

FOR LEASE



BUILDING HIGHLIGHTS

- Lease Rate: \$25.00 SF/YR NNN
- 2,166 SF Building
- Walking distance to Downtown Square
- Located in the Arts District in Downtown Bentonville
- Across from Gearhead, Pedaler's Pub and Bike Rack Brewery

FOR MORE INFORMATION
PLEASE CONTACT:

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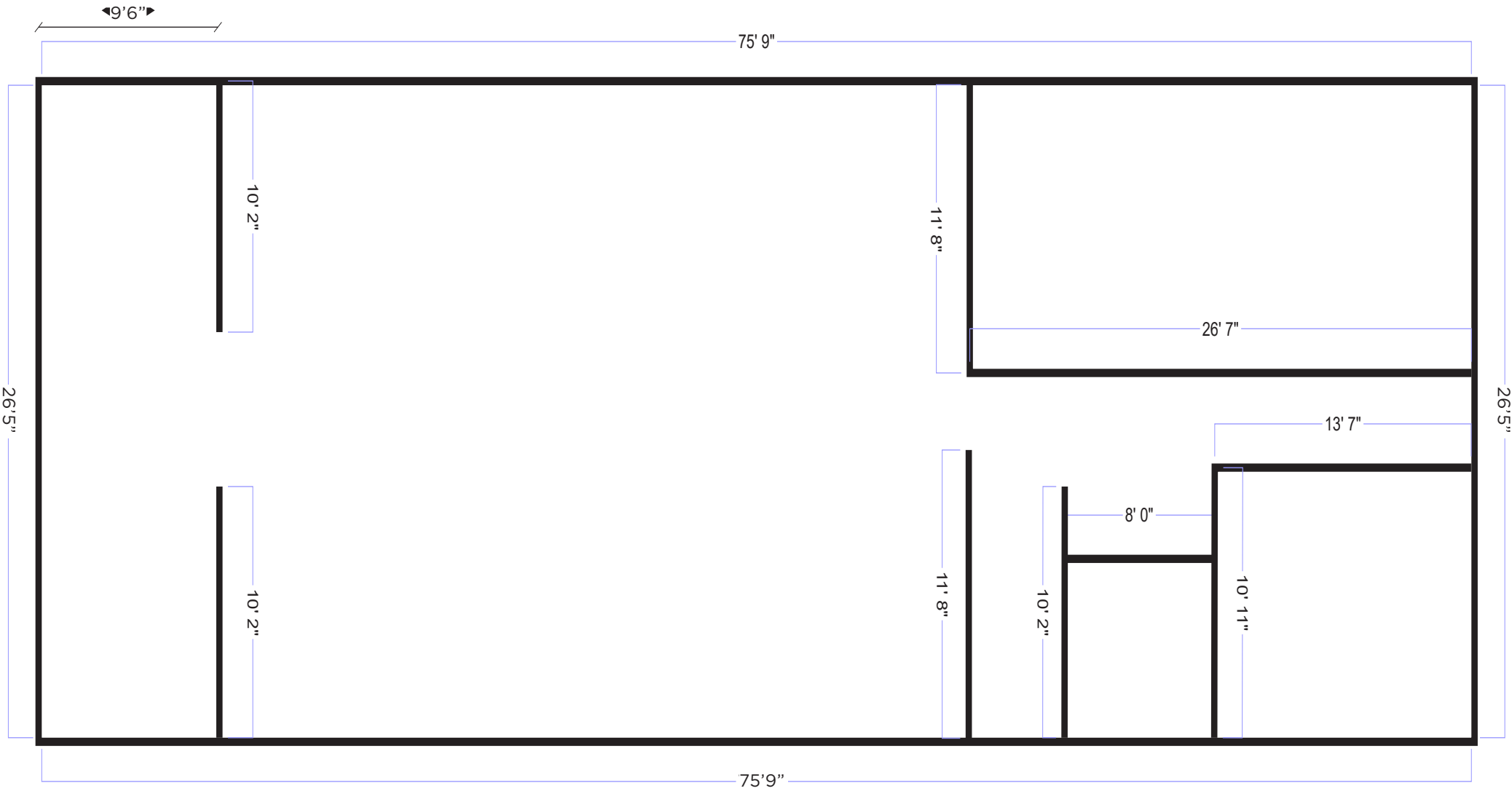
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*information deemed reliable but not guaranteed

INTERIOR PHOTOS 409 SW B STREET | BENTONVILLE, AR







Walmart
HOME OFFICE

SUBJECT PROPERTY

SW 8TH STREET

FUTURE CAMPUS
Walmart
HOME OFFICE

@ **BEKAERT**

SE 14TH STREET

HUDSON STREET

Walmart

Bentonville
Municipal Airport

S WALTON BLVD

INTERSTATE
ARKANSAS
49

Sam's
CLUB

PAIN TREATMENT
CENTERS OF AMERICA

SE 28TH STREET

DIXIELAND ROAD

Davita

SE J STREET

NORTHWEST
HEALTH

BUS
71

NORTHWEST ARKANSAS

National publications, economists and university researchers recognize Northwest Arkansas as one of the nation's most successful regions. They are consistent with their praise of Northwest Arkansas, its counties and cities, its economy and businesses, and its quality of life.



BEST IN THE U.S.

Lonely Planet, the world's largest publisher of travel-related books and guides, in February 2016 ranked Northwest Arkansas at No. 7 in its list of "Best in the U.S."

BEST CITIES FOR JOBS

Northwest Arkansas in 2017 sat at No. 6 in a ranking of the nation's Best Cities for Jobs, according to NewGeography.com.

BEST PLACES TO LIVE

U.S. News & World Report put the Fayetteville-Springdale-Rogers (Northwest Arkansas) Metropolitan Statistical Area at No. 5 on its 2017 list of Best Places to Live.

FASTEST-GROWING ECONOMY THROUGH 2021

The Fayetteville-Springdale-Rogers Metropolitan Statistical Area (Northwest Arkansas) economy, according to a report by IHS Global Insight for the U.S. Conference of Mayors.

Visit <http://www.nwacouncil.org/our-regions-ranking/> for more information.



BELLA VISTA

This city, on the northern end of the Northwest Arkansas region, was selected as one of the nation's 25 Best Places to Retire in 2017 by Forbes. The affordability of housing was a significant factor in the ranking.

BENTONVILLE

NerdWallet put Bentonville at No. 9 on its list of Best Small Cities for Families in October 2017. The online publication ranked cities with populations between 25,000 and 75,000 residents.



National Geographic selected Bentonville as one of America's 20 Best Mountain Bike Towns in May 2017.

FAYETTEVILLE

Money magazine selected Fayetteville as No. 1 on its ranking of Best Places for Singles Right Now in February 2018.

Money magazine ranked Fayetteville No. 43 of the Top 70 in its September 2017 Best Places to Live.



ROGERS

Money magazine ranked Rogers No. 45 of the Top 70 in its September 2017 Best Places to Live.

SILOAM SPRINGS

Money magazine ranked Siloam Springs No. 68 of the Top 70 in its September 2017 Best Places to Live.



SPRINGDALE

WalletHub ranked Springdale as the nation's 17th on a list of the Fastest-Growing Cities in America among 515 cities evaluated in 2017. It sits at No. 6 among small cities.

Money magazine ranked Springdale No. 58 of the Top 70 in its September 2017 Best Places to Live.