

+/- 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 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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TIMOTHY SALMONSEN

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

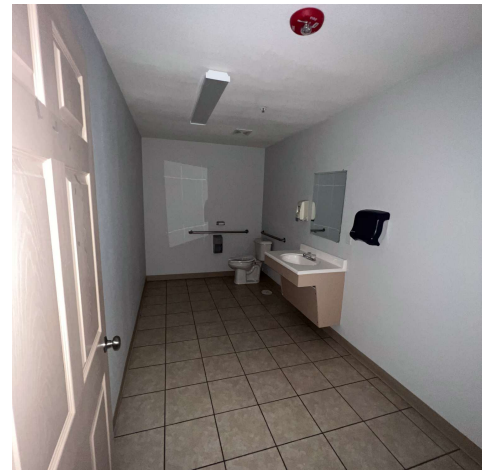
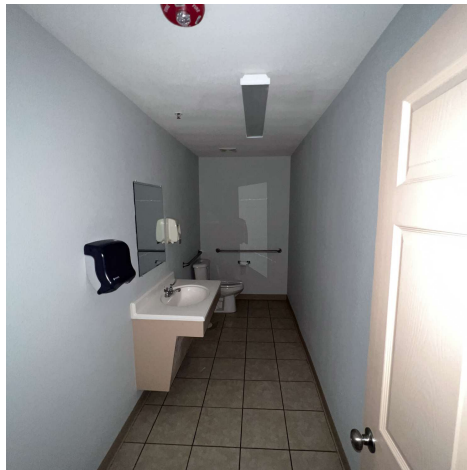
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201 SW 14th St.
Suite 203
Bentonville, AR 72712

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7255 MEESHOW - SUITE B

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7255 MEESHOW - SUITE B FLOOR PLAN

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Suite A

Suite B



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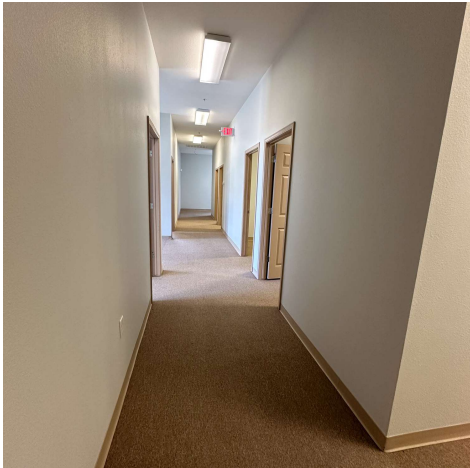
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7255 MEESHOW - SUITE C

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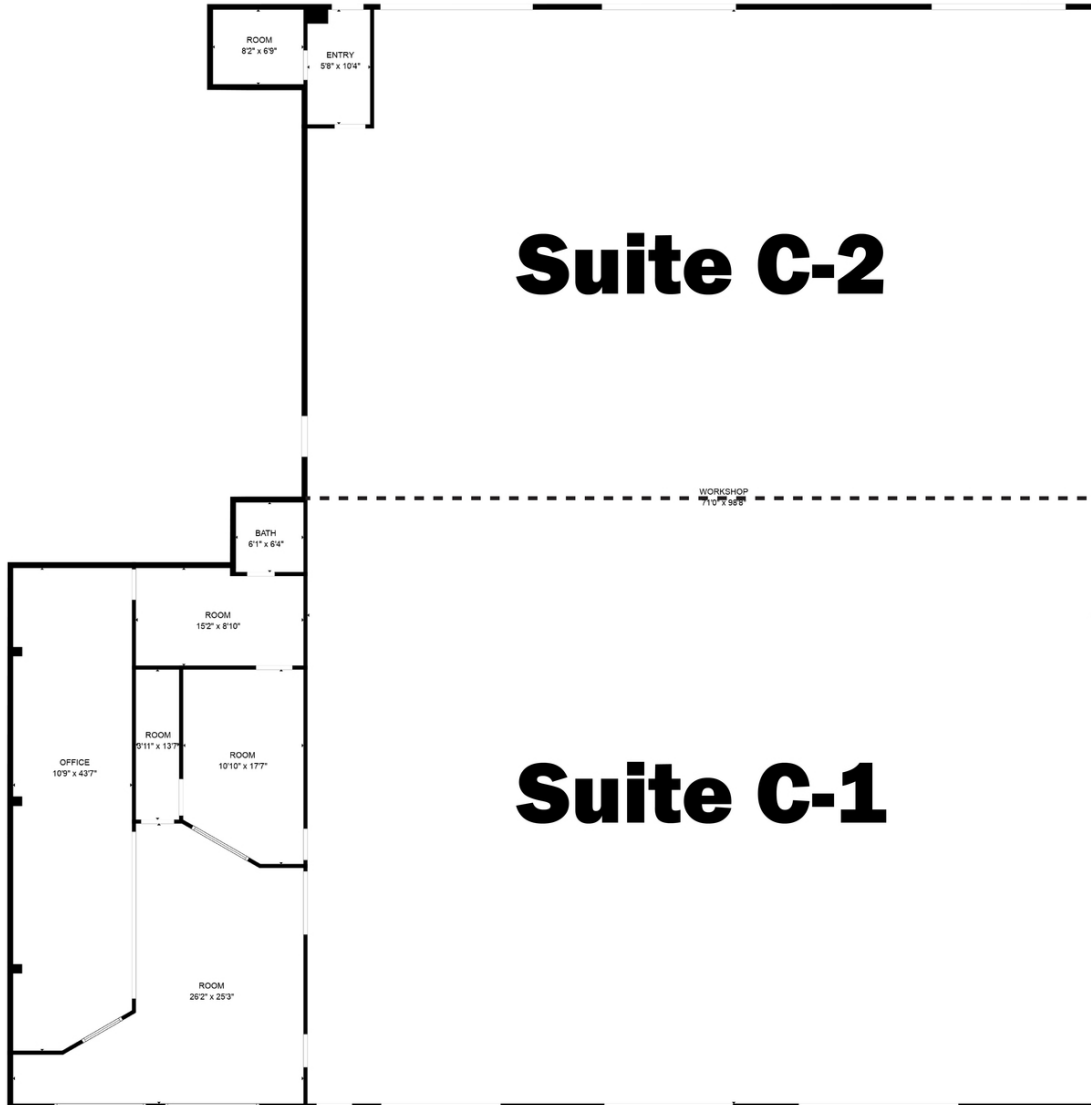
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7255 MEESHOW - SUITE C FLOOR PLAN

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7255 Meeshow



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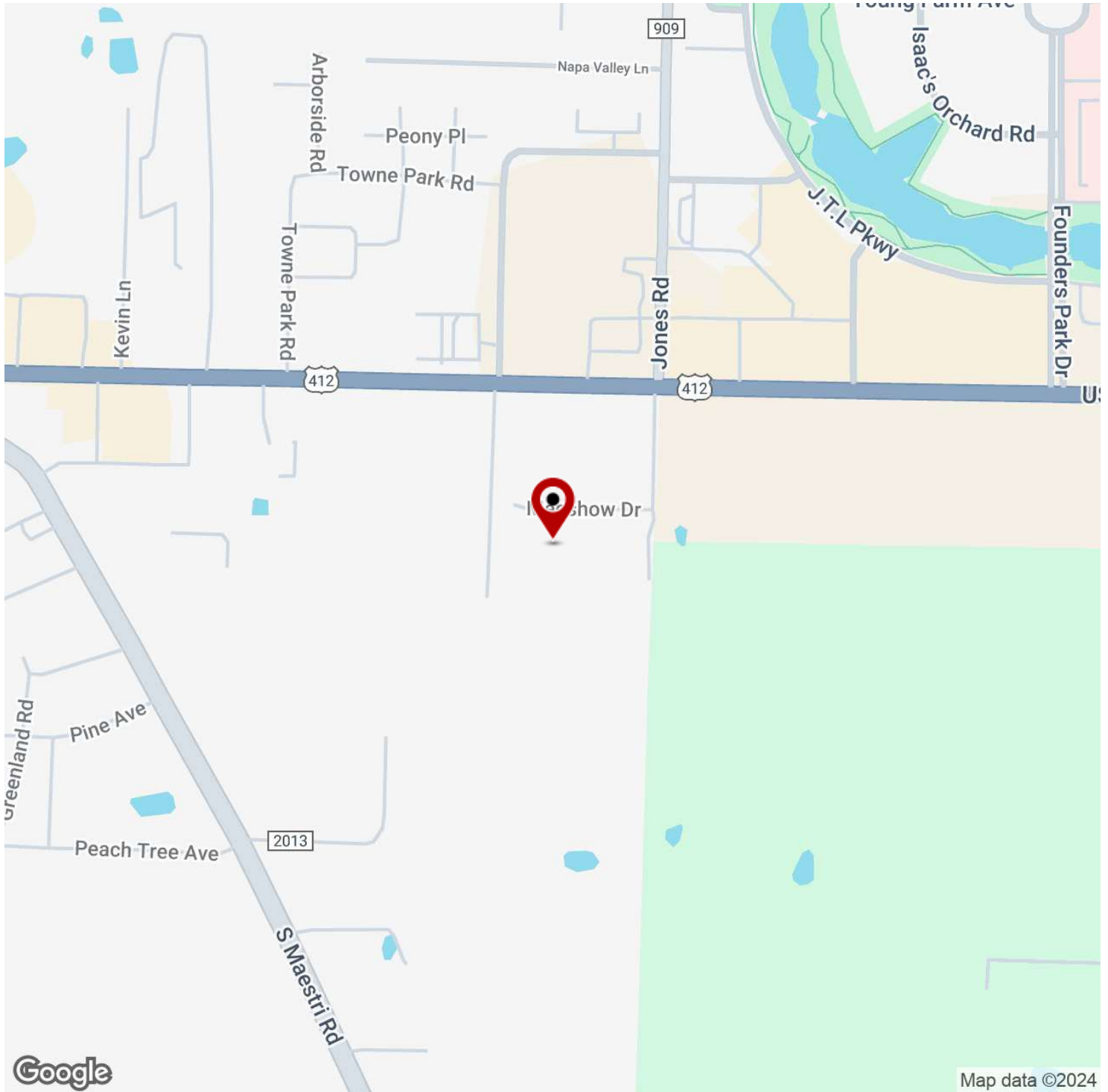
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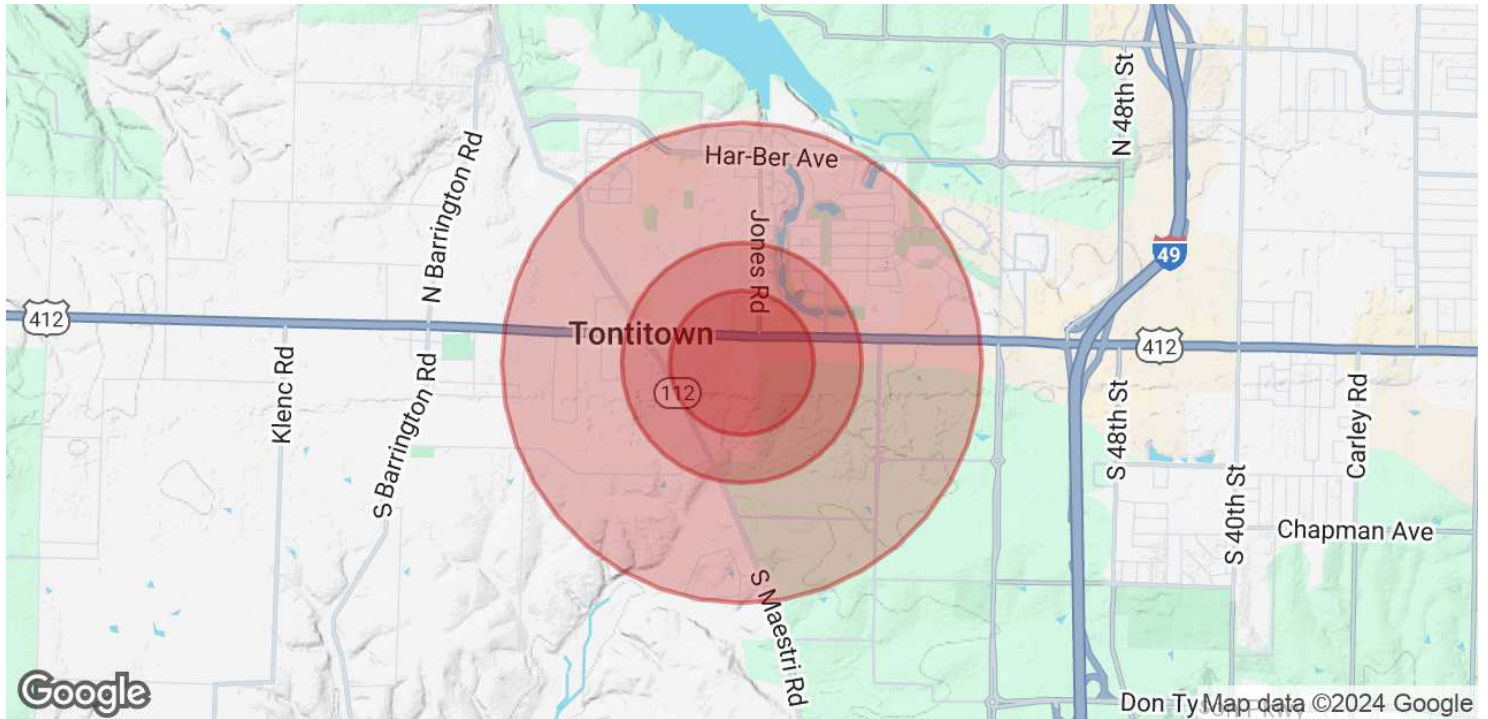
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	160	939	4,333
Average Age	36	36	39
Average Age (Male)	35	36	38
Average Age (Female)	37	37	40

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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