



**FOR LEASE**

# LAKESIDE CENTER

## Property Highlights

- Lease Rate: \$23.00/SF MG
- Suite 202 - 6,482 SF Available
- Suite 203 - 3,332 SF Available
- Suite 205 - 3,150 SF Available
- Landlord willing to provide TI
- Patios on north and south ends of building providing direct access to suites
- Ample parking
- Minutes from walking/biking trails
- Upgraded common areas including lobby and restrooms
- Excellent visibility/signage opportunity along I-49
- Located within 0.25 ± miles of Walmart Headquarters, David Glass Technology Center, and Sam's Club HQ

**For more information, please contact:**

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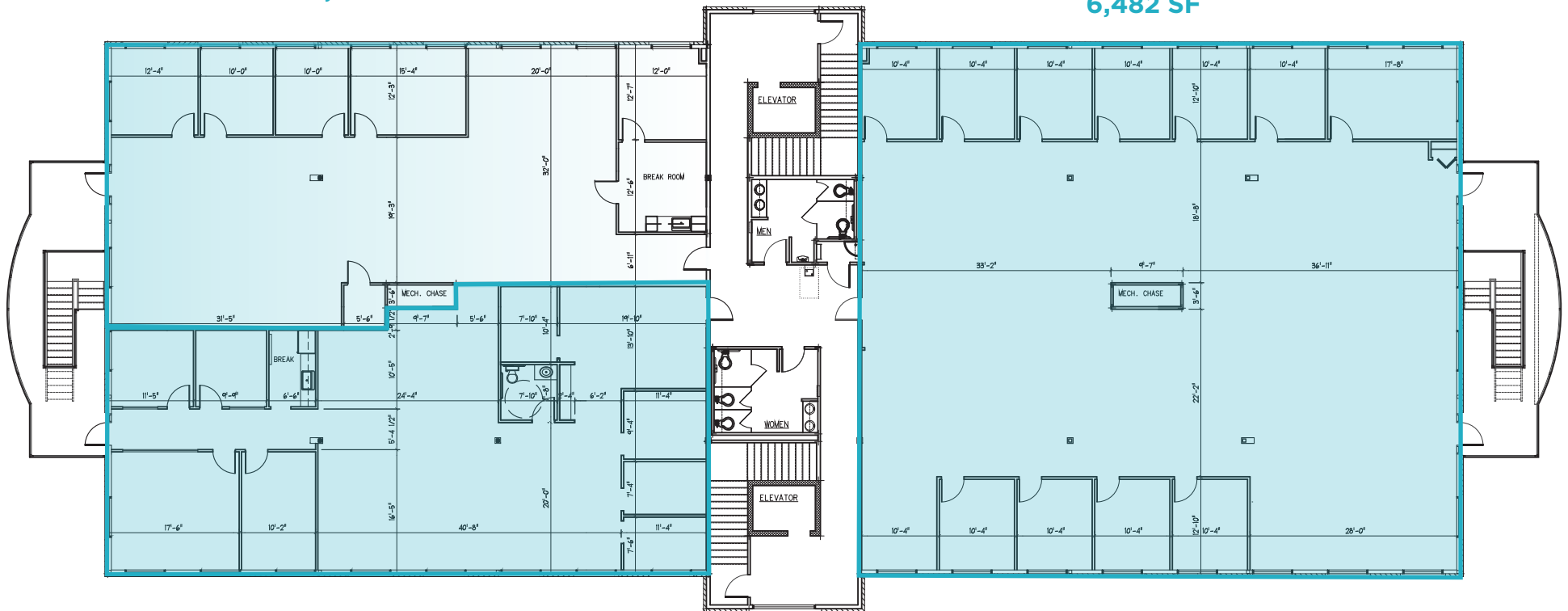
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\*information deemed reliable but not guaranteed

SUITE 205  
3,150 SF

SUITE 202  
6,482 SF



SUITE 203  
3,332 SF

ADV. FLOOR PLAN  
Scale: 1/8"=1'-0"

\*floor plan depicted is estimated and may vary from actual conditions

# INTERIOR PHOTOS 1703 PHYLLIS STREET, STE 202 | BENTONVILLE, AR



# INTERIOR PHOTOS 1703 PHYLLIS STREET, STE 203 | BENTONVILLE, AR

CUSHMAN &  
WAKEFIELD

sage  
PARTNERS



# INTERIOR PHOTOS 1703 PHYLLIS STREET, STE 205 | BENTONVILLE, AR

**CUSHMAN & WAKEFIELD**

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