

An aerial photograph of a campus. In the foreground, a large, modern building with a white roof and brick accents is visible, surrounded by a parking lot filled with cars. To the left, another building features a vibrant rainbow mural. In the background, a large, white, tent-like structure is situated on a grassy area. The sky is blue with scattered clouds.

Blue  
Crane

# GREENWAY BUILDING

700 + 702 SE 5TH STREET

# GREENWAY BUILDING

---

Introducing the Greenway Building, a two-building office property perfectly positioned in the heart of downtown Bentonville along the NWA Greenway. With direct access to 8th Street Market, The Momentary, and the Arts District, the location offers an easy walk or bike ride to Bentonville Square and the city's most vibrant destinations.

The available suites are fully built out and ready for immediate move-in. Tenants enjoy shared on-site amenities including kitchens and break rooms, secure bike parking, a ping-pong and outdoor activity room, and convenient showers—making it easy to balance work, wellness, and the active Bentonville lifestyle.



# OFFERING

**Lease Rate:** \$30/SF NNN (Est. \$7/SF)

---

**Square Feet:**

Suite 48	1,899 RSF
Suite 34 & 38	2,946 RSF
Suite 40	2,419 RSF
Suite 46	2,218 RSF
Suite 230	2,500 RSF

**Property Type** Office

---

**Location:** Downtown Bentonville

---

**Tenant Improvements:** As Is, Move-in Ready

## FEATURES

- Located two blocks from the new Walmart Global Campus and adjacent to The Momentary
- Fully built-out units ready for immediate occupancy
- Bike-friendly building with locker rooms and showers for tenant use
- Shared tenant amenities include kitchens, secure bike parking
- Walkable to restaurants, bars, coffee shops, and downtown retail
- Situated directly on the NWA Greenway with nearby hard and soft surface bike trails



# INTERIOR PHOTOS

700 + 702 SE 5TH STREET

---

The spaces feature polished concrete floors and expansive glass walls that fill the interior with natural light. Thoughtfully integrated seating areas and upper-level mezzanines maximize functionality and foster a collaborative environment ideal for team productivity.

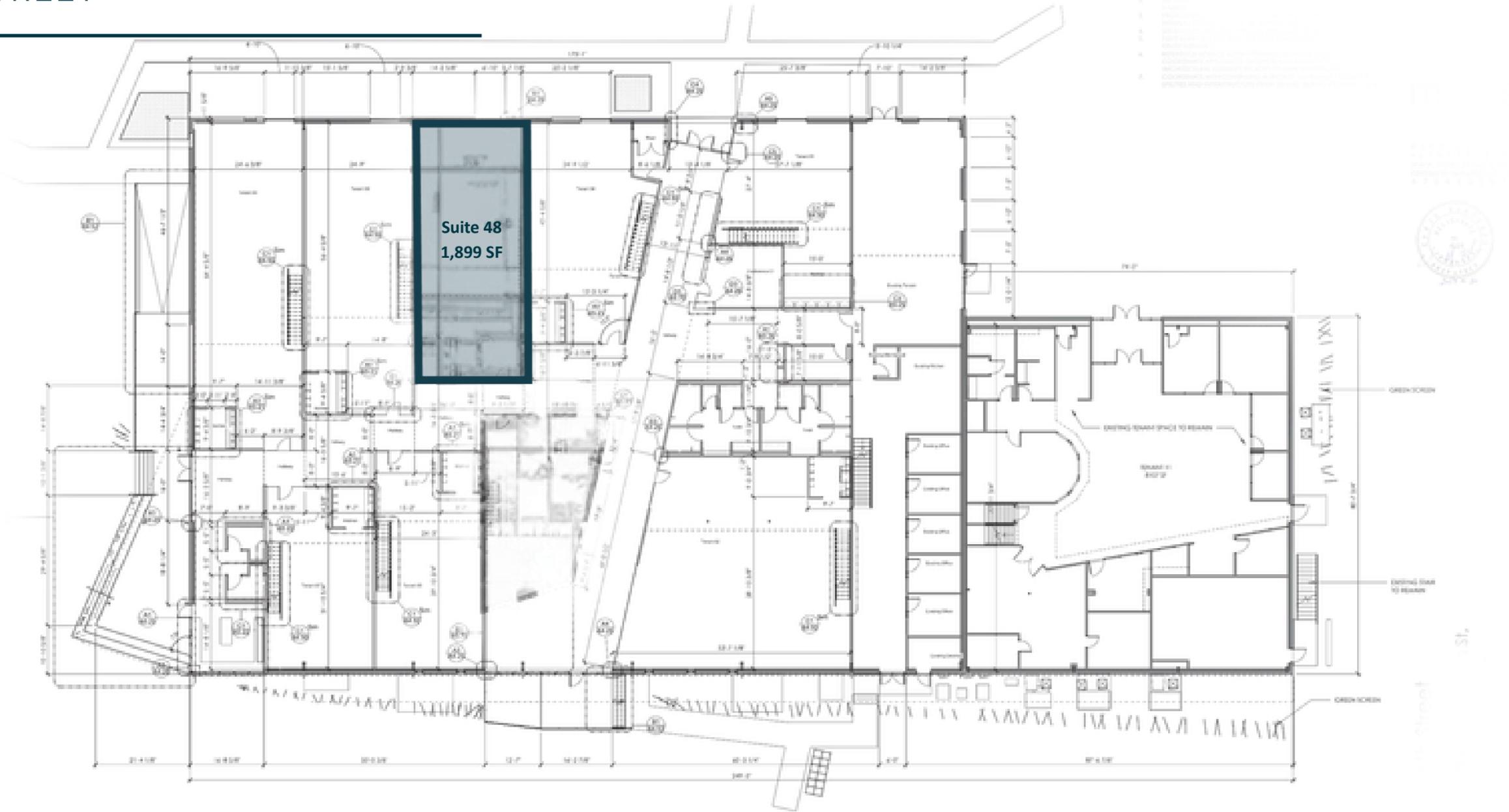
SIZE

1,899 - 2,946 SF



# FLOOR | Suite 48 - 1,899 SF

700 SE 5<sup>TH</sup> STREET



# FLOOR | Suite 46 - 2,218 SF

700 SE 5<sup>TH</sup> STREET

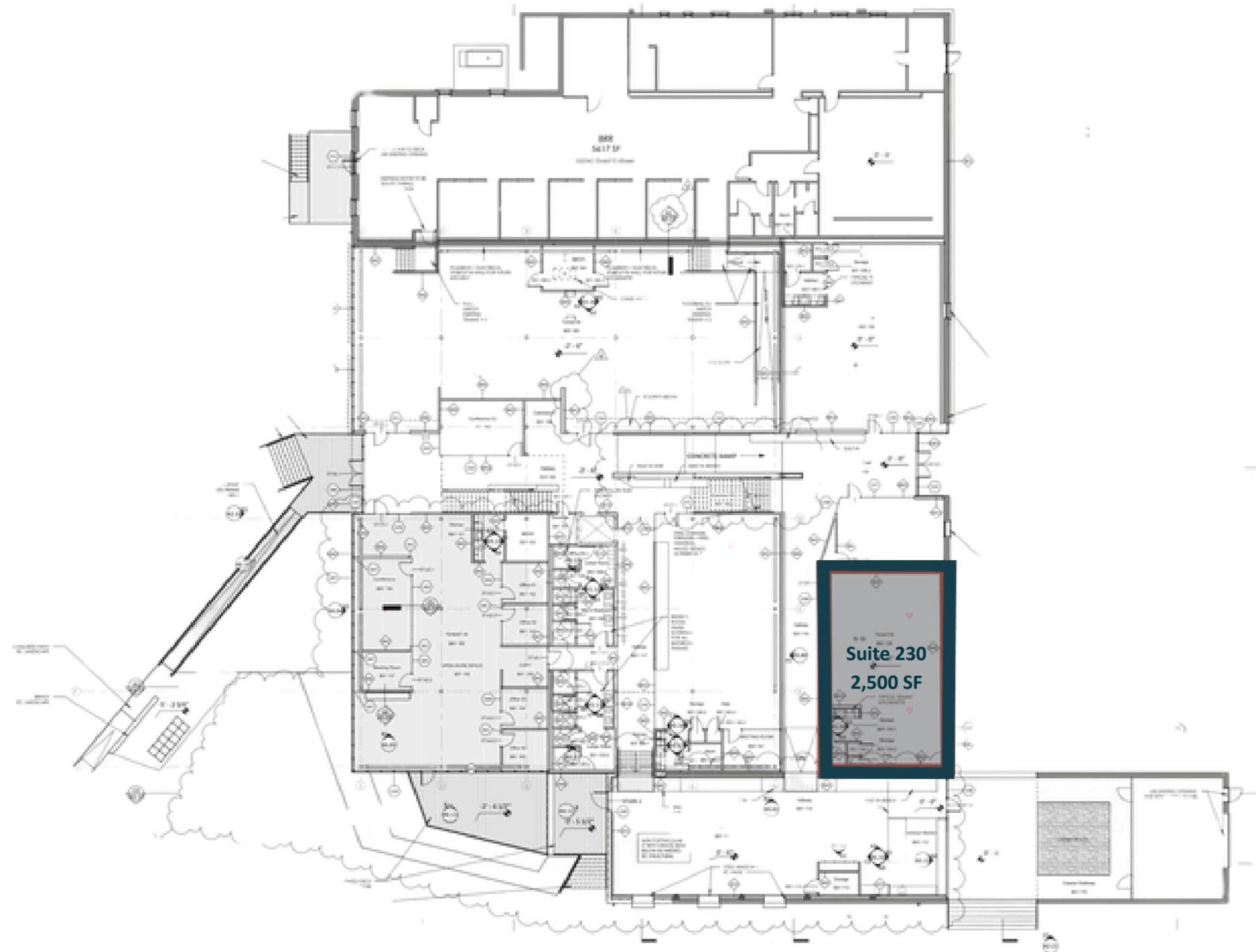




# FLOOR | Suite 230 - 2,500 SF

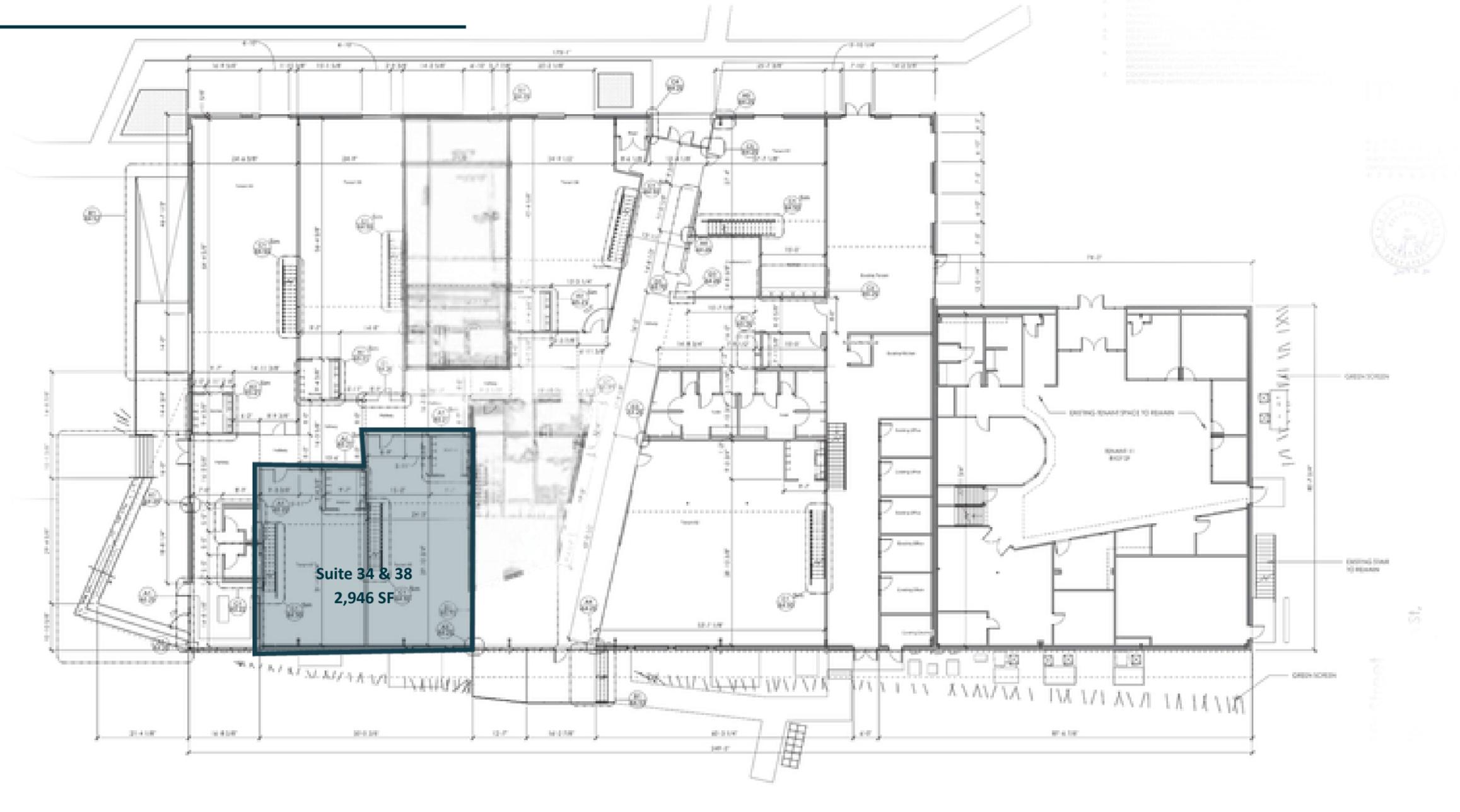
700 SE 5<sup>TH</sup> STREET

---



# FLOOR | Suite 34 & 38 - 2,946 SF

700 SE 5<sup>TH</sup> STREET



# GET CONNECTED



**GAVIN MAGEE**

## COMMERCIAL LEASING MANAGER



(913) 449-6223



gmagee@bluecrane.us



bluecrane.us



100 NW 2<sup>nd</sup> St, Suite 300  
Bentonville, AR 72712

