

FORLEASE

• ± 2,400 SF SECOND-STORY OFFICE SPACE



HaagBrown
COMMERCIAL
Real Estate & Development



PROPERTY OVERVIEW

A POLISHED ADDRESS
IN THE CENTER OF
DOWNTOWN MOMENTUM.

This +/- 2,400-square-foot second-floor suite pairs a mostly open layout with high-end finishes, abundant natural light, a private balcony, and on-site parking.

Built in 2017, the stand-alone building fronts SW A Street just steps from the Bentonville square. The suite includes a dedicated conference room, kitchenette, and storage room, creating a turnkey office opportunity with little to no build-out anticipated.

TURNKEY OFFICE

Mostly open layout with high-end finishes, conference room, kitchenette, and storage.

LIGHT + BALCONY

Expansive glazing, abundant natural light, and a private second-floor balcony.

DOWNTOWN ACCESS

Walkable to dining, coffee, retail, and events, with ample on-site parking.

OFFERING

ONE DOWNTOWN OFFICE OPPORTUNITY.

A single second-floor suite is being offered for lease.

PROPERTY	SIZE	STRUCTURE	ASKING TERMS
OFFICE SUITE <i>Second-floor turnkey office</i>	+/- 2,400 SF	FOR LEASE	

Lease rate, availability, suite size, configuration, and all terms are subject to change and must be independently verified through the listing brokers.



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MARKET OVERVIEW

DOWNTOWN BENTONVILLE IN MOTION.

402 SW A Street sits in the downtown core near the City Square, Crystal Bridges, The Momentary, Walmart, and a growing network of education and health investment.

TWO NEW ANCHORS

STEM UNIVERSITY

Planned academic, residential, and makerspace facilities are intended to build talent in automation, logistics, biotechnology, and computing.

HEALTH + WELLNESS CAMPUS

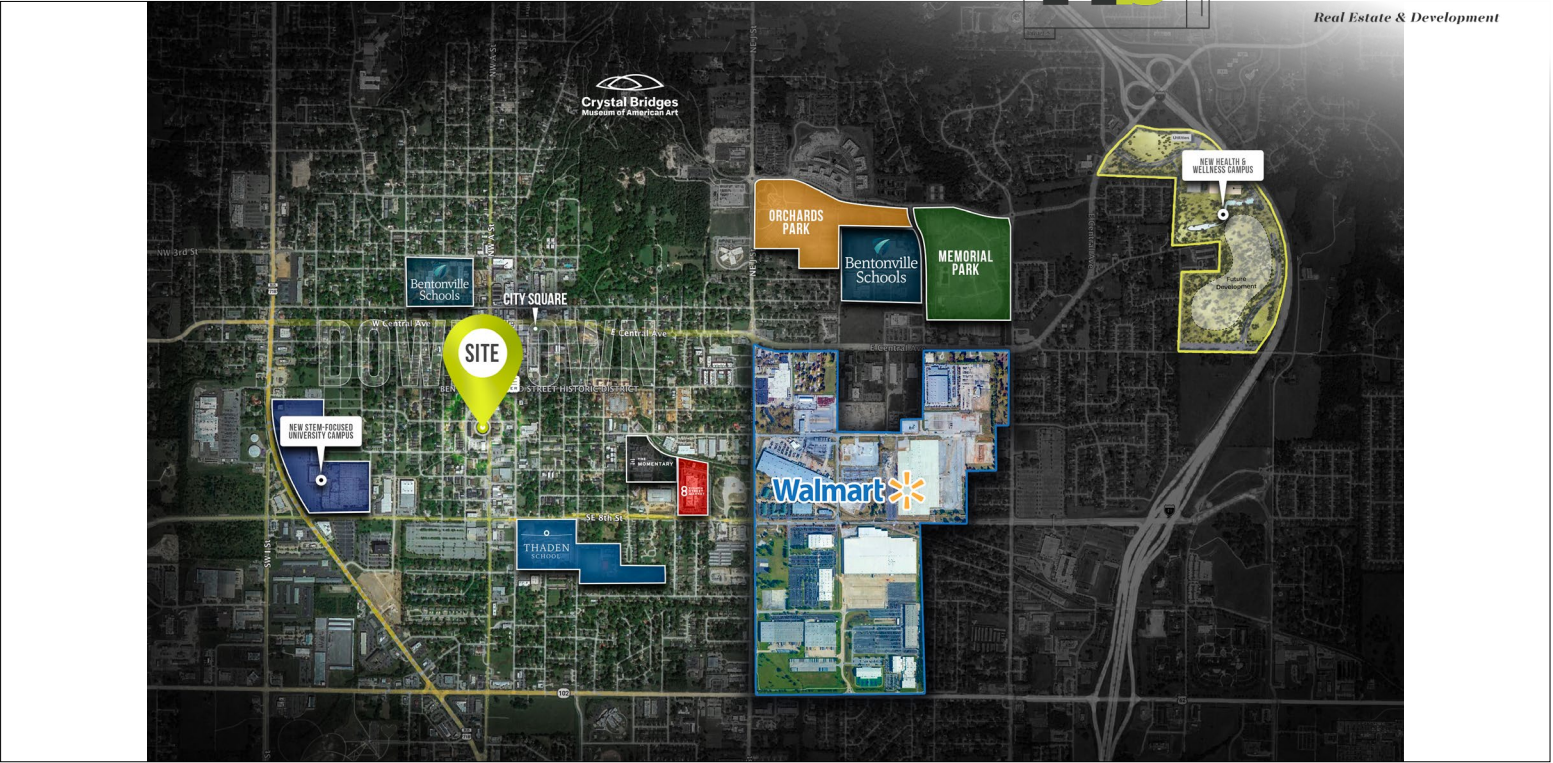
The initial phase is planned around advanced specialty care, parking, landscaped grounds, trails, and supporting infrastructure.

REGIONAL CORRIDOR



Bentonville anchors the northern end of the connected Northwest Arkansas corridor, with direct relationships to Rogers, Springdale, Fayetteville, Bella Vista, XNA, and Interstate 49.

Maps and depicted relationships are approximate. Planned projects, schedules, and program details are subject to change and independent verification.



DOWNTOWN DEVELOPMENT MAP

The planned STEM-focused university will reuse the former Walmart Home Office campus near downtown. Approximately two miles east, the planned 100-acre Bentonville Health and Wellness Campus will add advanced specialty care and whole-person health infrastructure near I-49.



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*Conceptual rendering. Site plan available upon request



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402 SW A STREET, BENTONVILLE, AR

CONCEPTUAL SITE PLAN

**+/- 2,400 SF
SECOND-STORY
OFFICE SPACE**

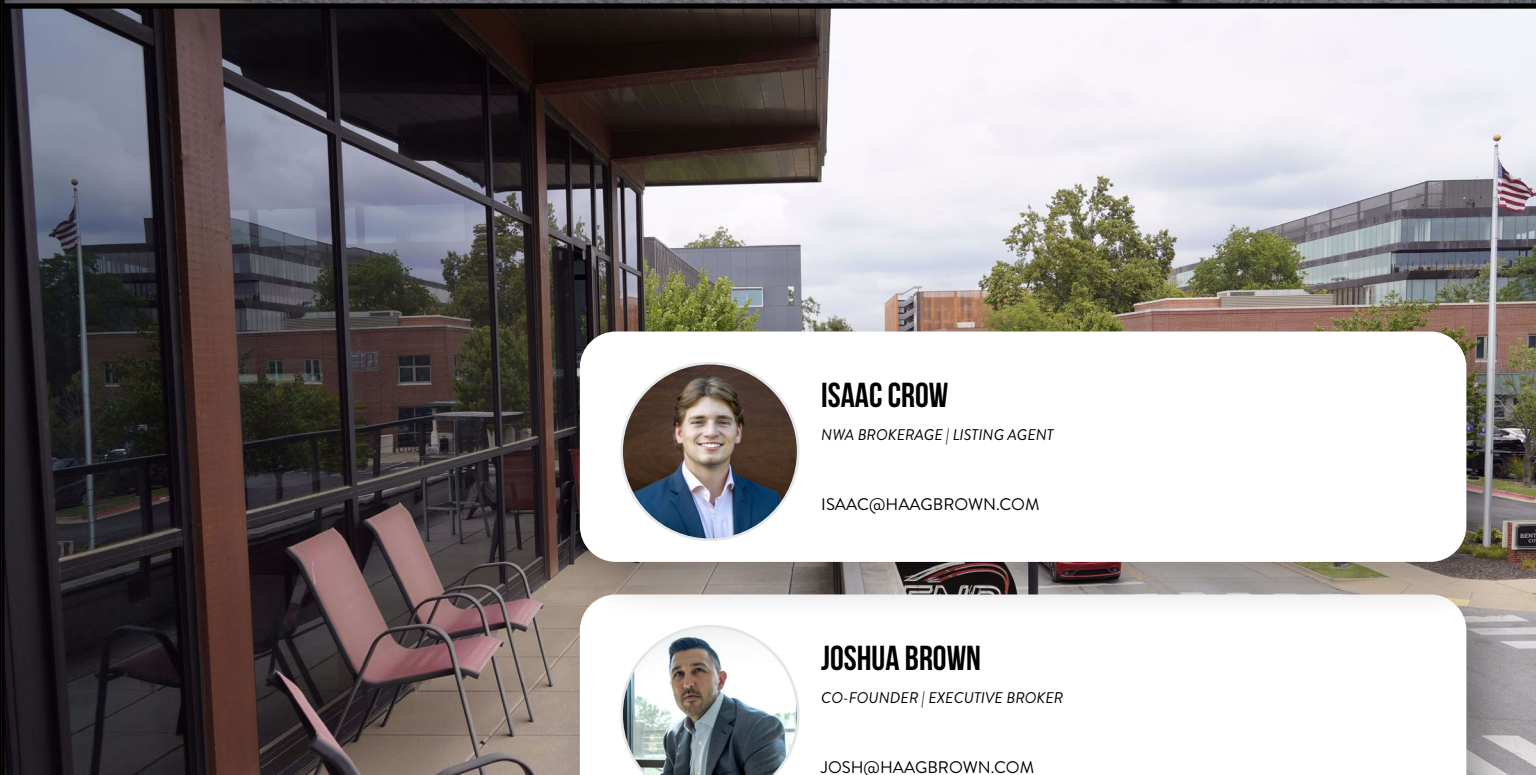
The conceptual plan illustrates a mostly open workplace supported by a dedicated conference room, kitchenette, storage room, collaboration space, and a private balcony. Furniture, configuration, dimensions, and depicted improvements are conceptual and must be independently verified.



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COMMON AREA BALCONY

PERSONAL BALCONY

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THE
MOMENTARY

8
EIGHTH
STREET
MARKET

THADEN
SCHOOL

Bentonville
Public Library

MOTTO
by Hilton

LEDGER

SITE

SW A St.



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CITY SQUARE

COMPTON

MOTTO
by Hilton



SKYLIGHT
CINEMA

SW A St.

SW 3rd St.

SW B St.



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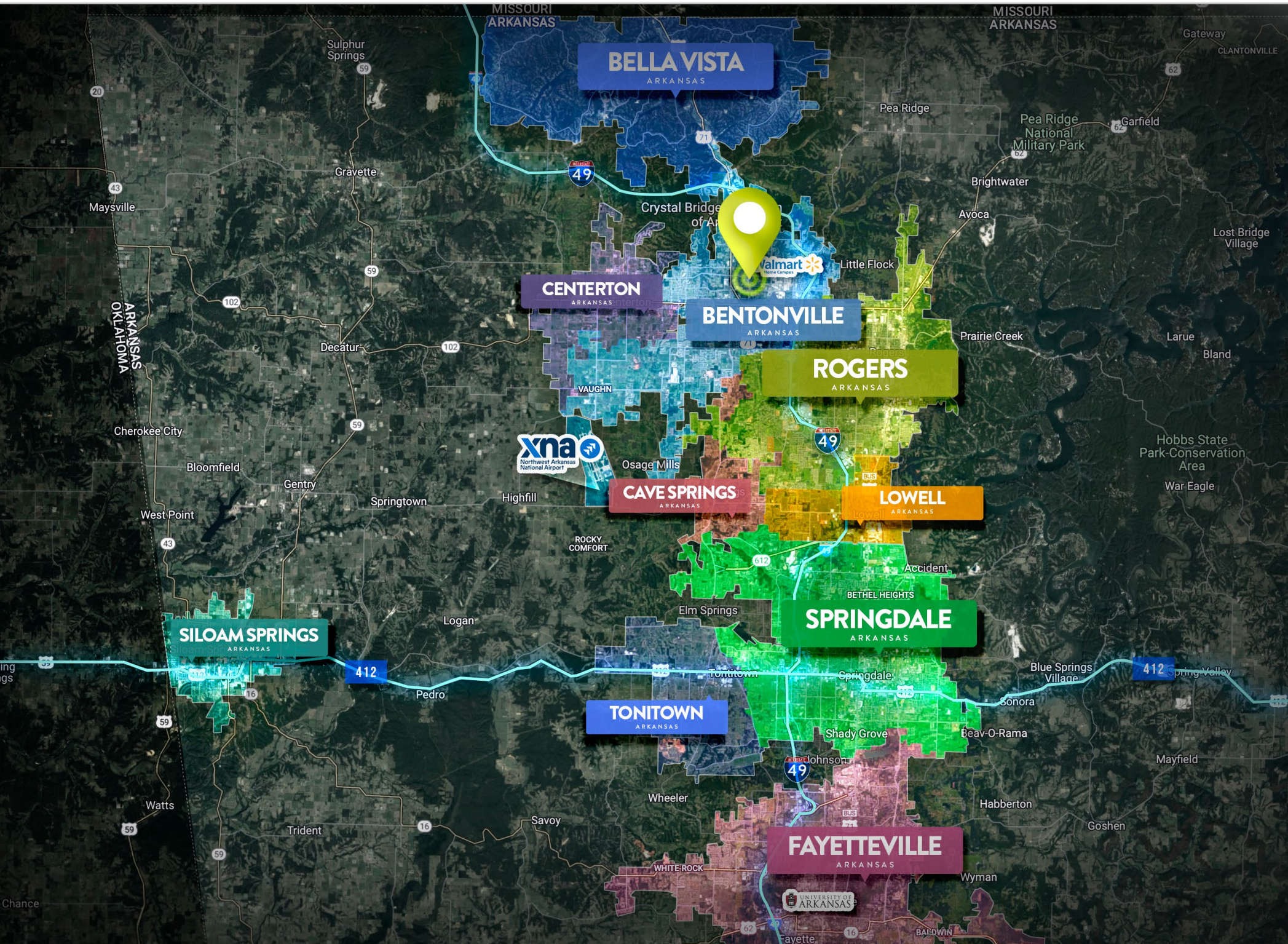
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