

## THE TEAM



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# BENTONVILLE'S #1 LARGEST GARDEN OFFICE PARK

With its great location along I-49 and just minutes from the new Walmart Global Headquarters and the new 8th Street exit, Beau Terre offers some of the most desirable office space in the Northwest Arkansas area. Bentonville's largest office park provides tenants ample amenities including on-site parking, a daycare, fitness center, as well as a hotel and upscale restaurant. Employees and guests are met with meticulous landscaping and inviting, comfortable interiors. Professional, on-site management ensures immediate attention for any maintenance and security issues that may arise. And with its close proximity to downtown Bentonville (eight minute drive) the sights and tastes of some of Arkansas' best restaurants, museums and entertainment are just a short drive away.

### MANAGEMENT OFFICES

479 271 8181



## PROPERTY INFO:

- > Located directly off I-49 and Central Avenue in Bentonville
- > One exit north of the new 8th Street exit and expansion project
- > 380,000 SF master planned office park
- > Opportunity to create a community of business for convenience to clients
- > Local ownership on site

## PARK AMENITIES:

- > Stepping Stone Children's Academy
- > Fitness Center
- > On-site restaurant, River Grille, to wind down after a long day or host client lunches or happy hours
- > Courtyard by Marriott
- > Walmart Layout Center Delivery
- > On-site ATM

VISIT: [www.beauterre.com](http://www.beauterre.com) FOR MORE INFORMATION

## ARKANSAS OVERVIEW

**2 offices**  
Little Rock & Northwest Arkansas

**105** professionals & staff  
**28** brokers

**17.9M** square feet under management  
**462** lease & sale transactions

**OVER \$147M** total leases  
**Over \$288M** total sales

Based on 2018 results

Suites Available from 1,000 SF to 18,000 SF



One Stop-Shop for Tenant Improvements



Select Your Professional Office Interior



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

**BEAU TERRE**



# BEAU TERRE OFFICE PARK

1005 Beau Terre Drive  
Bentonville | Arkansas 72712

Easy access to the Future Walmart Global HQ

**Future Walmart Global Headquarters**

8th Street Expansion

**Northwest Arkansas Office**  
4204 S. Pinnacle Hills Pkwy., Ste. 102  
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