

FOR LEASE

BENTONVILLE PLAZA

609 SW 8TH ST | BENTONVILLE, AR



CUSHMAN &
WAKEFIELD



sage
PARTNERS

BENTONVILLE PLAZA

609 SW 8TH ST | BENTONVILLE, AR 72703



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Located in Downtown Bentonville, just minutes from the new Walmart Headquarters, Sam's Club Headquarters, Interstate 49, and many restaurant and retail options, Bentonville Plaza 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

*information deemed reliable but not guaranteed

AVAILABLE SUITES

215	1,475 ± RSF	410	6,750 ± RSF
220	1,476 ± RSF	555	5,150 ± RSF
225	1,620 ± RSF	725	7,955 ± RSF
250	1,492 ± RSF	730	2,045 ± RSF
340	1,057 ± RSF	860	9,961 ± RSF
345	4,037 ± RSF	910	10,616 ± RSF

Suites 215-225 can be combined for
max contiguous 4,571 ± RSF



4,954

Population

35.1

Median Age



894

Total Businesses



22,284

Total Employees



2.3

Average
Household Size

\$68,297

Median Household
Income

1 MILE RADIUS ESRI BUSINESS ANALYST

58,409

Population

33.6

Median Age



2,751

Total Businesses



50,038

Total Employees



2.6

Average
Household Size

\$100,437

Median Household
Income

3 MILE RADIUS ESRI BUSINESS ANALYST

PROPERTY PHOTOS

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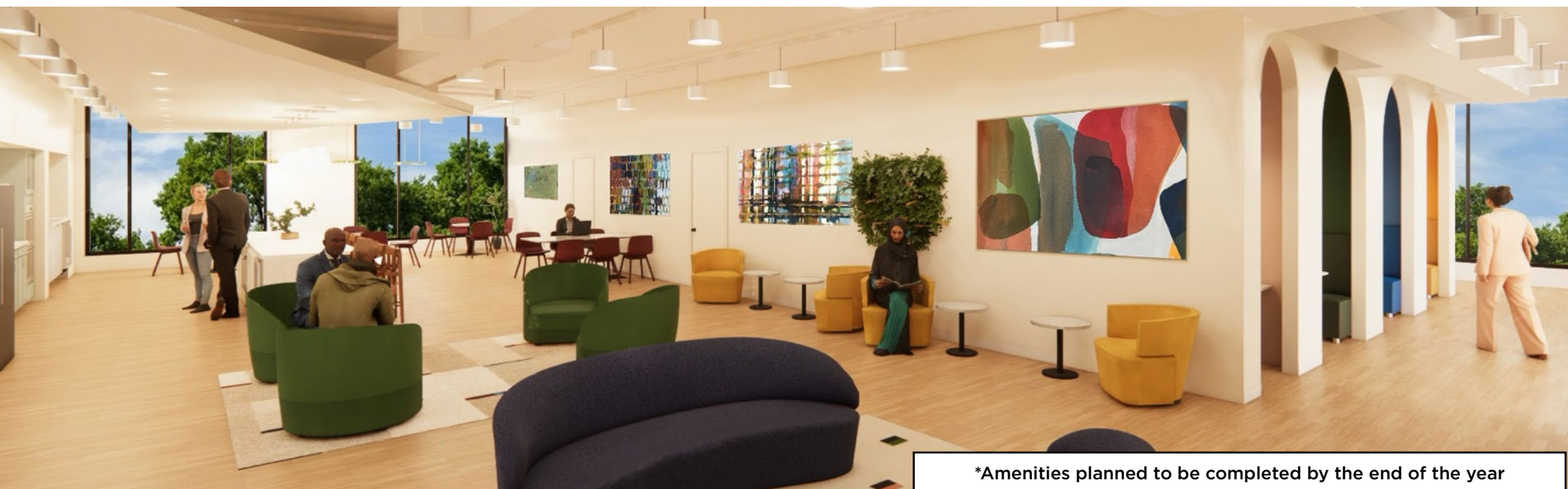
AMENITY RENDERINGS

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*Amenities planned to be completed by the end of the year

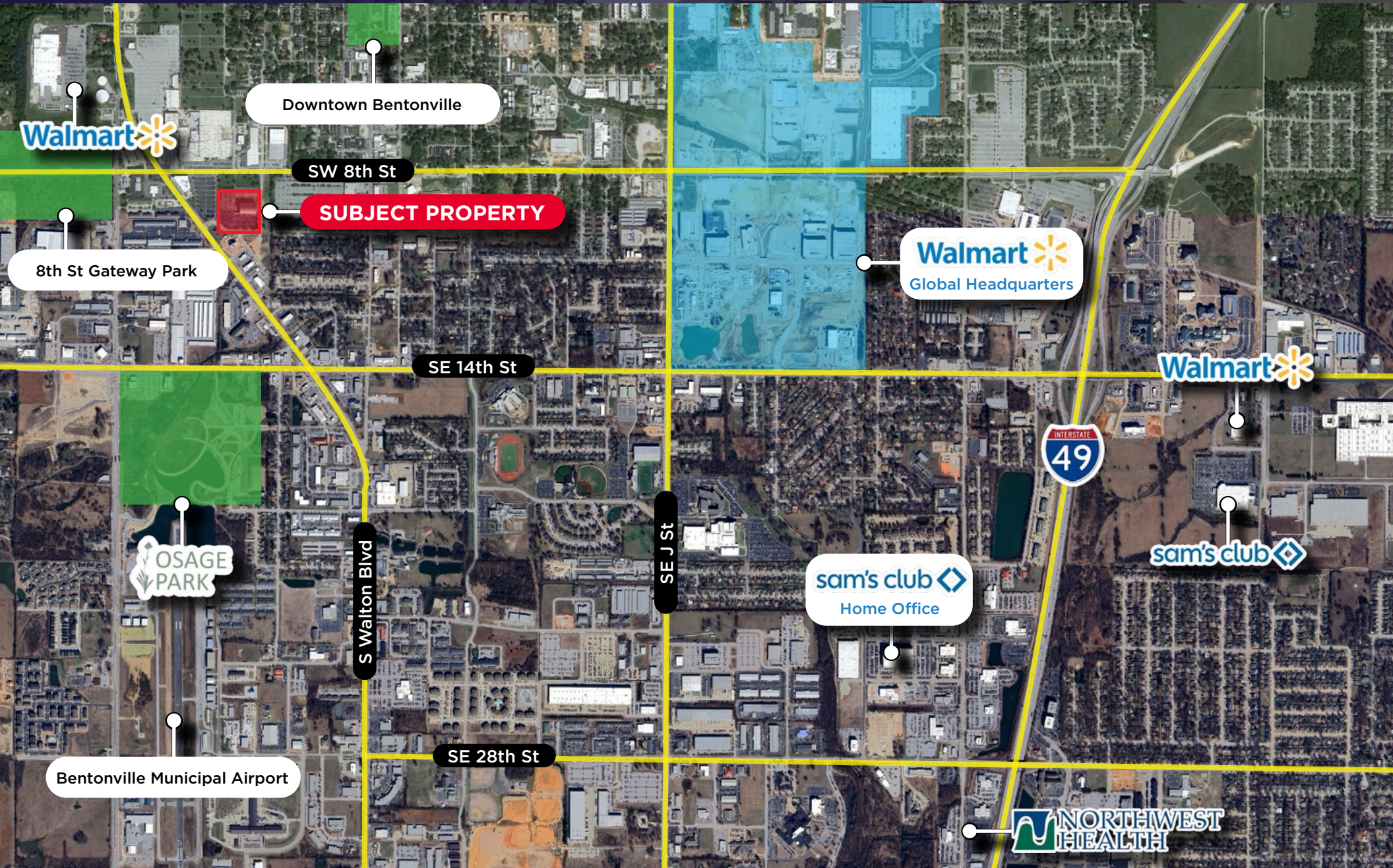
AERIAL

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AMENITIES MAP

OTIS CORLEY OFFICE PARK | BENTONVILLE, AR



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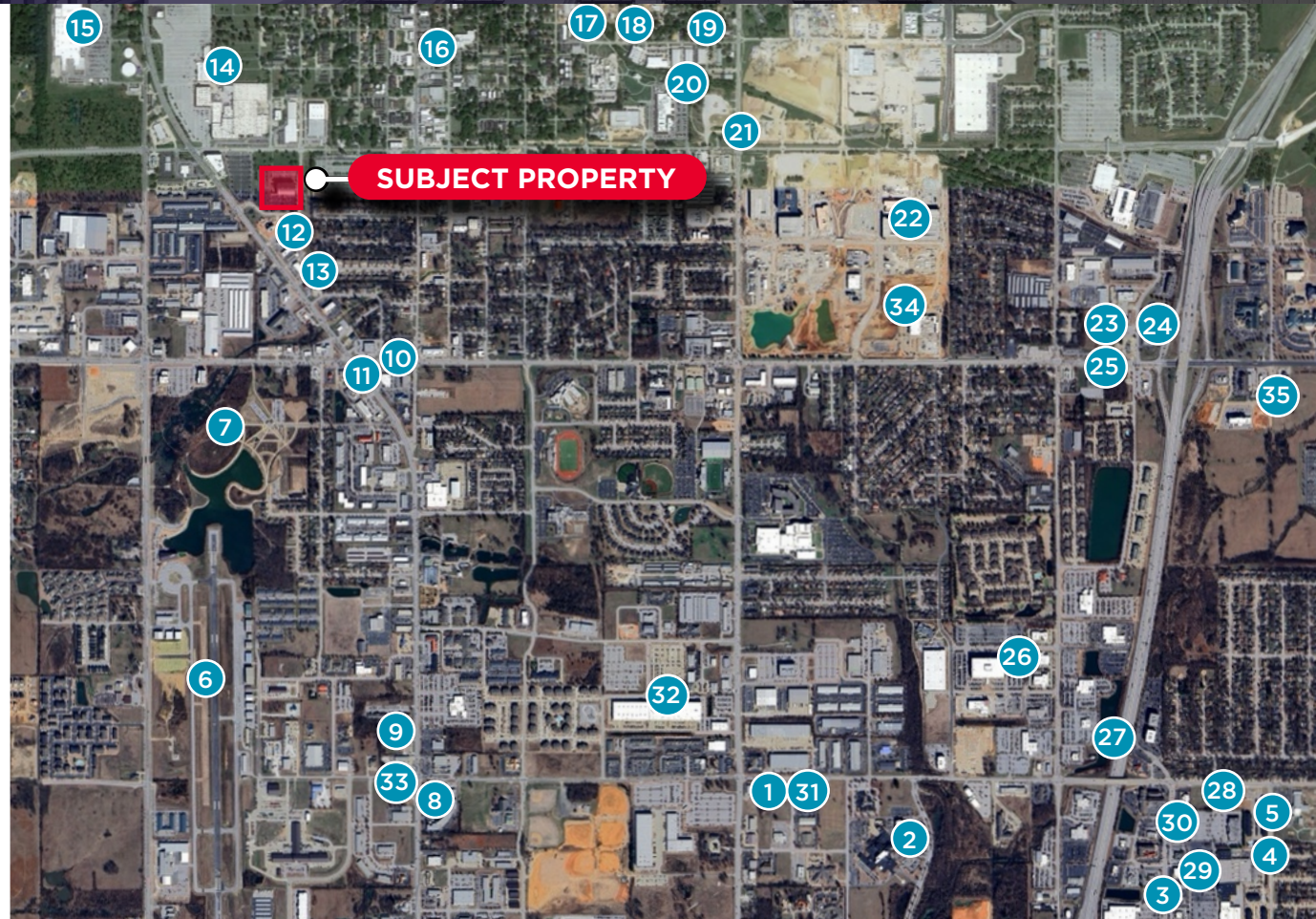
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PARTNERS

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 |

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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