

2914 SE I STREET, BENTONVILLE, ARKANSAS

# 88,000 SF OFFICE BUILDING FOR LEASE



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## EXECUTIVE SUMMARY

This ±88,000 SF office building for lease at 2914 SE I Street in Bentonville offers a unique opportunity for a large corporate user seeking proximity to the region's most influential business hub. Located just 1.3 miles from Interstate 49 and only 1.4 miles from Walmart's Home Office campus, the property provides excellent accessibility while being just 3 miles from the Bentonville Square and approximately 12 miles from Northwest Arkansas National Airport (XNA). The building is designed to support large teams and collaborative work environments, featuring 25 office/meeting rooms, 8 conference rooms, 3 large break rooms (including a spacious tenant lounge), and 8 restrooms throughout the facility. Additional functional features include two dock doors and one grade-level bay door, allowing for operational flexibility such as storage, staging, or light distribution. This well-located property presents an ideal solution for a headquarters, operations center, or large office tenant seeking a strategic Bentonville location.

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## PROPERTY HIGHLIGHTS

**88,000 SF**  
AVAILABLE

**25**  
OFFICE/MEETING ROOMS

**3**  
LARGE BREAK ROOMS

**8**  
CONFERENCE ROOMS

**8**  
RESTROOMS

**1.3 MILE DRIVE**  
DISTANCE TO I-49

[🔗 VIRTUAL TOUR 🔗](#)

# FLOOR PLAN

- OFFICE OR MEETING ROOMS
- RESTROOMS
- ENTRY/RECEIVING
- CONFERENCE
- BREAK ROOMS



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# AERIAL VIEW



WALMART  CAMPUS



WALMART  J ST OFFICE

SE 28TH STREET

SE J STREET

SE 28TH STREET

SE I STREET

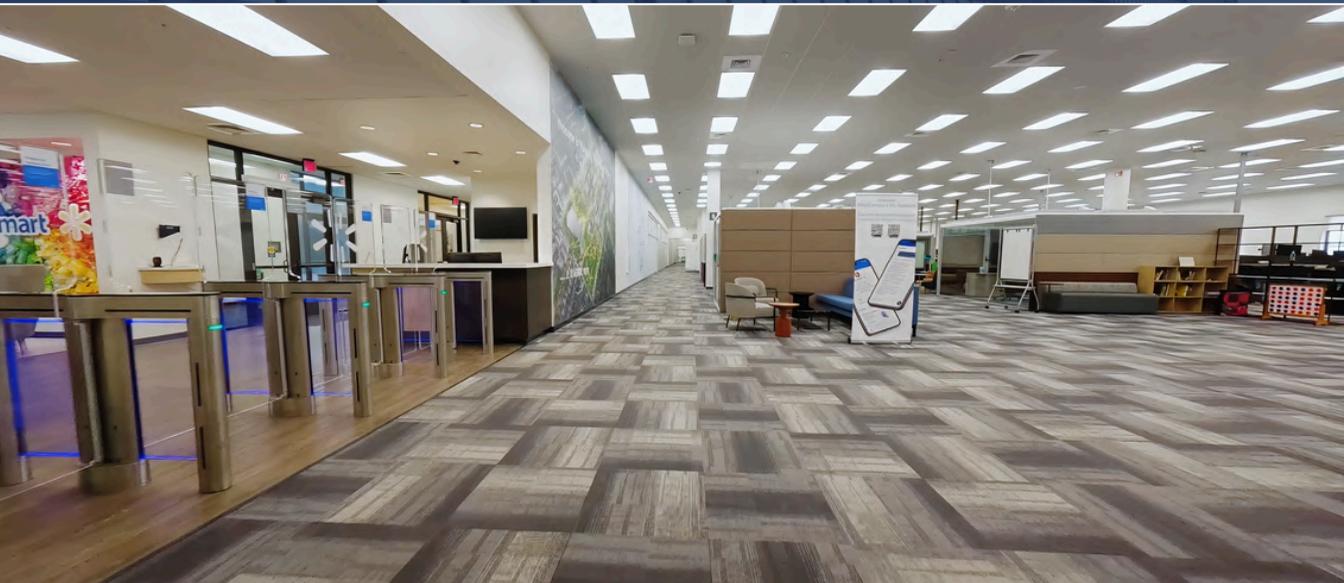
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# INTERIOR PHOTOS



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# INTERIOR PHOTOS



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# AERIAL VIEW

**DOWNTOWN BENTONVILLE**

**WALMART J ST OFFICE**

**WALMART CAMPUS**



**SE J STREET**

**SE 28TH STREET**

**SE I STREET**

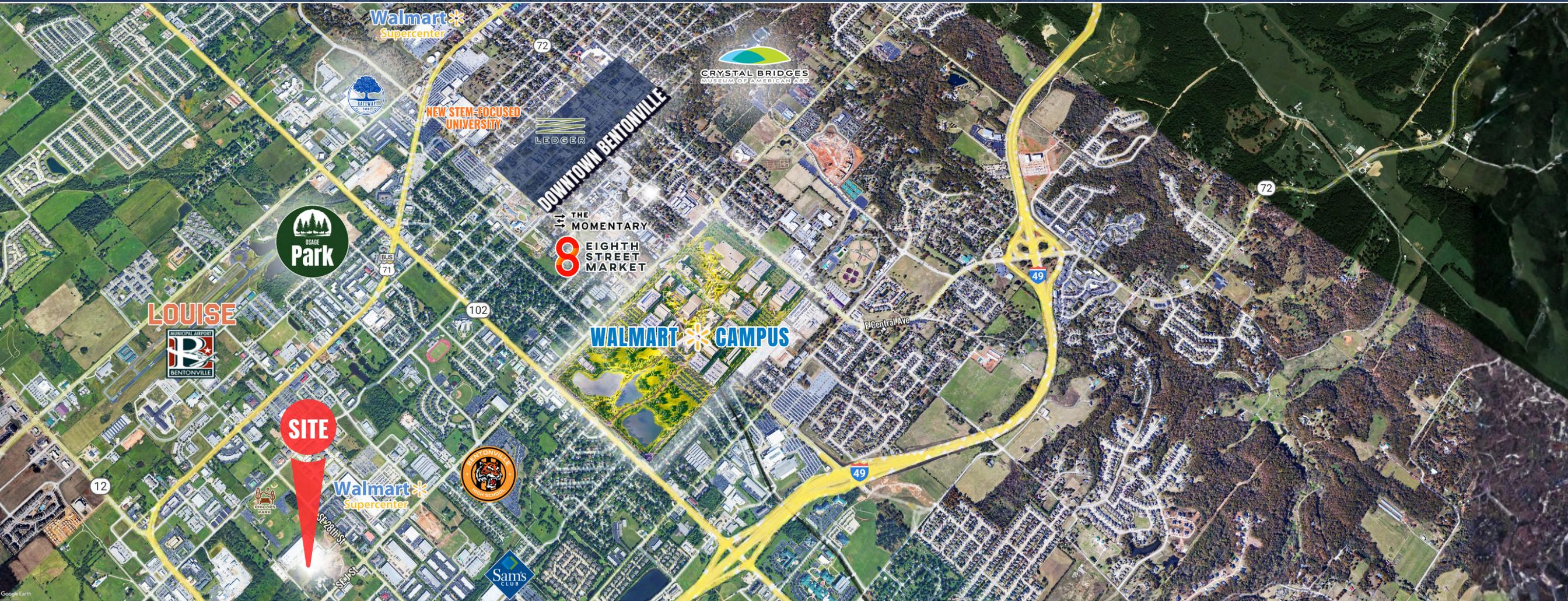
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# AERIAL MAP VIEW — 1.3 MILES FROM I-49



 1.3 MILES  5 MIN  
INTERSTATE-49

 1.1 MILES  5 MIN  
SAM'S CLUB HOME OFFICE

 0.6 MILES  3 MIN  
HWY 71-B

 1.4 MILES  6 MIN  
WALMART HOME OFFICE CAMPUS

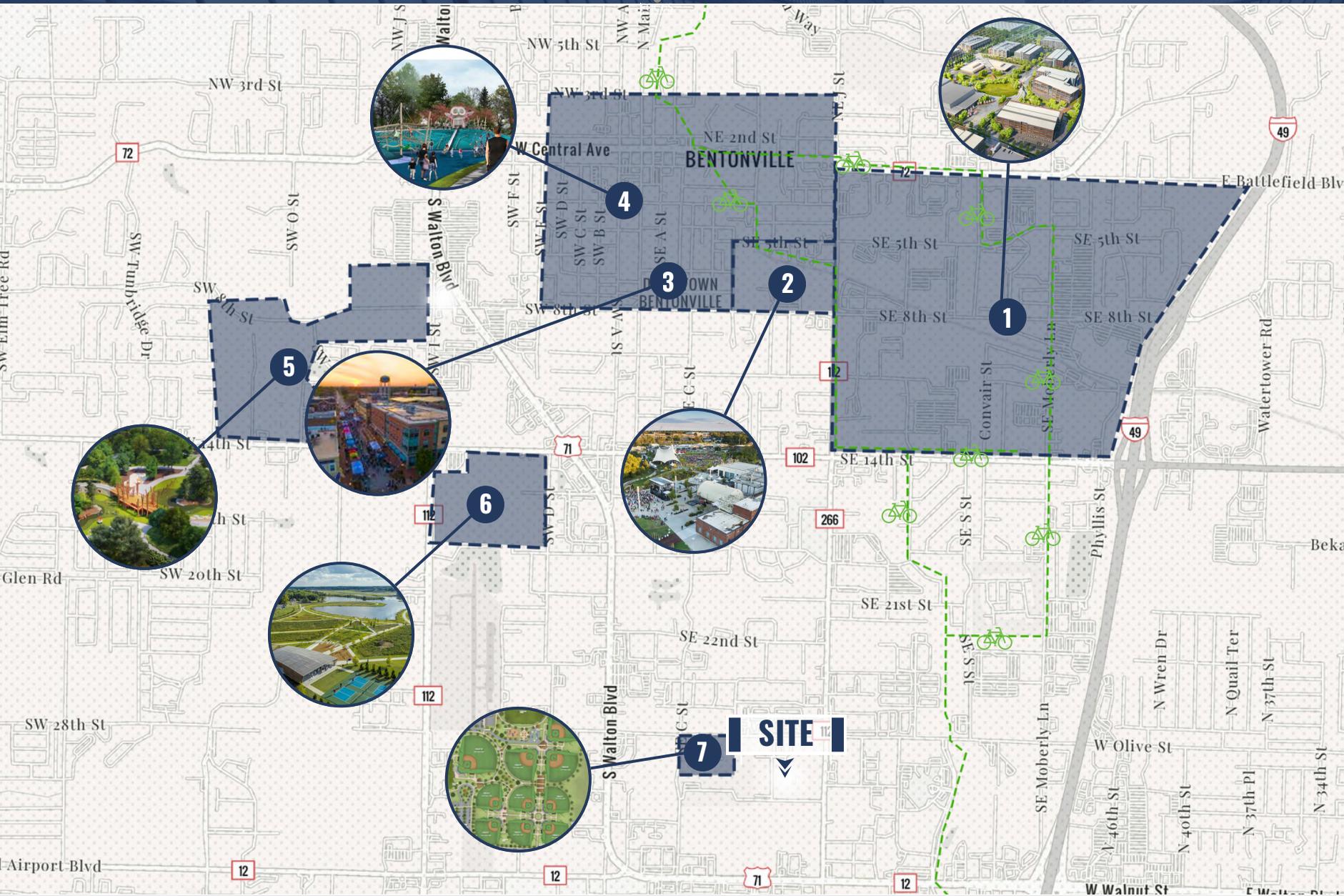
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# NEARBY AMENITIES/DEVELOPMENTS



## 1 WALMART CAMPUS

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.

## 2 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.

## 3 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.

## 4 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.

## 5 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.

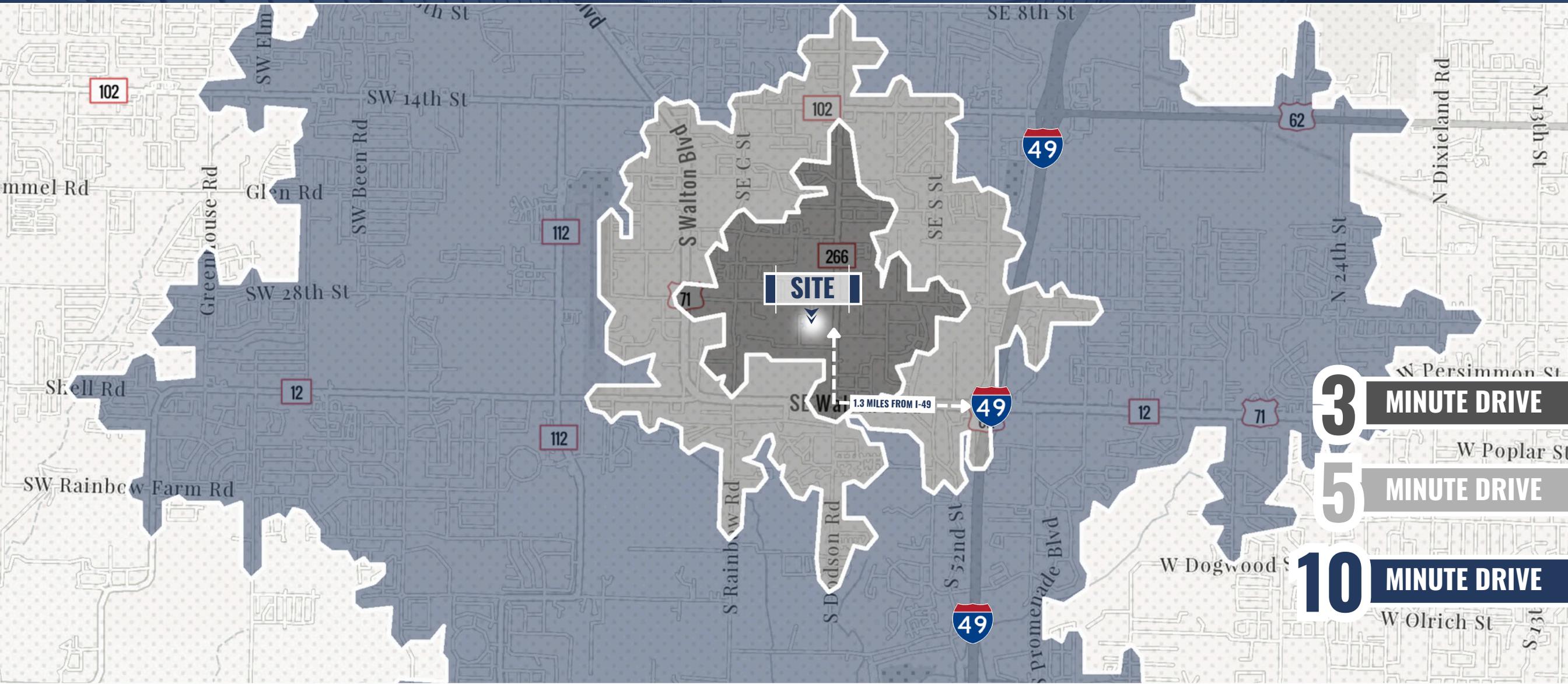
## 6 OSAGE PARK

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.

## 7 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.

# DRIVE TIME MAP



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# DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

2914 SE I ST, BENTONVILLE, ARKANSAS  
3-MILE RADIUS

### KEY FACTS

60,638

Population



24,591

Households

34.1

Median Age

\$77,873

Median Disposable Income

### EDUCATION

4.9%

No High School Diploma



23.5%

High School Graduate



21.6%

Some College/  
Associate's Degree



50.0%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$96,058

Median Household Income



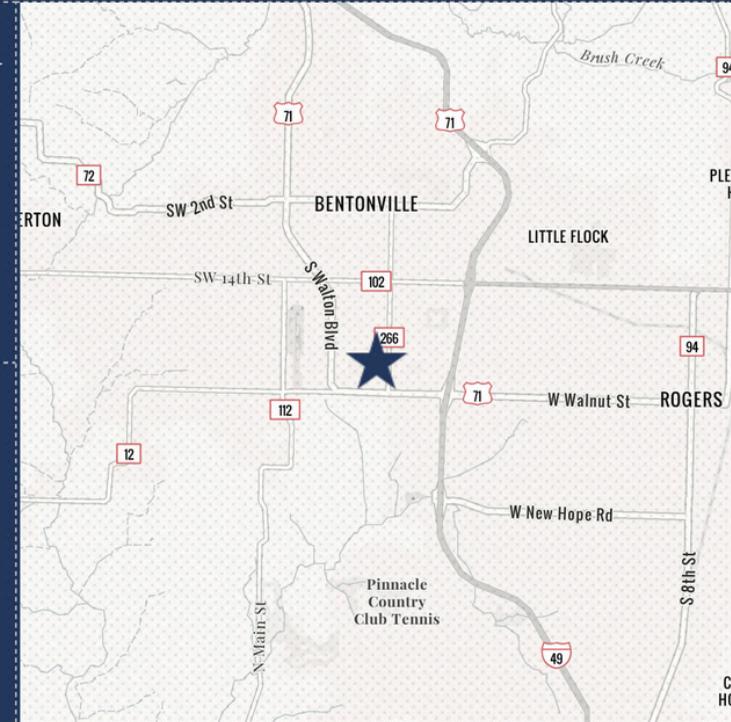
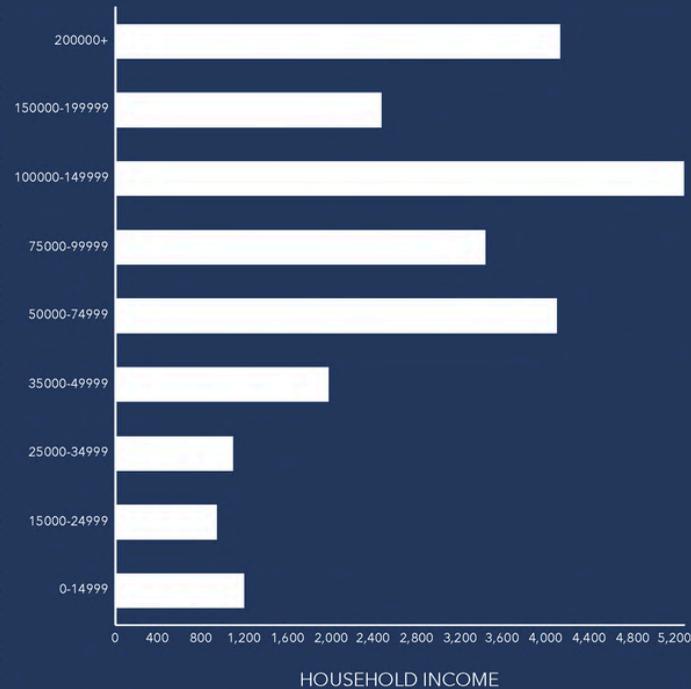
\$51,268

Per Capita Income



\$133,870

Median Net Worth



### EMPLOYMENT



71.4%

White Collar



19.1%

Blue Collar



11.2%

Services

3.8%

Unemployment Rate

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# LOCATION

## LOCATION CONVENIENCE

### Bentonville: A Thriving Hub

Bentonville, Arkansas, is a thriving city in Northwest Arkansas, best known as the headquarters of Walmart and a hub for innovation and culture. Home to attractions like Crystal Bridges Museum of American Art, it combines historic charm with modern growth. With strong connectivity via Interstate 49 and a focus on quality of life, Bentonville continues to attract businesses, residents, and visitors alike.



2.9  
MILES



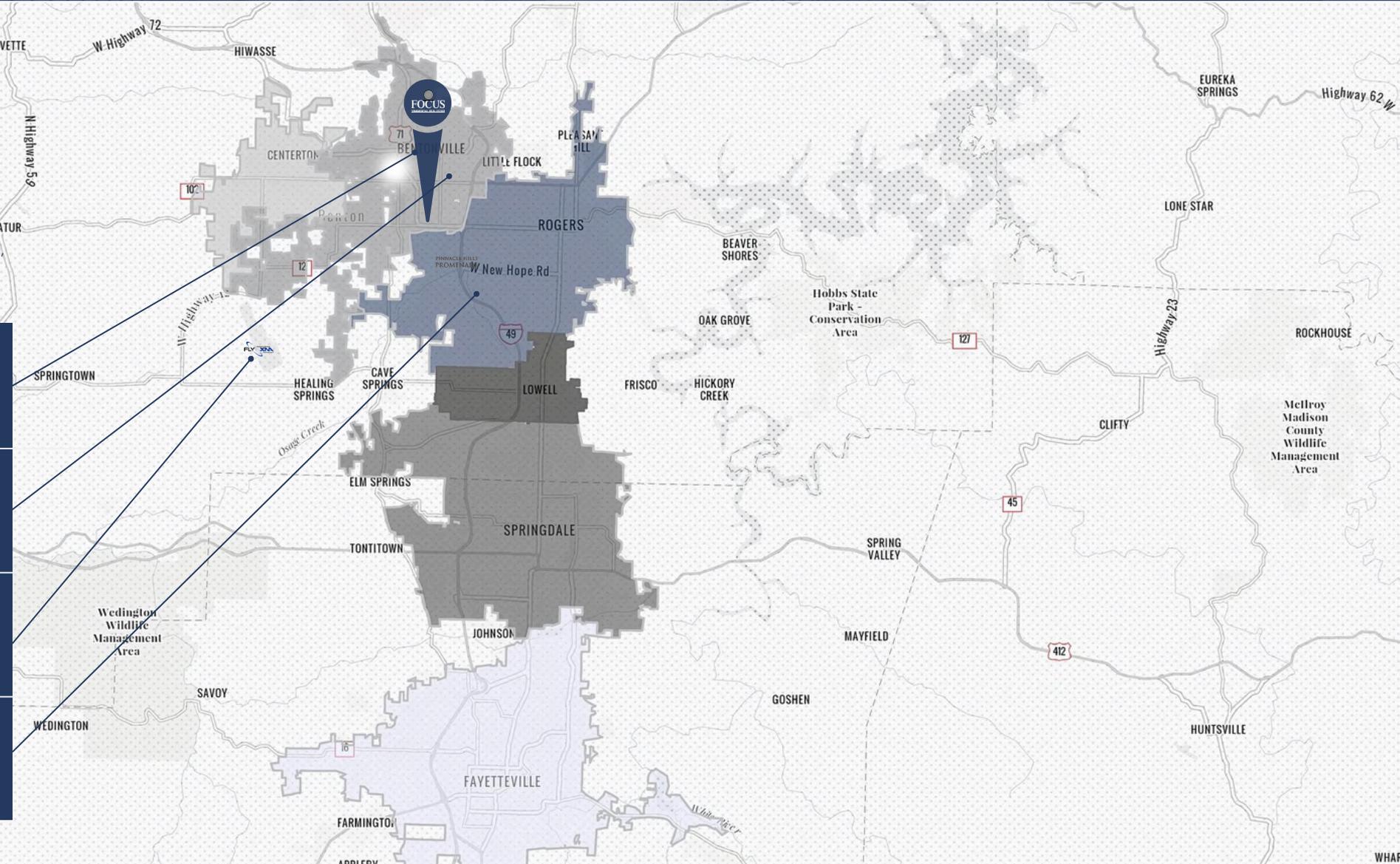
1.4  
MILES



12  
MILES



4.2  
MILES



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# CONTACT US



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Palmer Hays is a Northwest Arkansas native specializing in industrial tenant and landlord representation, industrial sale-leasebacks, and commercial land transactions. With a deep understanding of the regional market, he has completed over 150 industrial transactions totaling more than 1,500,000 square feet. Palmer believes exceptional service is rooted in maintaining a constant pulse on property values, market trends, and capital movement. His market expertise and commitment to staying informed enable him to provide strategic, results-driven guidance that helps clients achieve their real estate objectives.



**COREY FUHRMAN**  
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Corey Fuhrman brings over eight years of experience in commercial real estate brokerage across Arkansas, specializing in Tenant, Landlord, Buyer, and Seller representation in Healthcare, Office, and Investment Properties. With a background in finance and a passion for adding value to commercial real estate, he focuses on helping clients achieve long-term success. Known for his commitment to staying informed and analyzing every transaction in the market, Corey ensures his clients are well-positioned during negotiations to secure the best deals possible.



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