

±3,422 SF OFFICE SPACE FOR LEASE

203 SE 22ND ST

BENTONVILLE, AR 72712



COREY FUHRMAN

BROKER

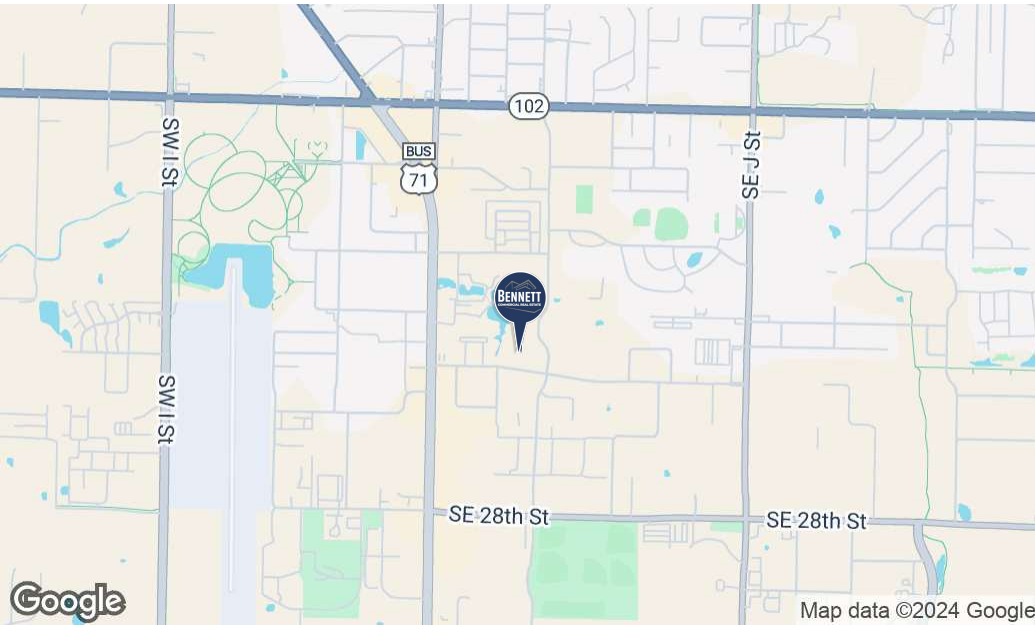
479.504.2034

COREY@BENNETTCRE.COM

5512 WEST WALSH LN, 201, ROGERS, AR 72758 | 479.278.4040 | BENNETTCRE.COM

203 S EAST 22ND ST, BENTONVILLE, AR 72712

SITE SUMMARY | FLOOR PLAN



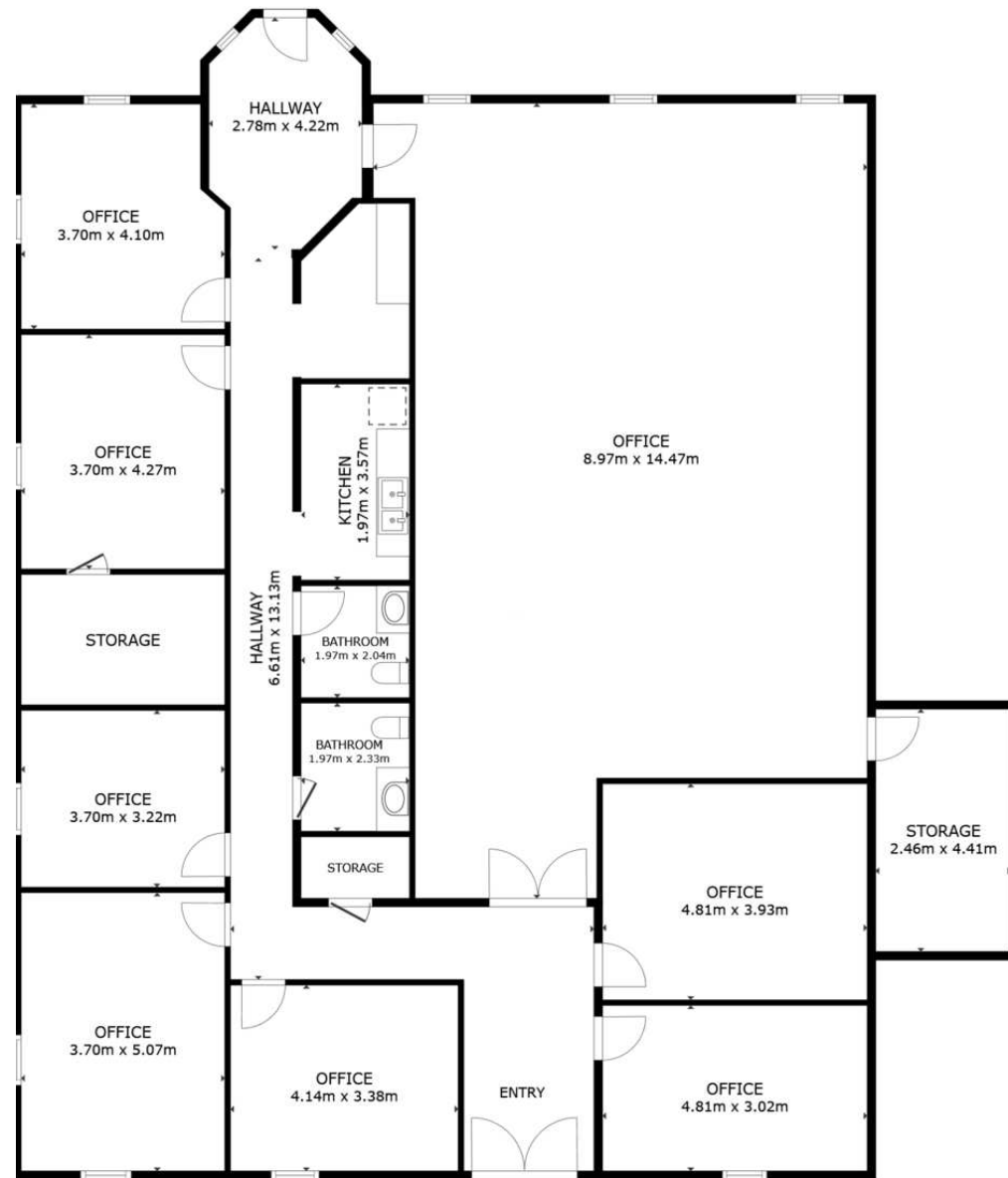
360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Less than a 3-minute drive to the new Walmart Home Office and Sam's Club Home Office. Near several new projects such as Climb Bentonville, Bentonville Brewery, and Osage Park at Thaden Field. New J Street & 22nd Street traffic light.

SUITE 3

LEASE RATE:	\$17.50 SF/yr (MG)
AVAILABLE SF:	3,422 SF



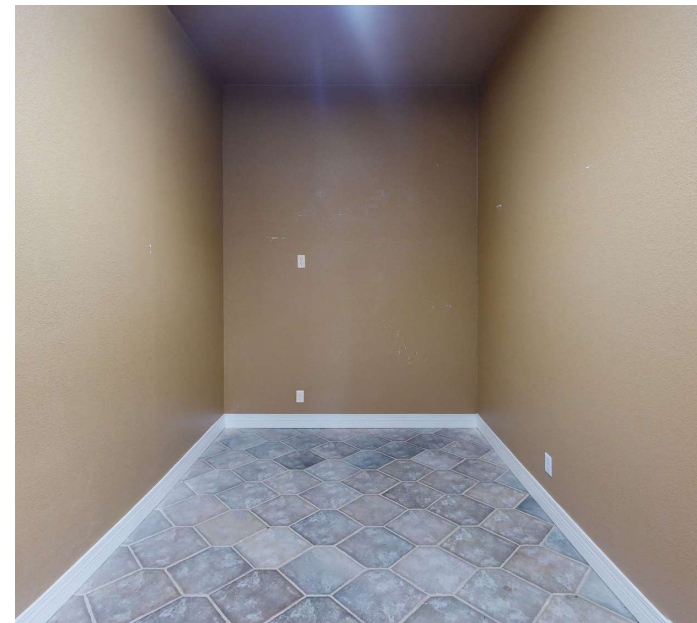
FLOOR PLAN



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OFFICE BUILDING FOR LEASE

Walmart  CAMPUS

 THE INTERNATIONAL SCHOOL

 BAYER BRUNG

 iA INFINITI Athletics

 SWIFT FIT EVENTS

 SITE

 MojoMarketing

SE 22ND ST

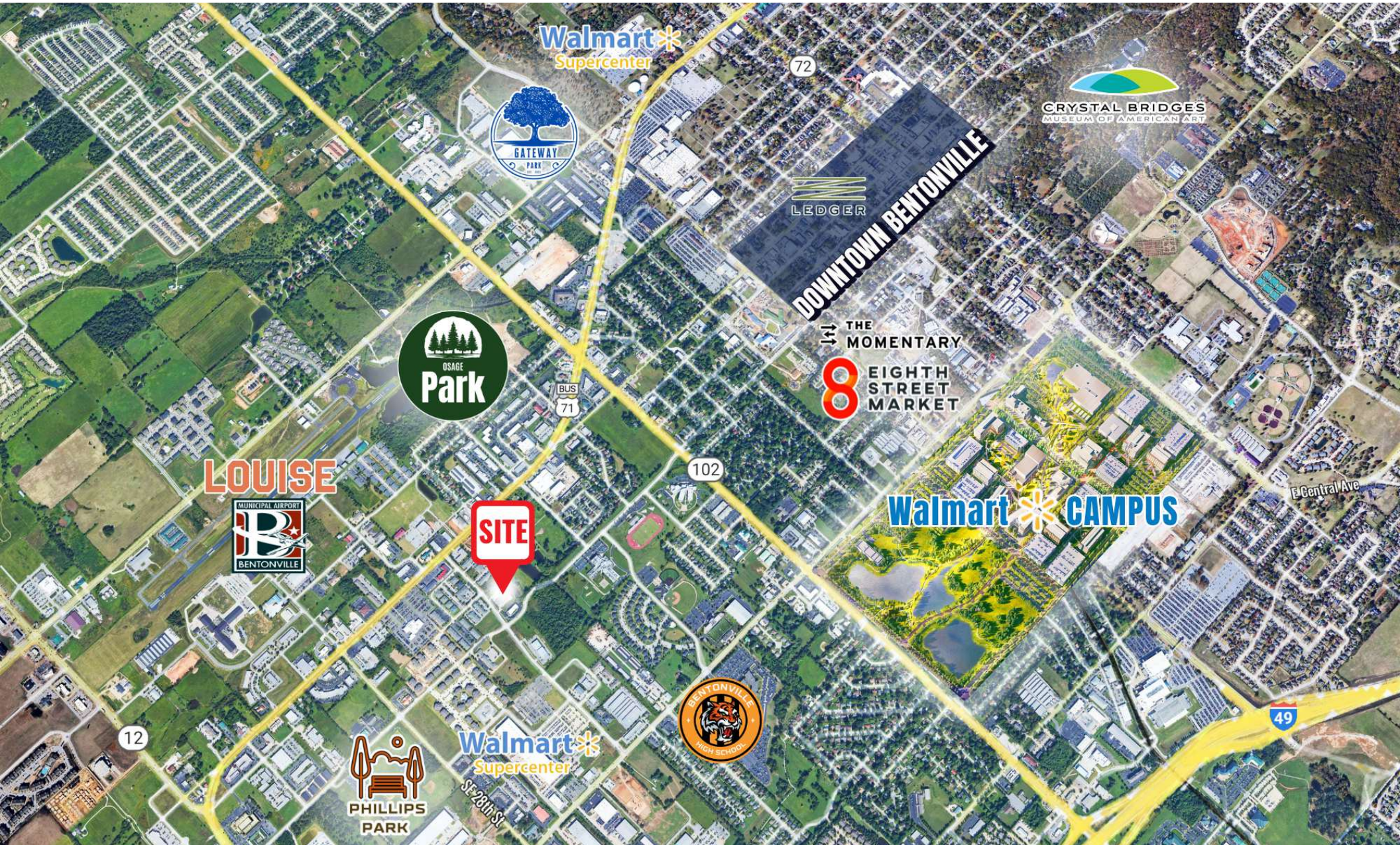
SE 22ND ST

SE C STREET

 **BENNETT**
COMMERCIAL REAL ESTATE

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OFFICE SPACE FOR LEASE



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 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.

3 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.

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 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.

7 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.



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