

FOR LEASE

# BLUME BENTONVILLE

## 609 SW 8TH ST | BENTONVILLE, AR



# BLUME BENTONVILLE

609 SW 8TH ST | BENTONVILLE, AR 72703



CUSHMAN &  
WAKEFIELD

sage  
PARTNERS

Located in Downtown Bentonville, just minutes from the new Walmart Headquarters, Sam's Club Headquarters, Interstate 49, and many restaurant and retail options, Blume Bentonville is the ideal office location for your business.

Here, you'll find:

- Various sizes of Class A office space
- On-site fitness center, pickleball courts, loading dock, climate controlled storage
- 2 loading docks; 1 drive-in door and service elevator
- Renovations and updated amenities coming soon
- Close proximity to Razorback Greenway, Osage Park, and 8th Street Gateway Park
- Easy access to I-49 via SW 8th St
- Sustainability initiatives in place

\*information deemed reliable but not guaranteed

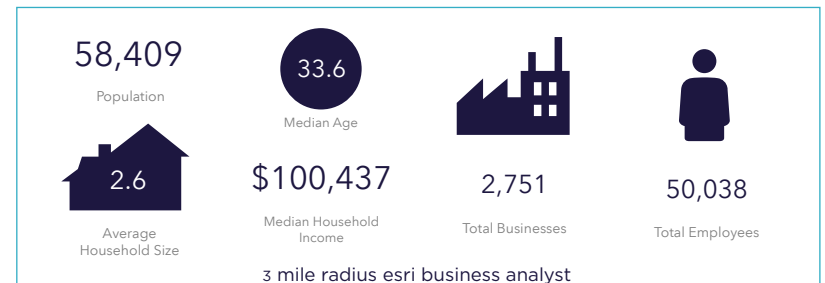
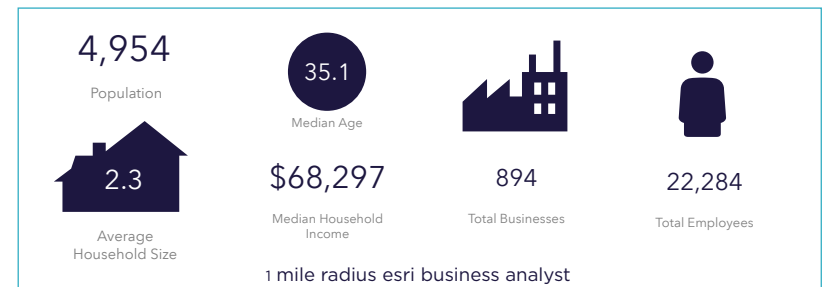
## AVAILABLE SUITES

215	1,475 ± RSF	520	2,310 ± RSF
220	1,476 ± RSF	525	3,913 ± RSF
225	1,620 ± RSF	555	5,150 ± RSF
250	1,492 ± RSF	725	7,955 ± RSF
335	5,032 ± RSF	740	2,045 ± RSF
340	1,057 ± RSF	860	9,961 ± RSF
345	4,037 ± RSF	910	7,014 ± RSF
410	6,750 ± RSF		



Click to view virtual tours of suites

Suites 215-225 can be combined for max contiguous 4,571 ± RSF  
Suites 335-345 can be combined for max contiguous 10,126 ± RSF  
Suites 520-525 can be combined for max contiguous 6,223 ± RSF



# PROPERTY PHOTOS

609 SW 8TH ST | BENTONVILLE, AR 72703



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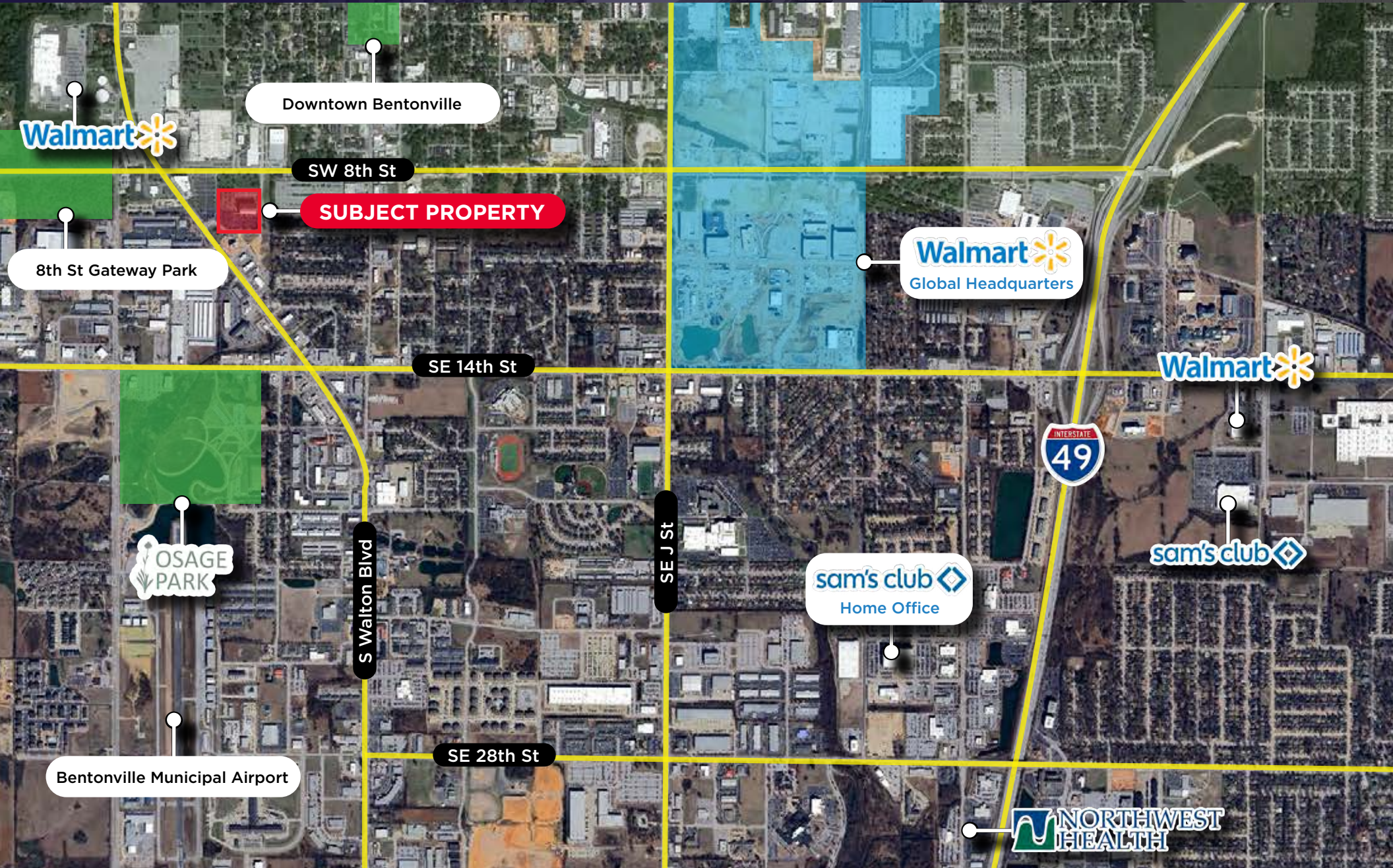
# AERIAL

609 SW 8TH ST | BENTONVILLE, AR 72703



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Downtown Bentonville

SW 8th St

**SUBJECT PROPERTY**

Walmart

8th St Gateway Park

Walmart  
Global Headquarters

SE 14th St

Walmart

OSAGE  
PARK

S Walton Blvd

SE J St

sam's club  
Home Office

sam's club

INTERSTATE  
49

Bentonville Municipal Airport

SE 28th St

NORTHWEST  
HEALTH

# AMENITIES MAP

OTIS CORLEY OFFICE PARK | BENTONVILLE, AR

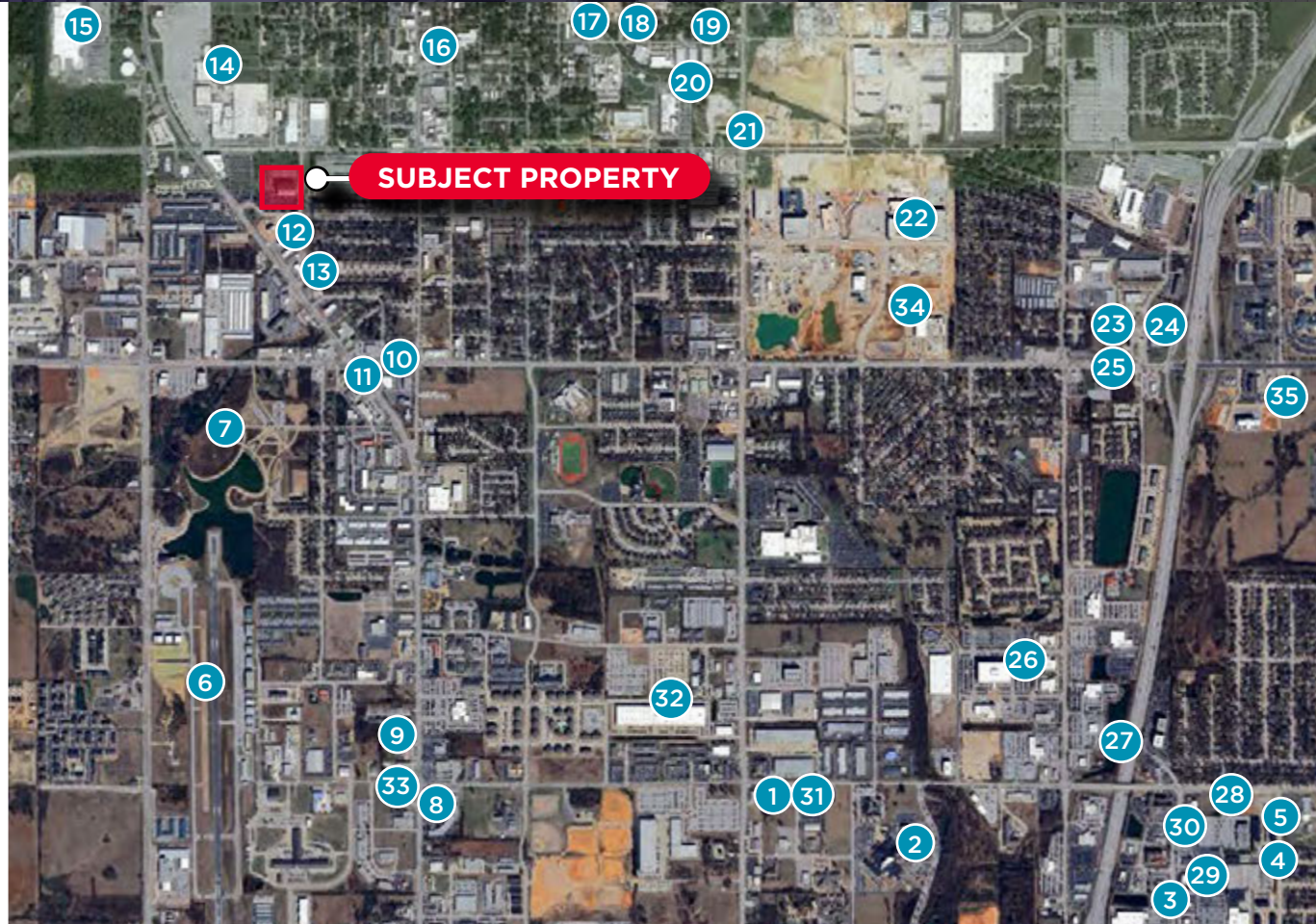


**457**  
RETAIL

**259**  
AREA  
RESTAURANTS

**41**  
HOTELS

\*Information provided within 3 mile radius



- |                                     |   |  |                                |                                |
|-------------------------------------|---|--|--------------------------------|--------------------------------|
| 1. Casey's                          | 7. Osage Park                             | Office   | 20. 8th Street Market          | 28. Arvest Bank                |
| 2. Northwest Medical Center         | 8. Stone Mill Cafe                        | 15. Walmart Supercenter  | 21. Kum & Go                   | 29. Chili's, Residence Inn     |
| 3. Lowe's                           | 9. Doe's Eat Place                        | 16. Downtown Bentonville (Heroes Coffee, Pedaler's Pub, Fox Racing, Trash Ice Cream, Gearhead Experience Center) | 22. Future Walmart Home Office | 30. Rick's Bakery              |
| 4. Ross, Belk, Dollars Tree, Kohl's | 10. Crisp & Green, Five Guys              | 17. The Meteor Cafe  | 23. Sushi House                | 31. 9 Round Kickboxing Fitness |
| 5. Malco Rogers Towne Cinema        | 11. Raising Cane's Chicken Fingers, FedEx | 18. Blu Fish House   | 24. Taco Bell                  | 32. Walmart J Street Office    |
| 6. Bentonville Municipal Airport    | 12. Culver's, Chase Bank                  | 19. Airship Coffee   | 25. The Buttered Biscuit       | 33. Legacy National Bank       |
|                                     | 13. Hype Coffee                           |  | 26. Sam's Club Home Office     | 34. Walton Fitness Center      |
|                                     | 14. Current Walmart Home                  |  | 27. Buffalo Wild Wings         | 35. Home2 Suites by Hilton     |



# BLUme

## BENTONVILLE

### SUSTAINABILITY PLAN

- ENERGY STAR® Certified — using 35% less energy and performing better than 75% of comparable buildings
- Upgraded all lighting to energy-efficient LED bulbs
- Implementing water-efficient landscaping to support conservation
- Introduced indoor natural elements to enhance air quality and support ecology
- Promoting a digital-first policy to reduce paper use
- Recycling encouraged through clearly labeled bins throughout the building
- Newly installed electric vehicle charging stations
- On-site amenities include biking facilities, pickleball courts, and a fitness center to promote active living and well-being

# NORTHWEST ARKANSAS - MOUNTAIN HAVEN WITH INDUSTRY GIANTS

The Fayetteville-Bentonville-Rogers-Springdale MSA, commonly referred to as Northwest Arkansas, is made up of 3 counties, Benton, Washington, and Madison. The region is home to the world's largest retailer, and #1 on the 2024 Fortune 500 list, Walmart. The MSA is experiencing rapid growth. Northwest Arkansas is the fastest growing multifamily market, by percentage, in the US. The metro is on pace to break into the nation's top 100 largest MSA's with 1M+ residents expected by 2040.



**590,337**

MSA Population 2024

**2.5%**

Unemployment Rate 2024

**93%**

Cost Of Business Index

**91.8%**

Cost Of Living Index

Source: Northwest Arkansas Council 2024

## Northwest Arkansas is...

**Booming**

20% GDP growth since 2013

**Dynamic**

U.S. News & World Report's #28 Most Dynamic Metros

**Up-Scale**

Per capita income 14% higher than the national average

**#40 Best Places for Business**

Forbes - 2024

**University of Arkansas Supply Chain Ranked #1 in the Nation**

Northwest Arkansas Council - 2024

**Home to 3 Fortune 500 Companies**

Northwest Arkansas Council - 2024

**#21 Best Place to Live in the U.S.**

U.S. News & World Report - 2024

**8 NWA Schools Rank Among Top 10 In The Nation**

U.S. News & World Report - 2024

**#7 Best Performing Cities**

Milken Institute - 2024

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# **BLUME BENTONVILLE**

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