

+/- 2,575 TO +/- 15,000 SF OF OFFICE SPACE FOR LEASE



7255 MEESHOW

Springdale, AR 72762



PROPERTY DESCRIPTION

Discover an exceptional office space opportunity at the rear of Har-Ber Crossing Plaza. This +/- 15,000 SF office/warehouse space offers spacious entryways for convenient access for employees and clients, and a versatile layout of 20 offices, 2 conference rooms, 6 bathrooms, three additional rooms that can be used for storage, additional offices, or conference rooms, 2 storage closets, and 6 overhead doors measuring 10ft by 14ft. The warehouse portion of this space is heated only, there is no air conditioning at this time. Prime location, situated just a mile west of I-49 and less than a quarter mile from the 412/112 intersection, ensuring easy accessibility. Diverse tenant mix with Har-Ber Crossing Plaza and ample parking for employees and visitors. Modified Gross Lease with tenants responsible for utilities and \$185/mo for water and trash services. Take advantage of this well-located, spacious office space to elevate your business.

PROPERTY HIGHLIGHTS

- Minimum Divisible: +/- 2,575 SF
- Maximum Contiguous: +/- 15,000 SF
- Modified Gross Lease

OFFERING SUMMARY

Lease Rate:	\$13.50 - 16.00 SF/yr (MG)
Available SF:	2,575 - 15,000 SF
Building Size:	15,000 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	374	1,634
Total Population	160	939	4,333
Average HH Income	\$119,933	\$126,312	\$141,453

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TIMOTHY SALMONSEN

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

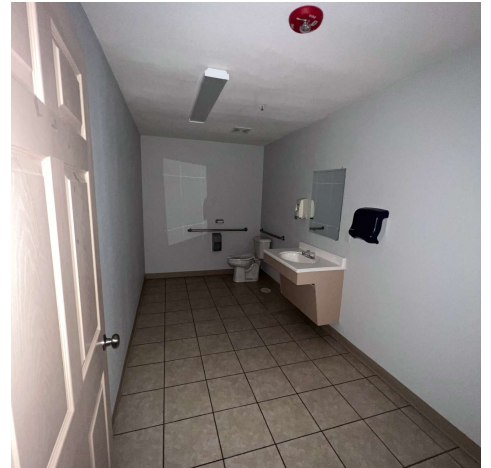
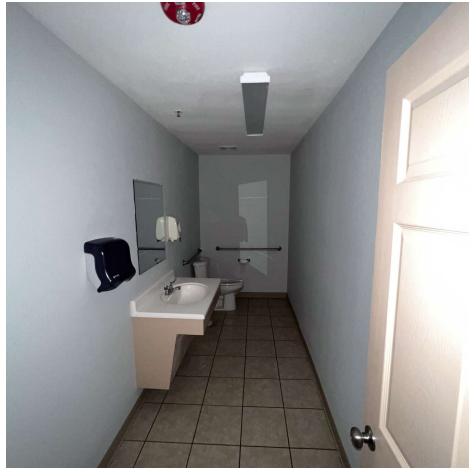
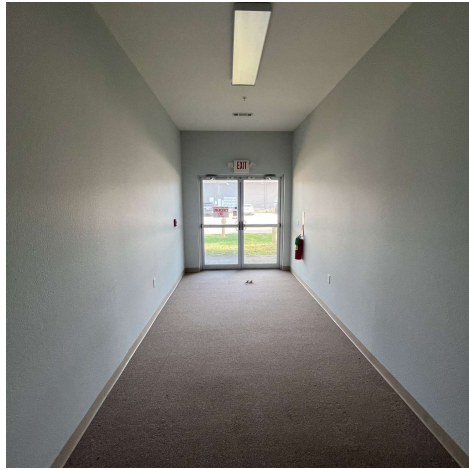
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

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7255 MEESHOW - SUITE A

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7255 MEESHOW - SUITE B FLOOR PLAN

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Suite A



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7255 MEESHOW - SUITE C

Springdale, AR 72762



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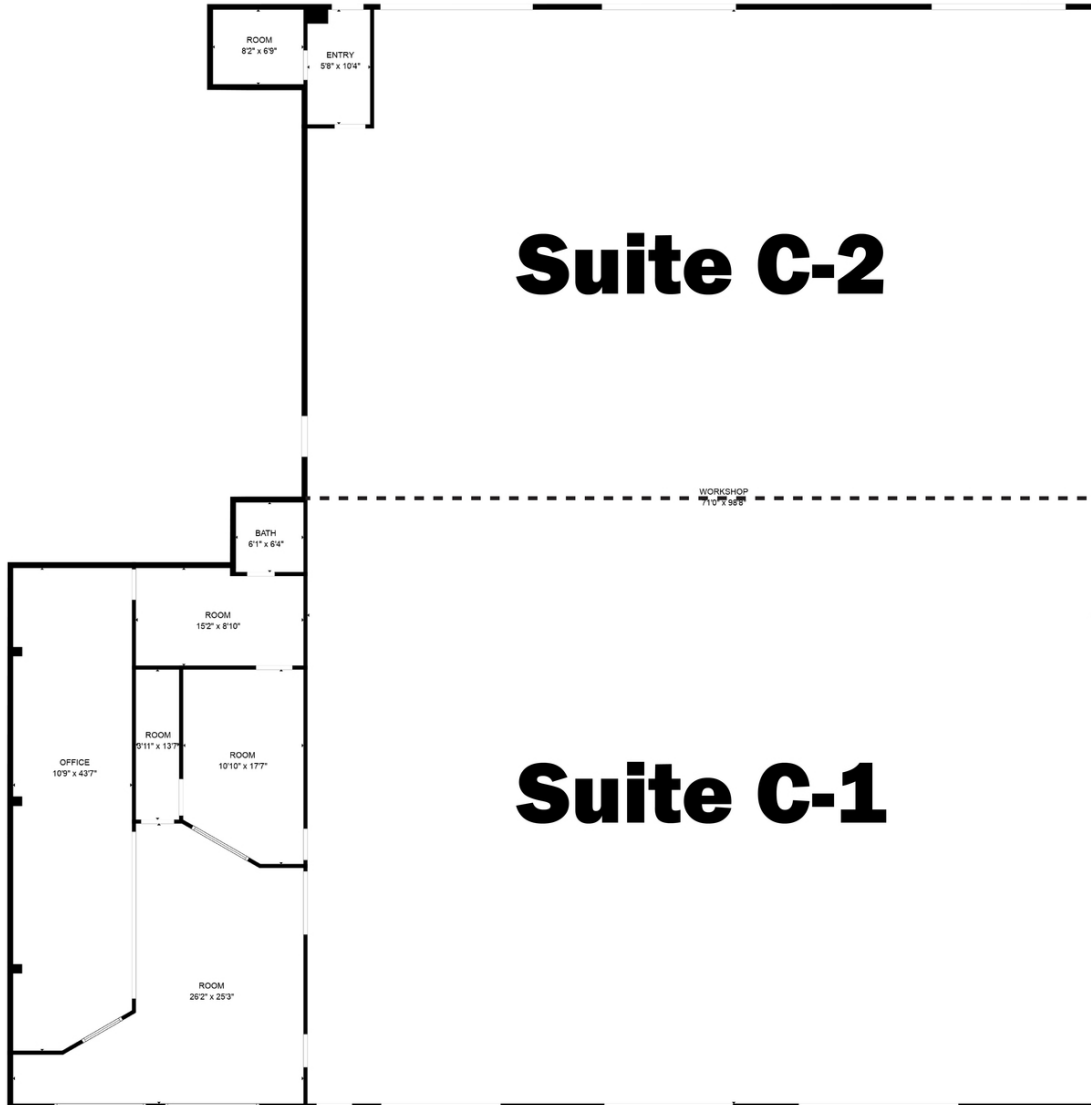
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7255 MEESHOW - SUITE C FLOOR PLAN

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7255 Meeshow



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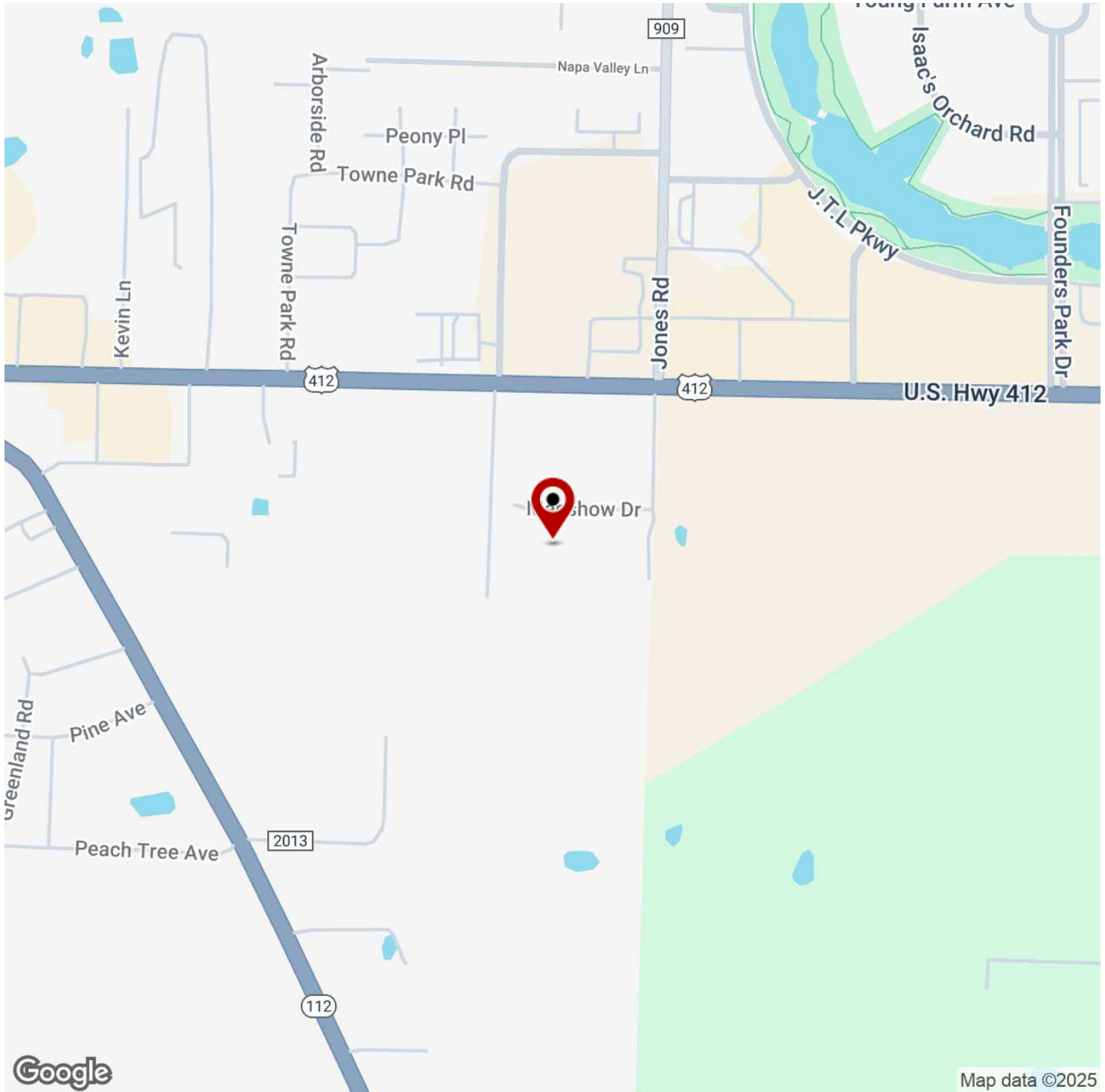
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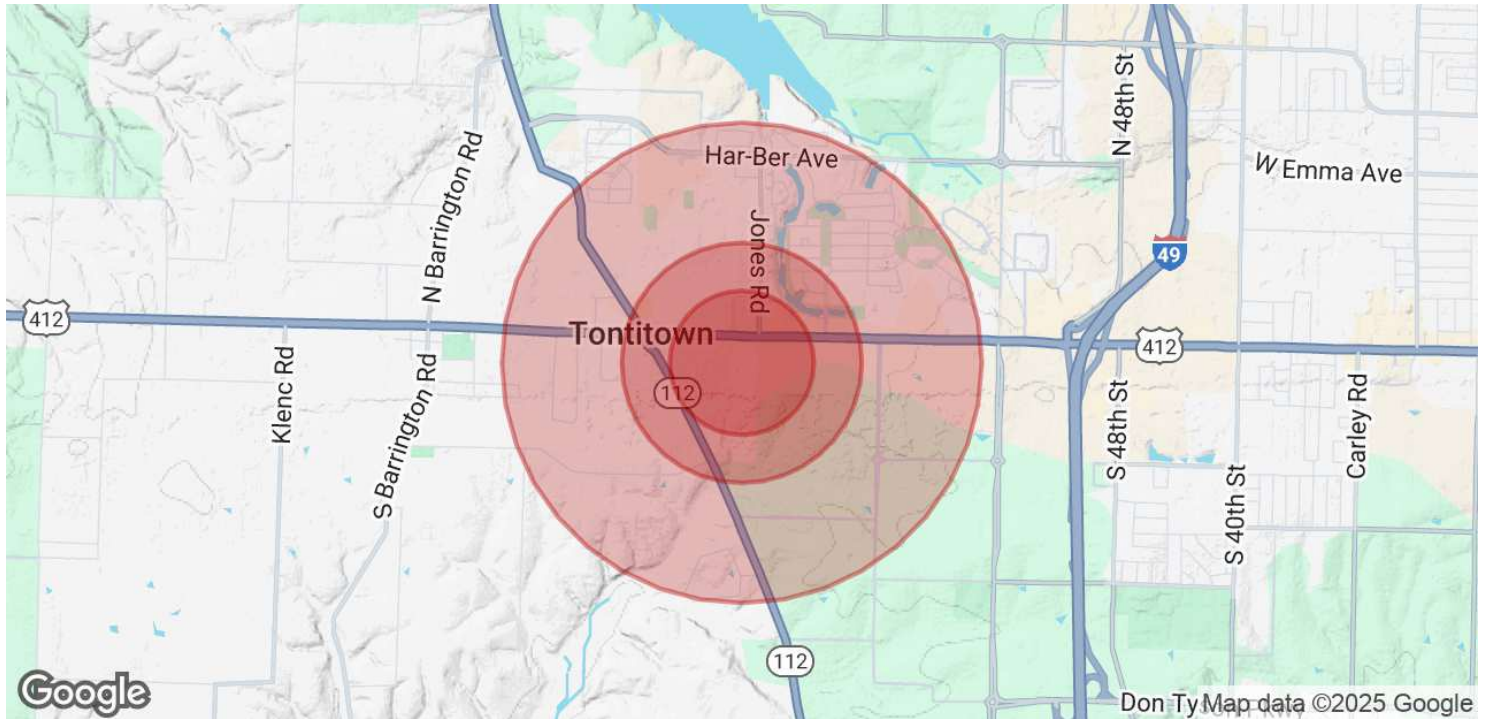
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	160	939	4,333
Average Age	36	36	39
Average Age (Male)	35	36	38
Average Age (Female)	37	37	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	374	1,634
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$119,933	\$126,312	\$141,453
Average House Value	\$422,940	\$404,094	\$422,006

Demographics data derived from AlphaMap

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