

# Space For Lease

## 18,420 SF

BEAU TERRE

MANAGEMENT &  
LEASING OFFICE

479-271-8181

### 1308 NE McClain Road (Building 13), Bentonville | AR

Great single tenant building available at beautiful Beau Terre Office Park in Bentonville. Located directly off I-49 and less than 2.0 miles from the new Walmart Global Headquarters and 8th Street exit.

### Contact us:

**Butch Gurganus**

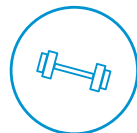
Principal & Executive VP | Arkansas

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### FEATURES



On-site fitness center



Easy access to new  
Walmart Global  
Headquarters



On-site Day Care



Connect with suppliers in a  
community atmosphere



## \$16.50 PSF

Utilities Included



Colliers International

4204 S. Pinnacle Hills Pkwy | Suite 102

Rogers, AR 72758

P: +1 479 845 6000

[www.colliers.com/arkansas](http://www.colliers.com/arkansas)

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## Floor Plan >



## Tenant Finishes & Improvements >

Beau Terre offers a one-stop-shop advantage for all your professional office interiors. Choose anything from floor coverings, paint colors, office furniture, lighting, and more.



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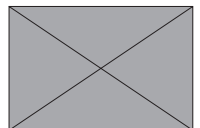
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# Aerial >



## Nearby Attractions

- 1 Walmart Home Office
- 2 Thaden School
- 3 The Momentary Museum
- 4 8th Street Market
- 5 Northwest Arkansas Community College
- 6 Crystal Bridges Museum
- 7 Razorback Greenway Trail
- 8 Bentonville Square

## Area Demographics

	1 Mile	3 Mile	5 Mile
 Population (2017)	3,412	31,773	80,670
 Projected Population (2022)	3,903	35,009	89,507
 Average Household Income (2017)	\$101,654	\$74,445	\$79,287
 Proj. Average Household Income (2022)	\$112,462	\$82,709	\$89,028
 Households (2017)	1,214	12,178	30,789

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