, he has developed a specialty in healthcare. This includes Buyer/Tenant representation, Landlord/Seller Representation, Sale-leasebacks, and

Ground-up developments. Corey was raised in DeWitt, Arkansas, and later attended Arkansas State University, graduating with a B.S. in Finance in 2017.

ACHIEVEMENTS

Diamond Award Winner for Total Transaction Volume: 2022

Diamond Award Winner for Total Transaction Volume: 2021

Platinum Award Winner for Total Transaction Volume : 2020

Arkansas State University, 2017 : B.S. in Finance, Emphasis in Mgmt

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CLIENTS REPRESENTED

Arkansas Chiropractic
Group

Conley Injury Clinic

Radiant Eyecare

MRG Exams

Ozark Comprehensive
Dentistry

Nutex Health

Jonesboro Pediatric Dentistry

Autism in Motion

STG International
IVX Health

Neurology Associates

Alleviant Health

Miller Commerce

SIGNIFICANT TRANSACTIONS

Tenant Rep | 3,200 SF Medical Space LEASED | Fayetteville

Landlord Rep | 4,029 SF Medical Space LEASED | Rogers

Landlord & Tenant Rep | 2,880 SF Medical Space LEASED | Fayetteville

Buyer & Seller Rep | 11,853 SF Medical Sale Leaseback SOLD | Jonesboro

Buyer Rep | 3 Acres for Medical Development | SOLD | Little Rock

Tenant Rep | 2,526 SF Medical Space LEASED | Fort Smith

Tenant Rep | 15,100 SF Medical Space LEASED | Jonesboro

Buyer & Seller Rep | 14,070 SF Medical Building SOLD | Jonesboro

Buyer & Seller Rep | 7,900 SF Medical Building SOLD | Jonesboro

Landlord & Tenant Rep | 6,500 SF Medical Build-to-suit LEASED | Conway

INVOLVEMENT

Urban Land Institute (ULI), Member

International Council of Shopping Centers (ICSC), Member

ULI Young Leaders Group (YLG), Member

NWA Emerging Leaders, Member



BENNETT

COMMERCIAL REAL ESTATE

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