

# +/- 960 - 3,250 SF OF OFFICE SPACES FOR LEASE

OAK TRACE - MEDICAL AND EXECUTIVE OFFICE PARK OF NORTHWEST ARKANSAS

901 SE 28th St, Bentonville, AR 72712



## PROPERTY DESCRIPTION

ALL utilities are included in the listing price, plus a light janitorial service! All a tenant has to do is bring in their own belongings, and turn on their own internet and phone. Electric, gas, water, landscaping, dumpsters, parking lots, HVAC units, light janitorial services are all paid for and cared for by the landlord and property management. This office park is in very nice condition and well-kept. The office park is affordable and flexible, offering many different sizes of space for lease. There is ample parking on site, and ample opportunity for tenants to have signage both on marquee's and on the buildings and doors into the suites. Each suite is equipped with at least one private bathroom. This office park is in the heart of Bentonville just 5 minutes from Downtown Bentonville or the new Walmart Home Office. 15 minutes to the XNA airport.

## PROPERTY HIGHLIGHTS

- 7 Units available for lease
- Landlord pays Electric, Gas, and Water
- Office Complex Sits on 11 Acres
- Diverse set of Office Tenants: Medical, Vendors, Suppliers, and Contractors Alike

## OFFERING SUMMARY

Lease Rate:	\$19.75 SF/yr (Gross)
Number of Units Available:	3 to 7
Available SF:	960 - 3,250 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,709	13,196	30,314
Total Population	4,105	34,647	80,766
Average HH Income	\$52,735	\$69,634	\$72,622

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## TIMOTHY SALMONSEN

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# +/- 650 - 1,950 SF OF OFFICE SPACES FOR LEASE

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## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	960 - 3,250 SF	Lease Rate:	\$18.75 - \$19.75 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2703 SE G St Suite 5/7/9	Available	3,250 SF	Gross	\$19.75 SF/yr	-
2703 SE G St Unit 1&3	Available	1,950 SF	Gross	\$18.75 SF/yr	-
2703 SE G St Suite 1	Available	990 SF	Gross	\$19.75 SF/yr	-
2703 SE G St Suite 3	Available	960 SF	Gross	\$19.75 SF/yr	-
2709 SE I St. Suite 3	Available	1,300 SF	Gross	\$19.75 SF/yr	-
2709 SE I St Suite 5	Available	1,300 SF	Gross	\$19.75 SF/yr	-
2709 SE I St Suite 3/5	Available	2,600 SF	Gross	\$19.75 SF/yr	-

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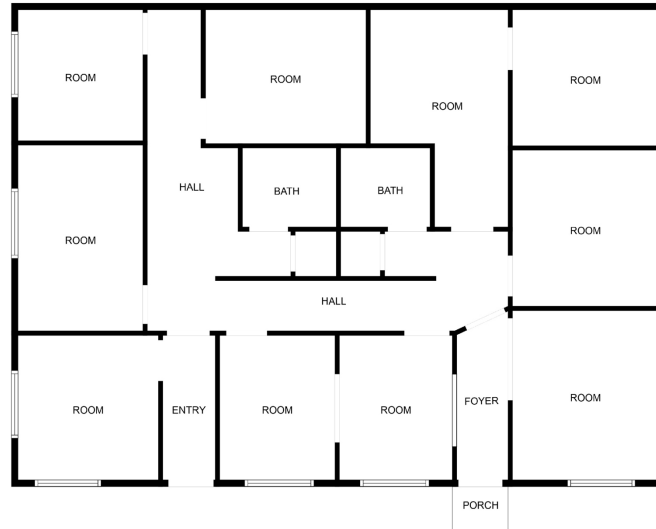
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### 2703 Suite 1&3



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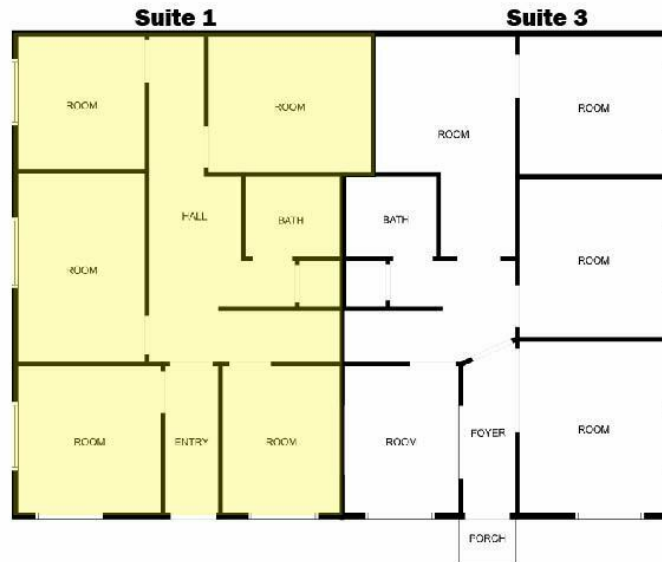
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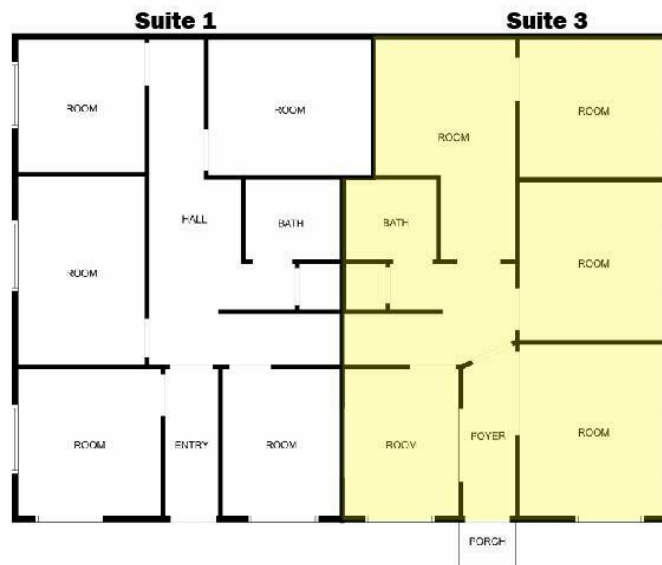


### 2703 SE G St



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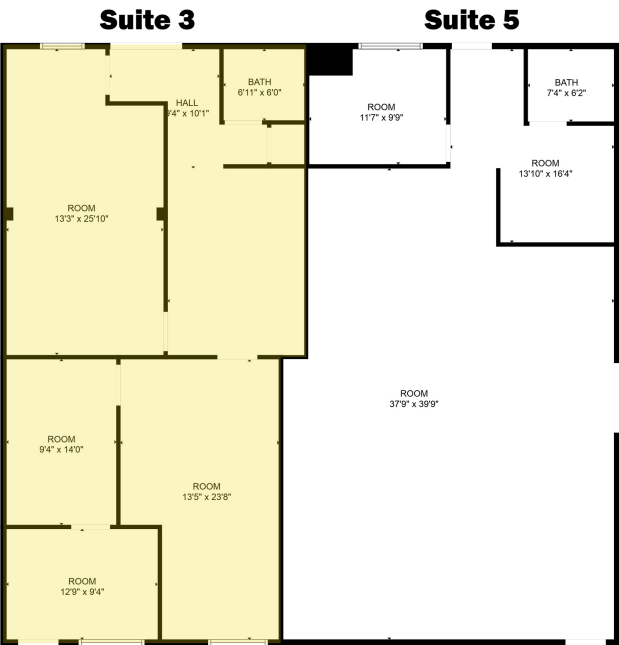
MEDICAL OFFICE / GENERAL OFFICE PARK FOR SALE & LEASE

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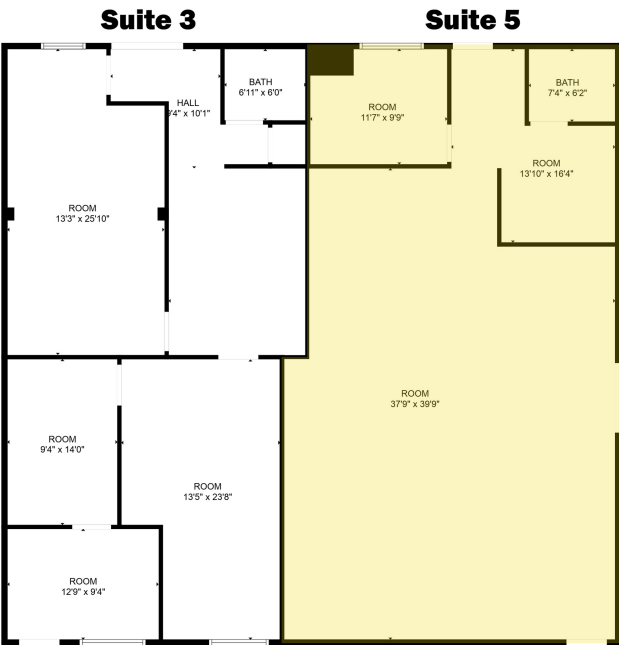
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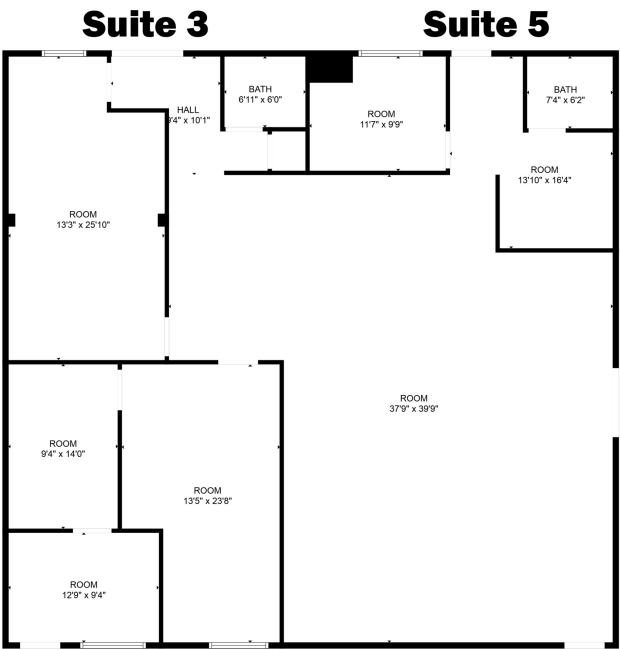
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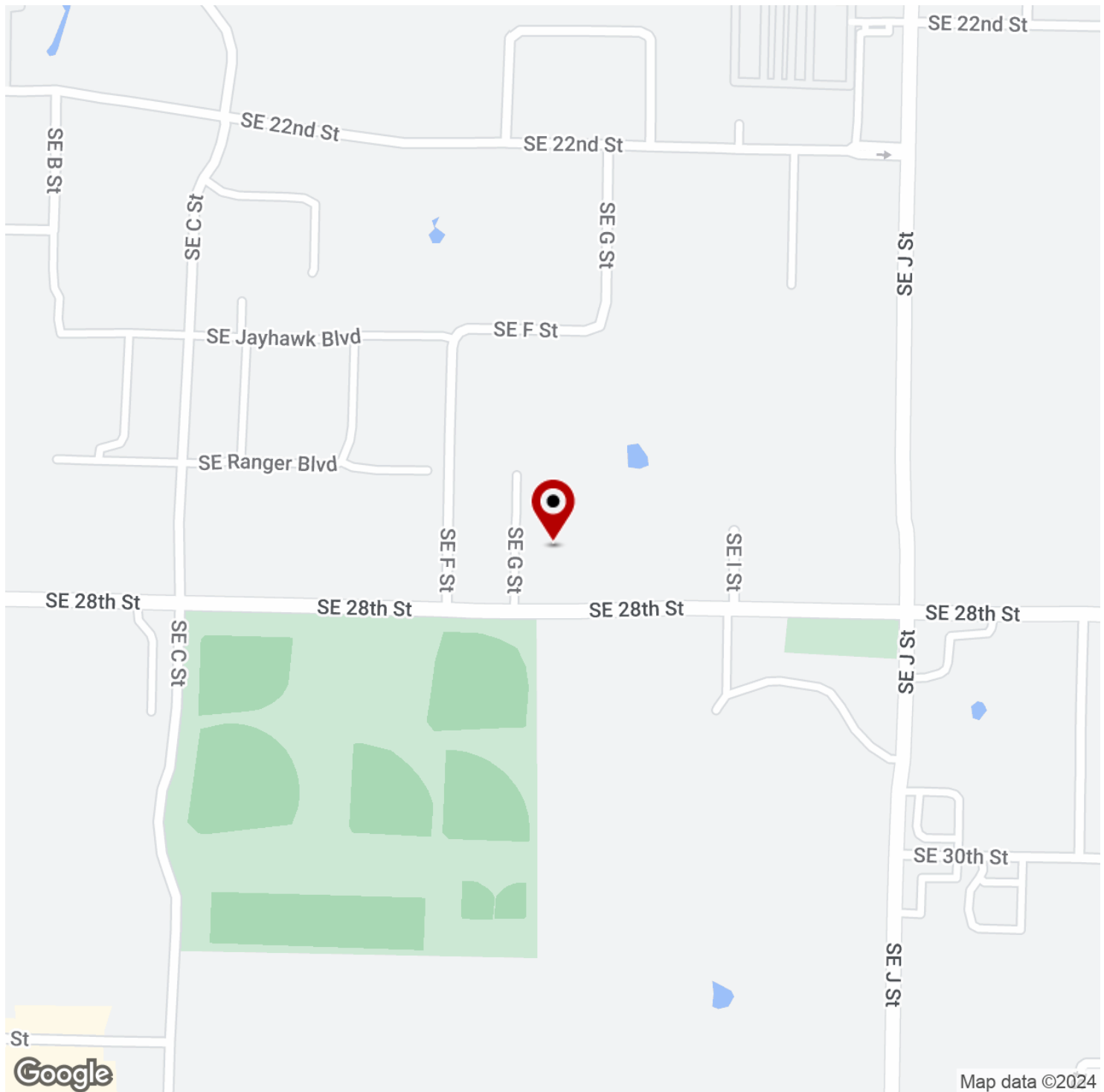
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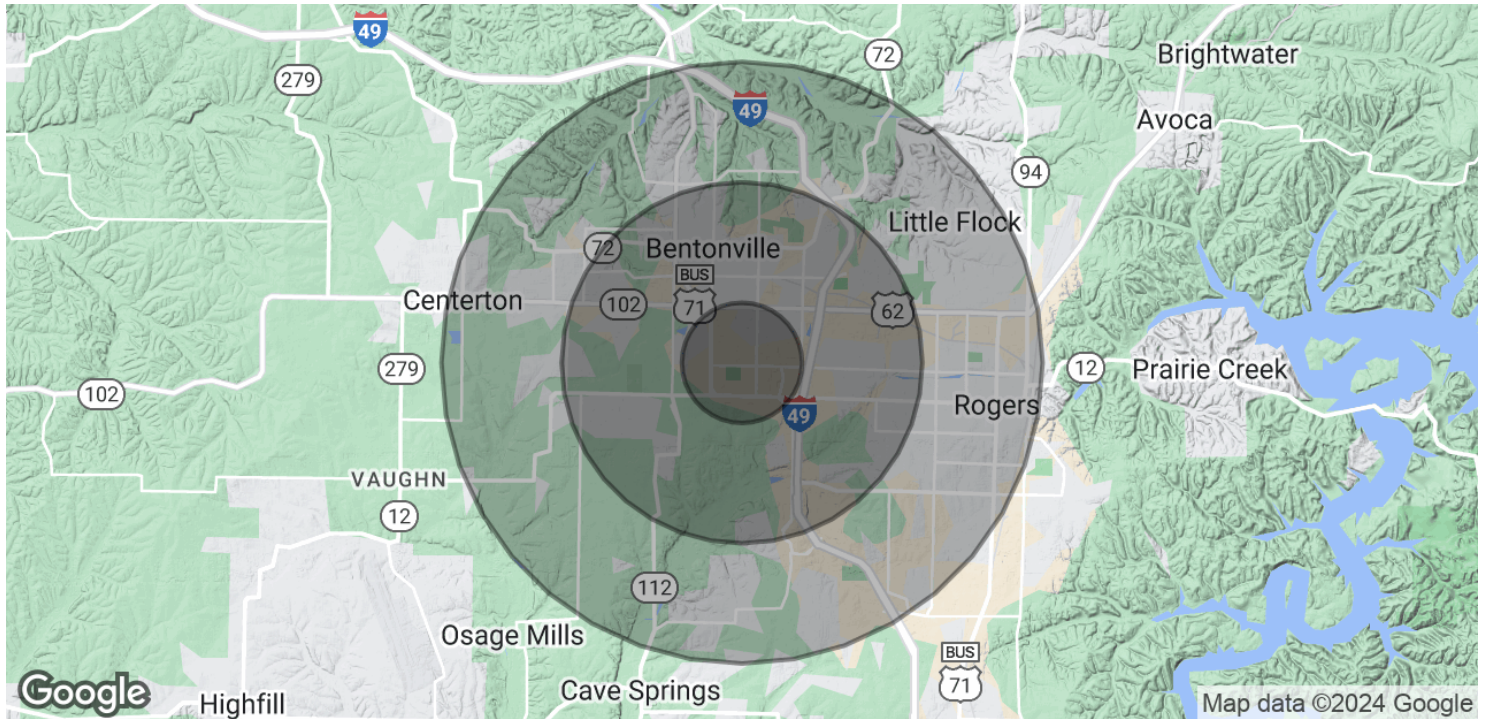
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,105	34,647	80,766
Average Age	28.1	31.1	32.2
Average Age (Male)	27.6	29.1	30.2
Average Age (Female)	28.9	32.7	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,709	13,196	30,314
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$52,735	\$69,634	\$72,622
Average House Value	\$155,558	\$248,901	\$253,671

2020 American Community Survey (ACS)

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