

Lakeside Center Office

1801 Phyllis Street | Bentonville, AR



FOR LEASE



CLICK FOR
VIDEO TOUR

PROPERTY HIGHLIGHTS

- \$23.00/SF MG
- Second Floor: 6,086 SF
 - Can be demised
- Patios on north and south ends of building providing direct access to suites
- Direct balcony access
- Minutes from walking/biking trails
- Upgraded common areas including lobby and restrooms
- Excellent visibility along I-49
- Located within 0.25+/- miles of new Walmart Headquarters

FOR MORE INFORMATION
PLEASE CONTACT:

STEPHANIE FARMER

479 845 3022

sfarmer@sagepartners.com

MARSHALL SAVIERS

mtsaviers@sagepartners.com

479 845 3000

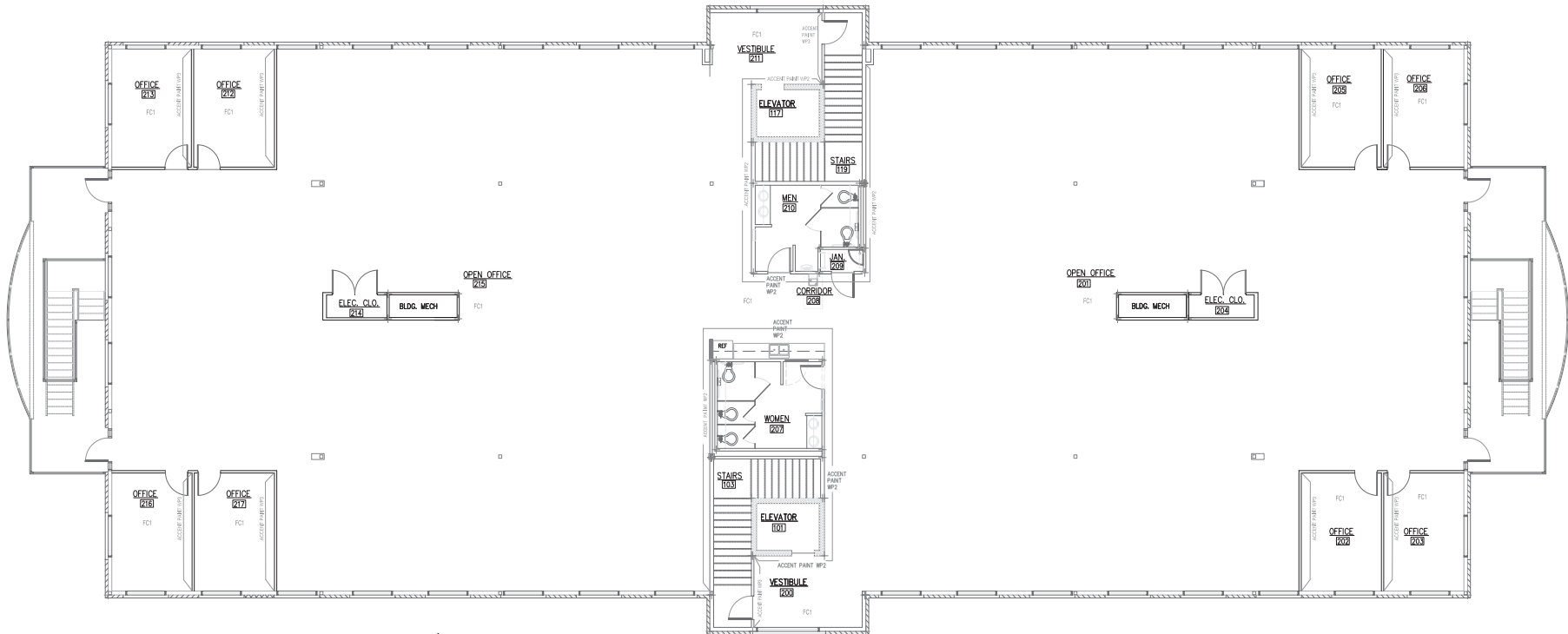
sagepartners.com

*information deemed reliable but not guaranteed

2ND FLOOR PHOTOS 1801 PHYLLIS STREET | BENTONVILLE, AR



2ND FLOOR PLAN 1801 PHYLLIS STREET | BENTONVILLE, AR



1 REMODEL PLAN - 2ND FLOOR
SCALE: 1/8"=1'-0"





Downtown
Bentonville

SW 8TH STREET

Walmart
Current Home Office

34,000 VPD

Walmart
Future Home Office

71

SW 14TH STREET

HUDSON STREET

SUBJECT PROPERTY

OSAGE
PARK

Walmart

sam's club
Home Office

88,000 VPD

INTERSTATE
49

Bentonville
Municipal Airport

WALTON BLVD

SE J STREET

SE 28TH STREET

DIXIELAND ROAD

**NORTHWEST
HEALTH**