

## OFFICE SPACE FOR LEASE

2715 SE I St Suite 3,  
Bentonville, AR 72712



### OFFERING SUMMARY

AVAILABLE SF:	1,040 SF
LEASE RATE:	\$16.20 SF/yr (Gross)
LOT SIZE:	3.28 Acres
BUILDING SIZE:	32,497 SF
ZONING:	Commercial

### PROPERTY OVERVIEW

Nice office space in central location with easy access to NW Medical and Sams & Walmart Home Offices.

Price includes all utilities and light janitorial except phone and cable. No getting caught in traffic coming and going from this office park!

### PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
201 SW 14th St.,  
Suite 203  
Bentonville, AR 72712

**TIMOTHY SALMONSEN**  
Executive Broker  
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AR #EB00066512

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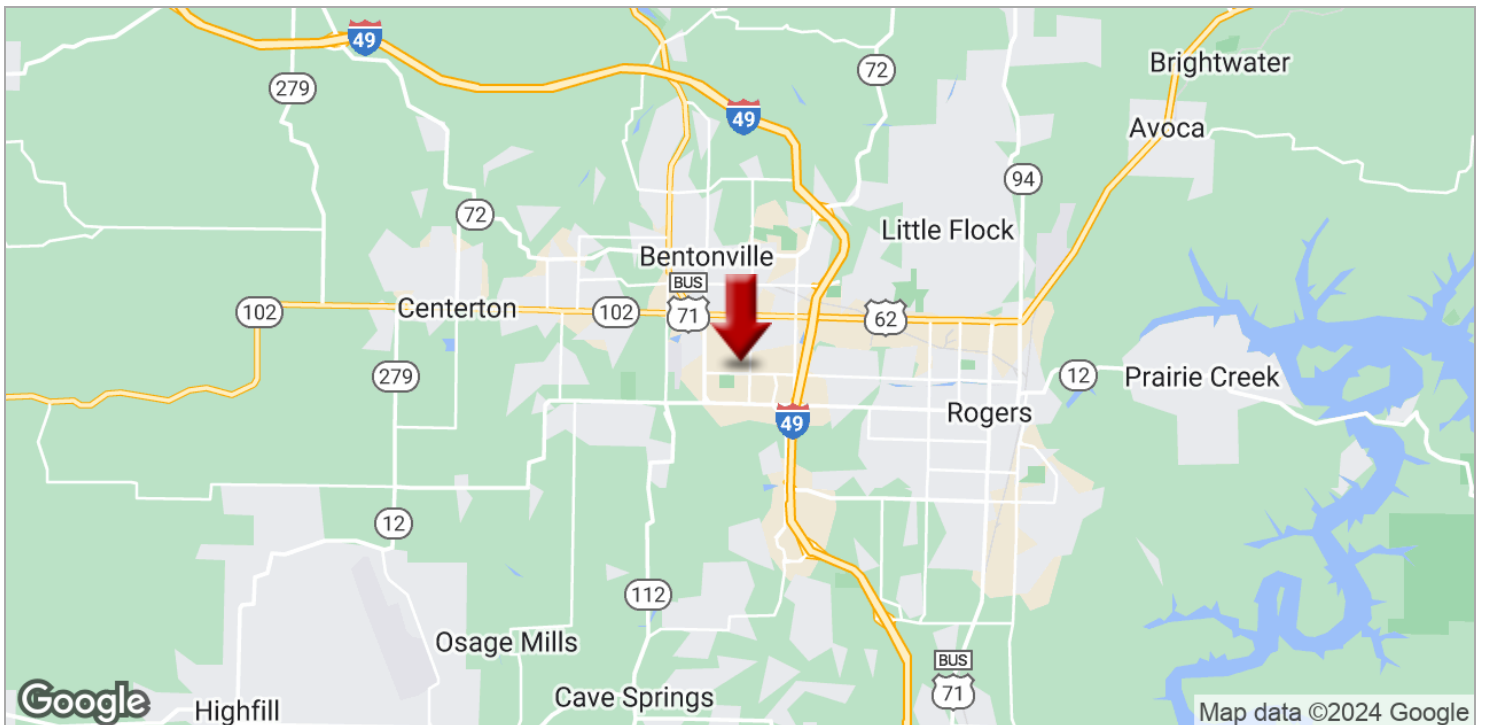
**OFFICE FOR LEASE**

# OAKTRACE III

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Map data ©2024 Google

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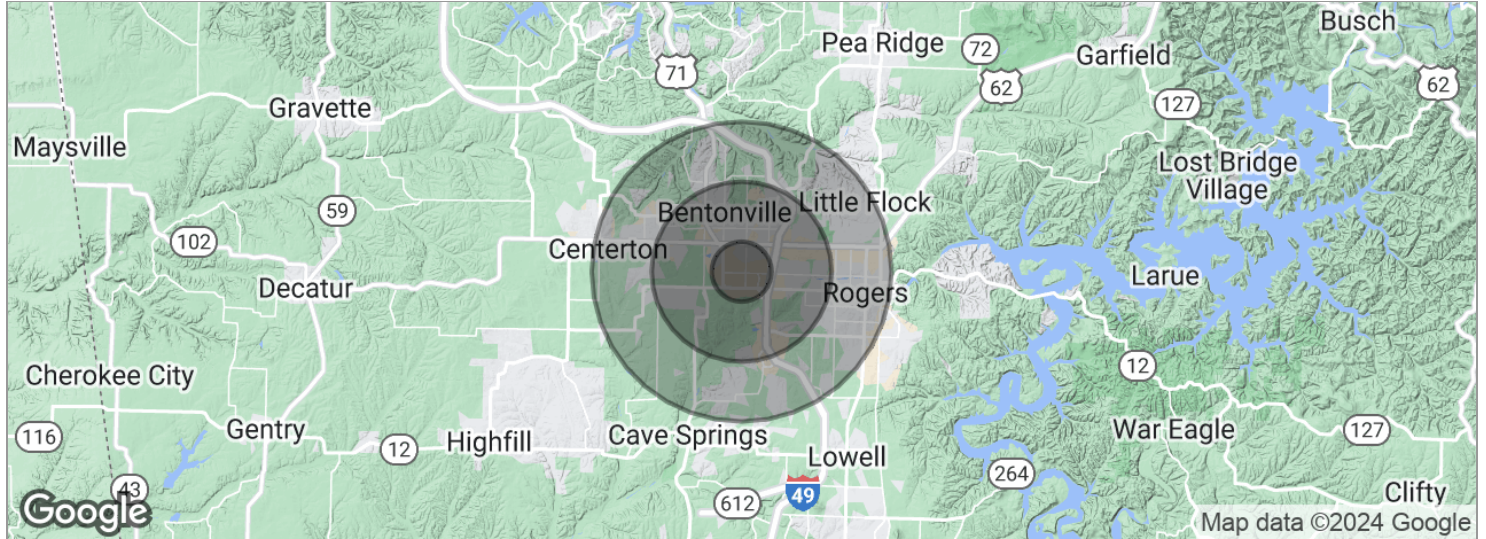
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,141	35,452	81,838
Median age	27.9	31.1	32.2
Median age (male)	27.5	29.0	30.3
Median age (Female)	28.7	32.8	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,740	13,502	30,695
# of persons per HH	2.4	2.6	2.7
Average HH income	\$51,709	\$69,012	\$72,284
Average house value	\$152,925	\$245,768	\$252,264

\* Demographic data derived from 2020 ACS - US Census

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**LEASE TYPE**

| Gross

**TOTAL SPACE**

| 1,040 SF

**LEASE TERM**

| 12 months

**LEASE RATE**

| \$16.20 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 3	Available	1,040 SF	Gross	\$16.20 SF/yr

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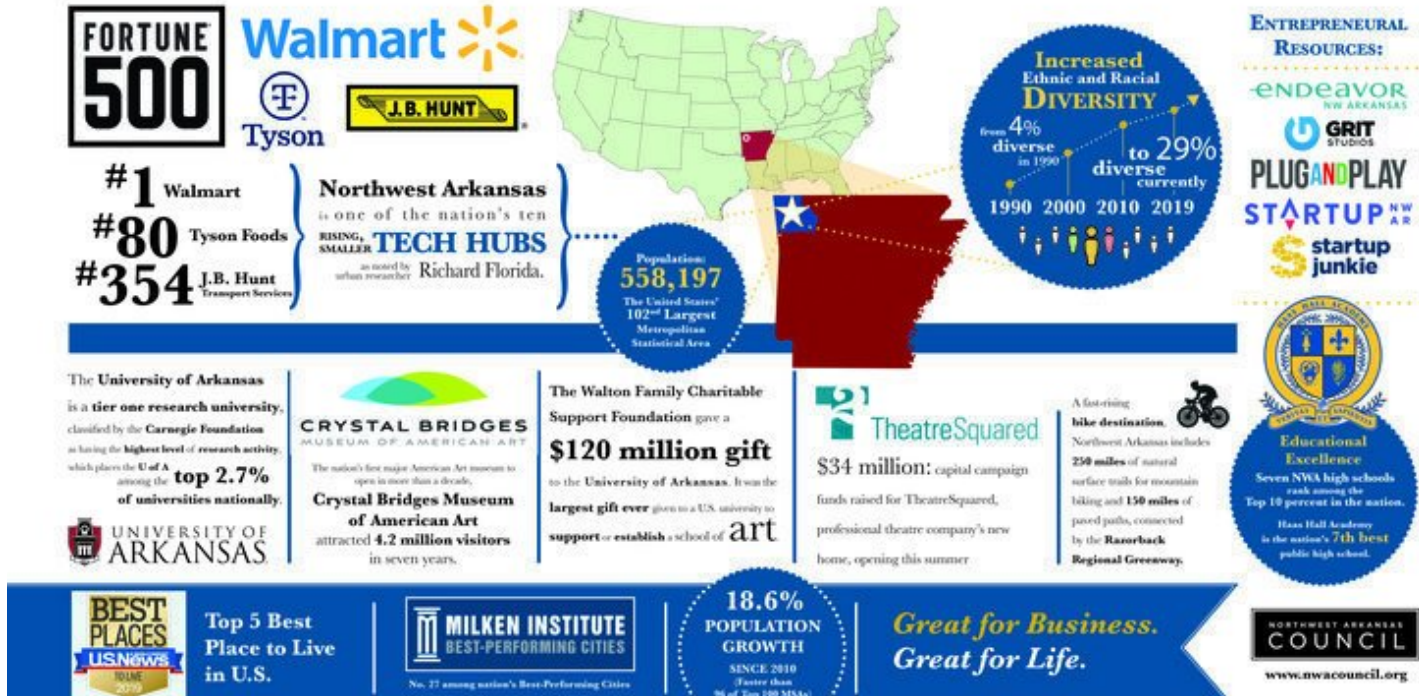
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## WHY LEASE HERE?

2715 SE I St STE 3 Bentonville, AR 72712



## Northwest Arkansas : ONE OF THE FASTEST-GROWING REGIONAL ECONOMIES IN THE NATION



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## OUR TEAM

# SALMONSEN GROUP REALTORS

We Are Here For You



**Keller Williams Market Pro Realty**

**KW COMMERCIAL** **Salmonsens Group Realtors**

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**Meet Our Team!**

				
Jared Buyer Specialist	Renda Buyer Specialist	Tim Commercial Director Leasing Specialist	Lisa Director of Operations Residential Specialist	Sam Sales Agent

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# WHY

## Hire KW Commercial for Office:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line.

My Office core client services include:

- Tenant representation
- Landlord representation
- Buyer representation
- Seller representation



# ABOUT

## KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is “to build commercial careers worth having, businesses worth owning and lives worth living.”** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.

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**CONTACT US TODAY**

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