

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.

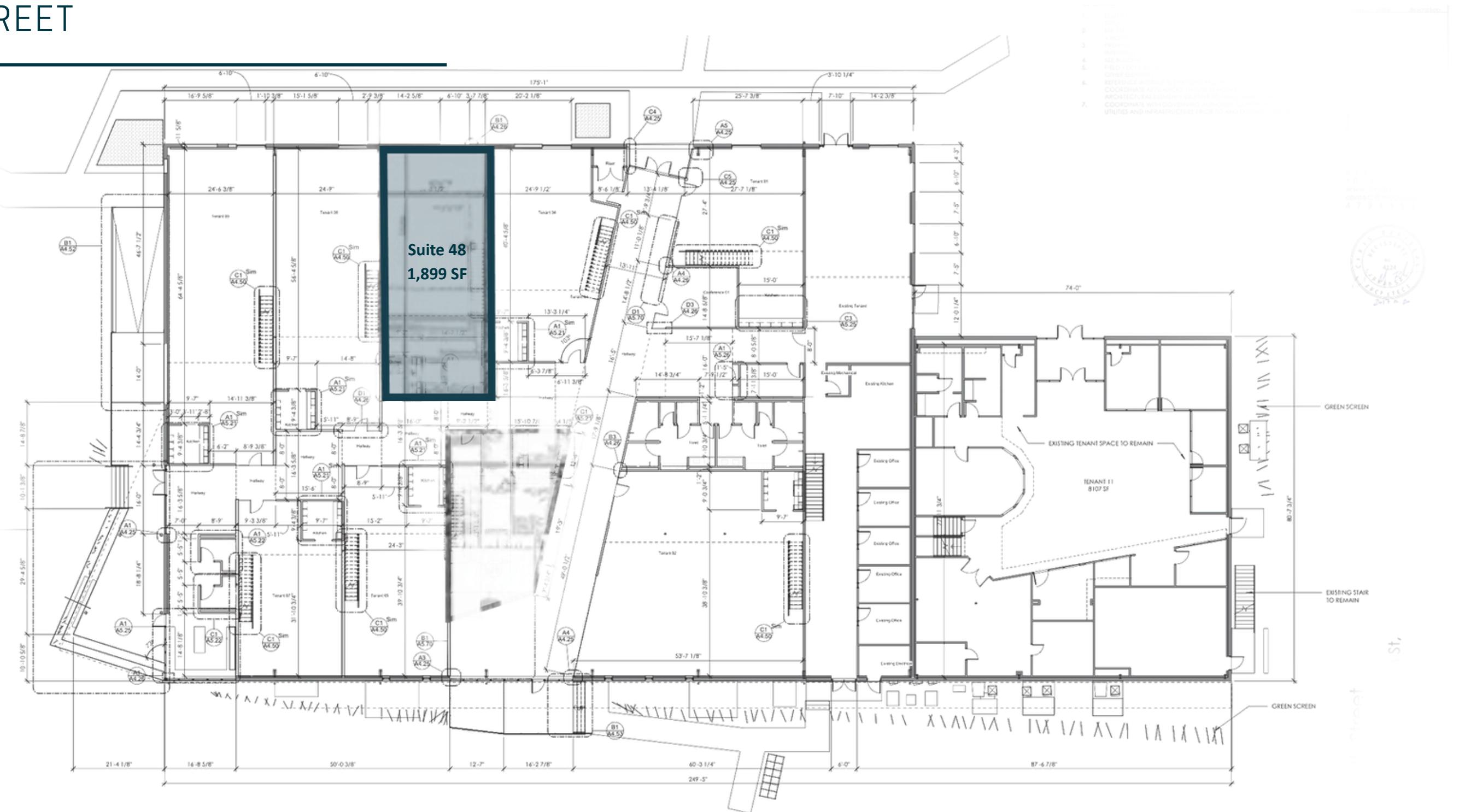
SIZE

1,899 - 2,946 SF



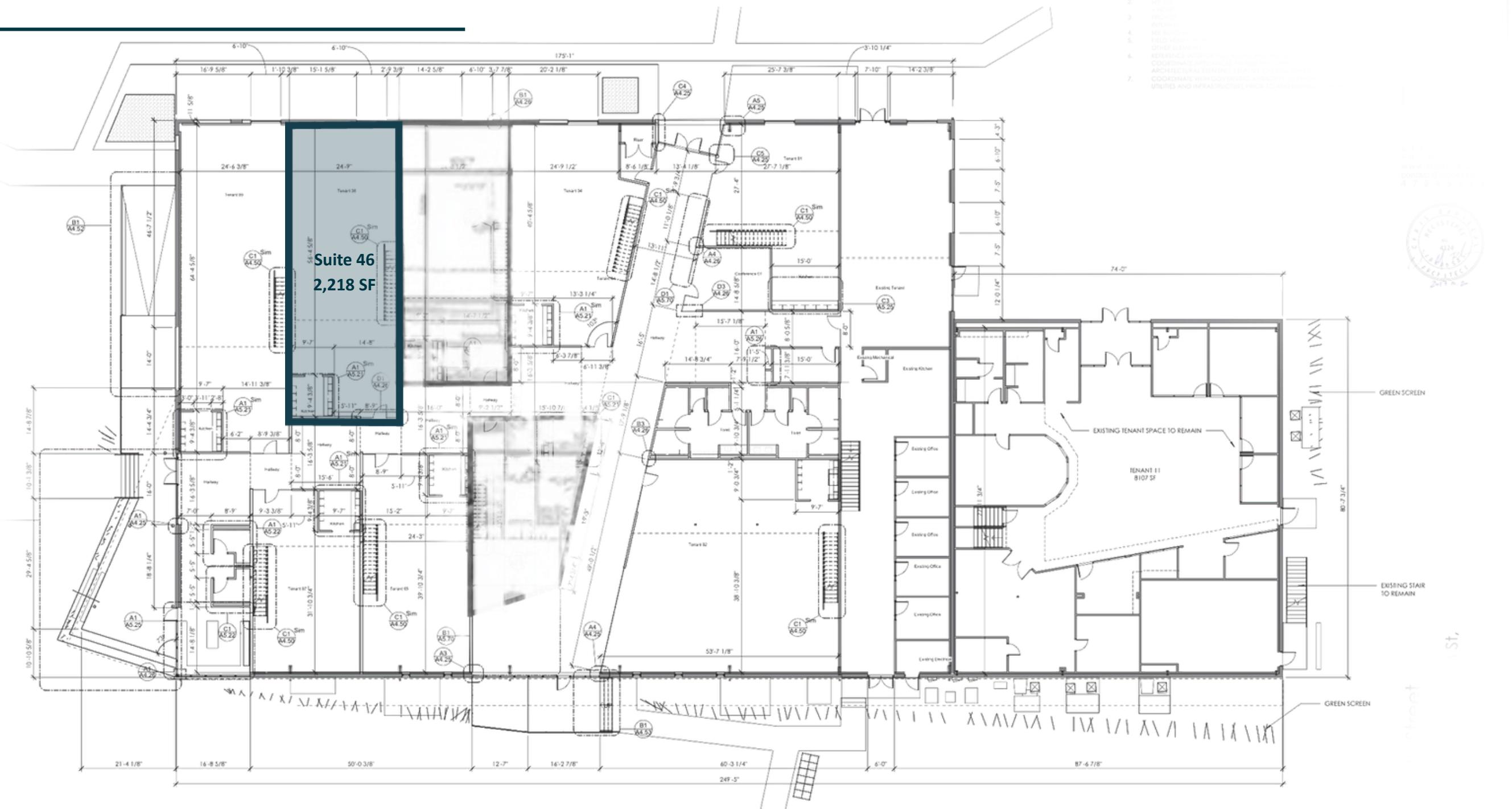
FLOOR | Suite 48 - 1,899 SF

700 SE 5TH STREET



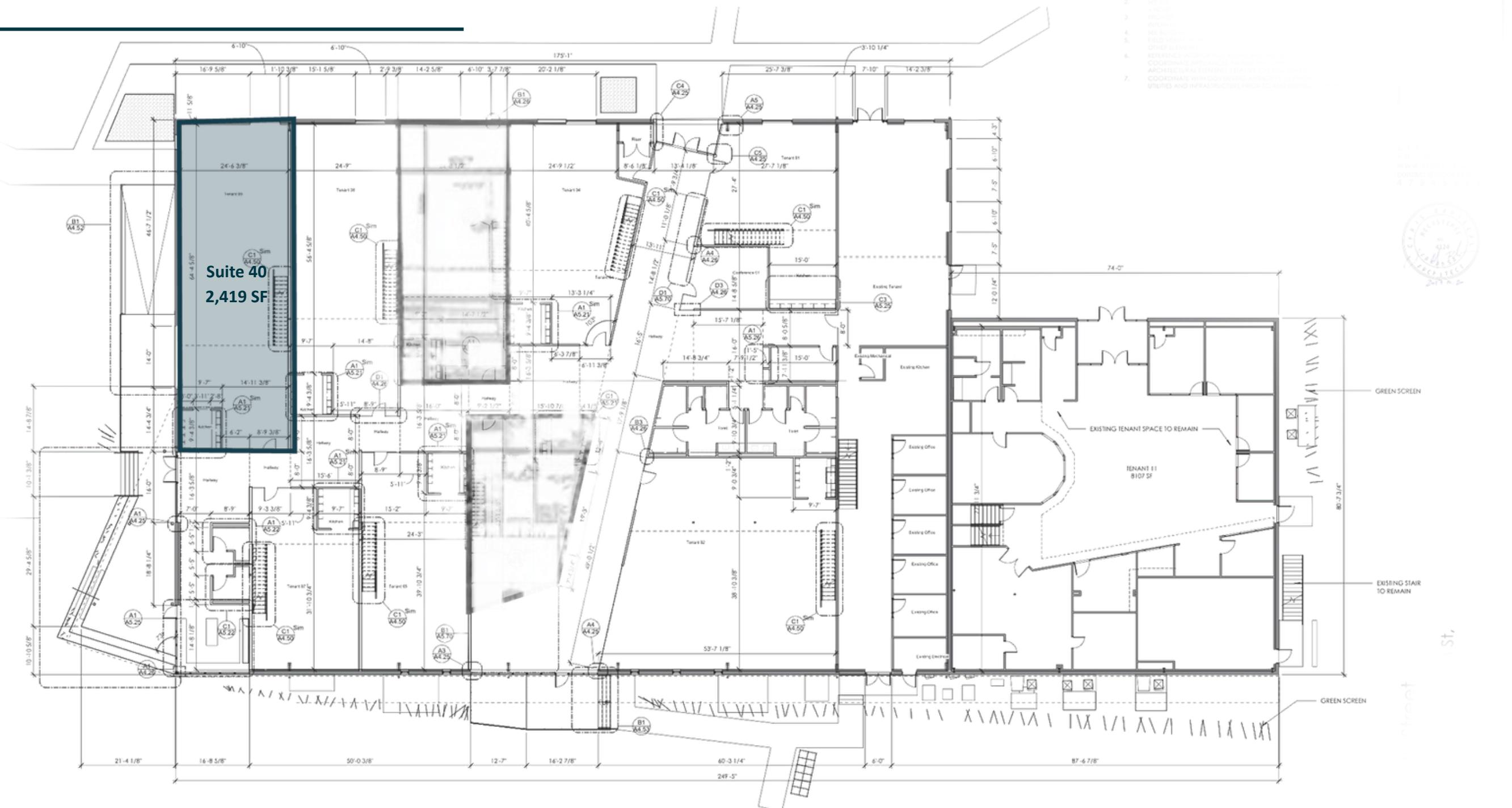
FLOOR | Suite 46 - 2,218 SF

700 SE 5TH STREET



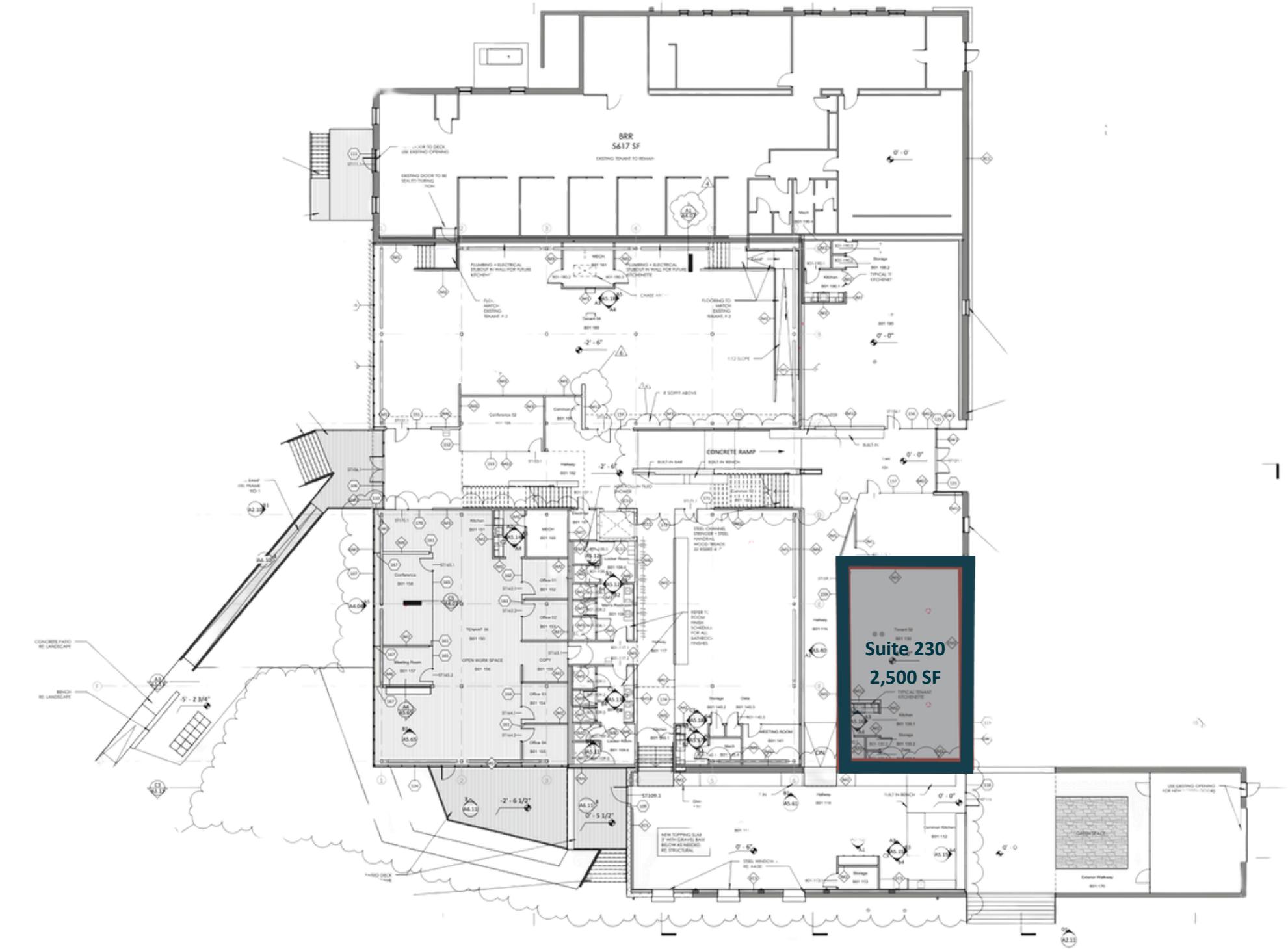
FLOOR | Suite 40 - 2,419 SF

700 SE 5TH STREET



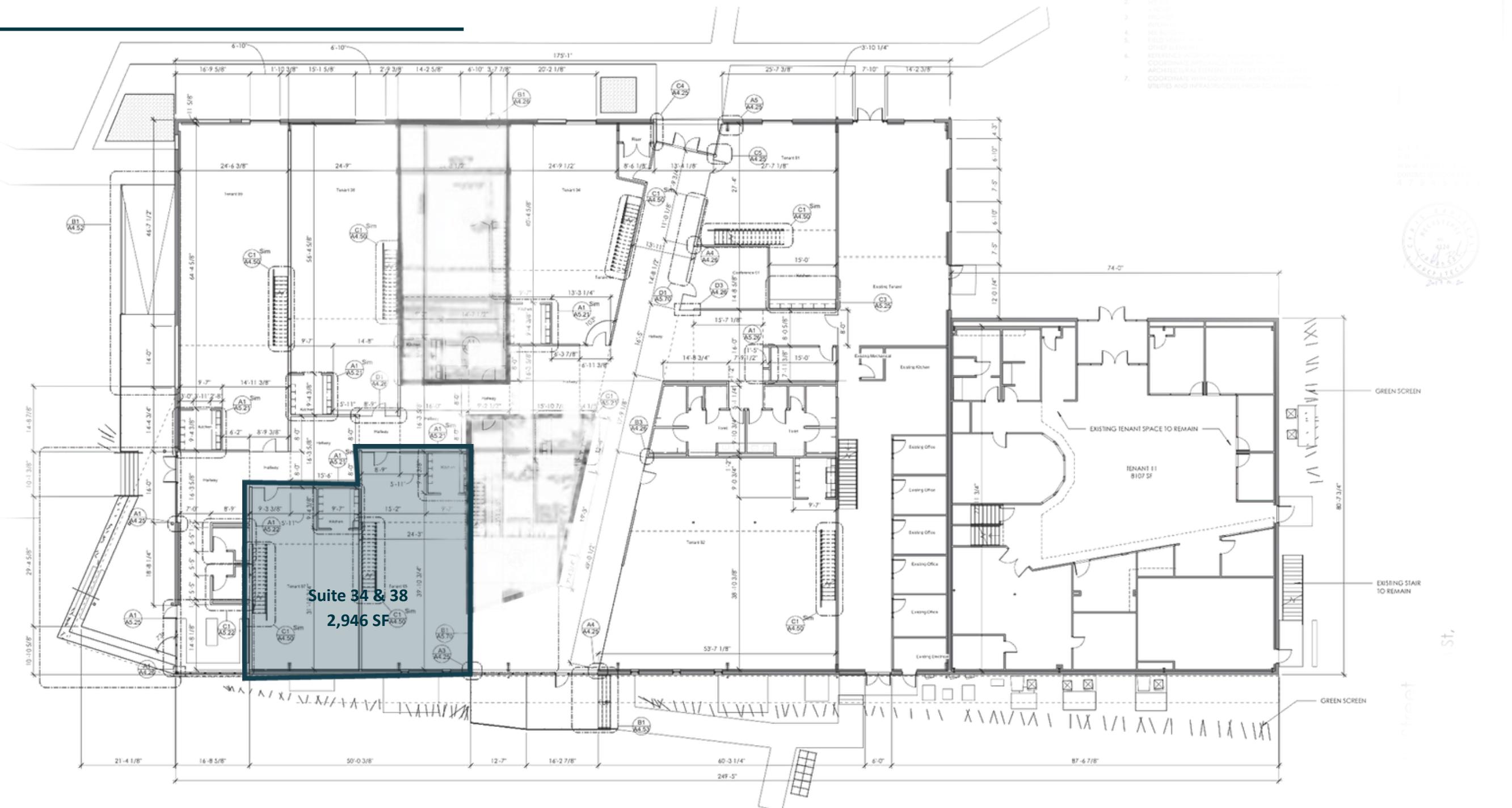
FLOOR | Suite 230 - 2,500 SF

700 SE 5TH STREET



FLOOR | Suite 34 & 38 - 2,946 SF

700 SE 5TH STREET





GET CONNECTED

COMMERCIAL LEASING MANAGER



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