



## OFFICE BUILDING FOR SALE

1510 N WALTON BLVD

BENTONVILLE, AR 72712

### PRESENTED BY:

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## PROPERTY OVERVIEW

### Investment Summary

Colliers International is pleased to exclusively offer the opportunity to purchase 1510 N Walton Blvd, an office building located in Bentonville, Arkansas. 1510 N Walton consists of one Class B office building totaling 17,513 square feet. The building is strategically located off of N Walton Blvd, approximately 2.1 miles from the Wal-Mart home office and only 3.5 miles to the newly announced Wal-Mart World Headquarters located off I-49 and the new 8th street exit.

**Desirable Location:** 1510 N Walton Blvd is one of Northwest Arkansas' premier locations for Class A office properties due to the proximity of the Wal-Mart and Sam's Club Home Offices and the abundance of daytime supporting amenities, including various restaurants, retail services, and hotels.



## PROPERTY DETAILS

PROPERTY: 1510 N Walton Blvd

TAX PARCEL: 01-05139-000



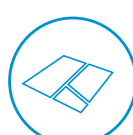
Commercial  
Use



1992



17,513  
Rentable SF



2.10 Acres of  
Land Area



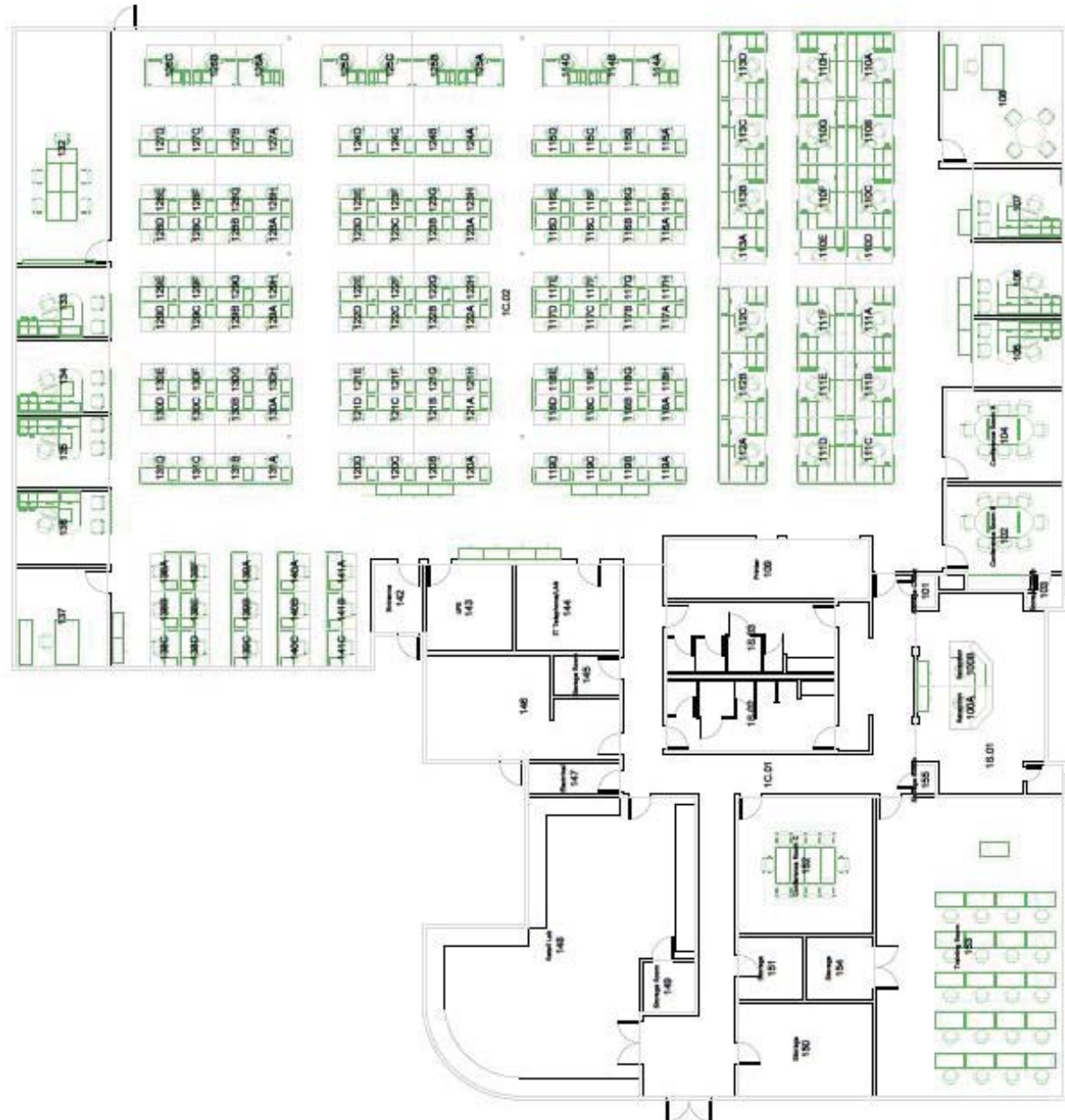
99 Parking  
Spaces



5.6/1000  
Parking Ratio



## FLOOR PLAN



### THE BUILDING

1510 N Walton Blvd located in Bentonville, Arkansas is a 17,513 square foot office building. The one-story building was constructed in 1992 and is situated on a 2.10-acre site. The building currently utilized as one unit.

### THE AREA

The building is close to the Slaughter Pen Bike Trail, Historic Downtown Bentonville, and Crystal Bridges Museum. Nearby upscale neighborhoods and boutique shopping and restaurants surround Bentonville Square, just minutes away.

### THE SPACE

Open floor plan with a large conference room, plenty of storage space, server room, separate copy room, and large restrooms.

\$95.00

\$1,663,735  
ASKING PRICE

FOR SALE 1510 N Walton Blvd. // Bentonville, AR 72716

colliers.com/arkansas

## Minutes from I-49 and the Bella Vista Bypass

Less than 2.0 miles from Walmart  
Corporate Headquarters and 2.2 miles  
from Historic Downtown Bentonville

17,513  
RENTABLE SF

2.10  
+/- ACRES



Wheelchair  
Accessible



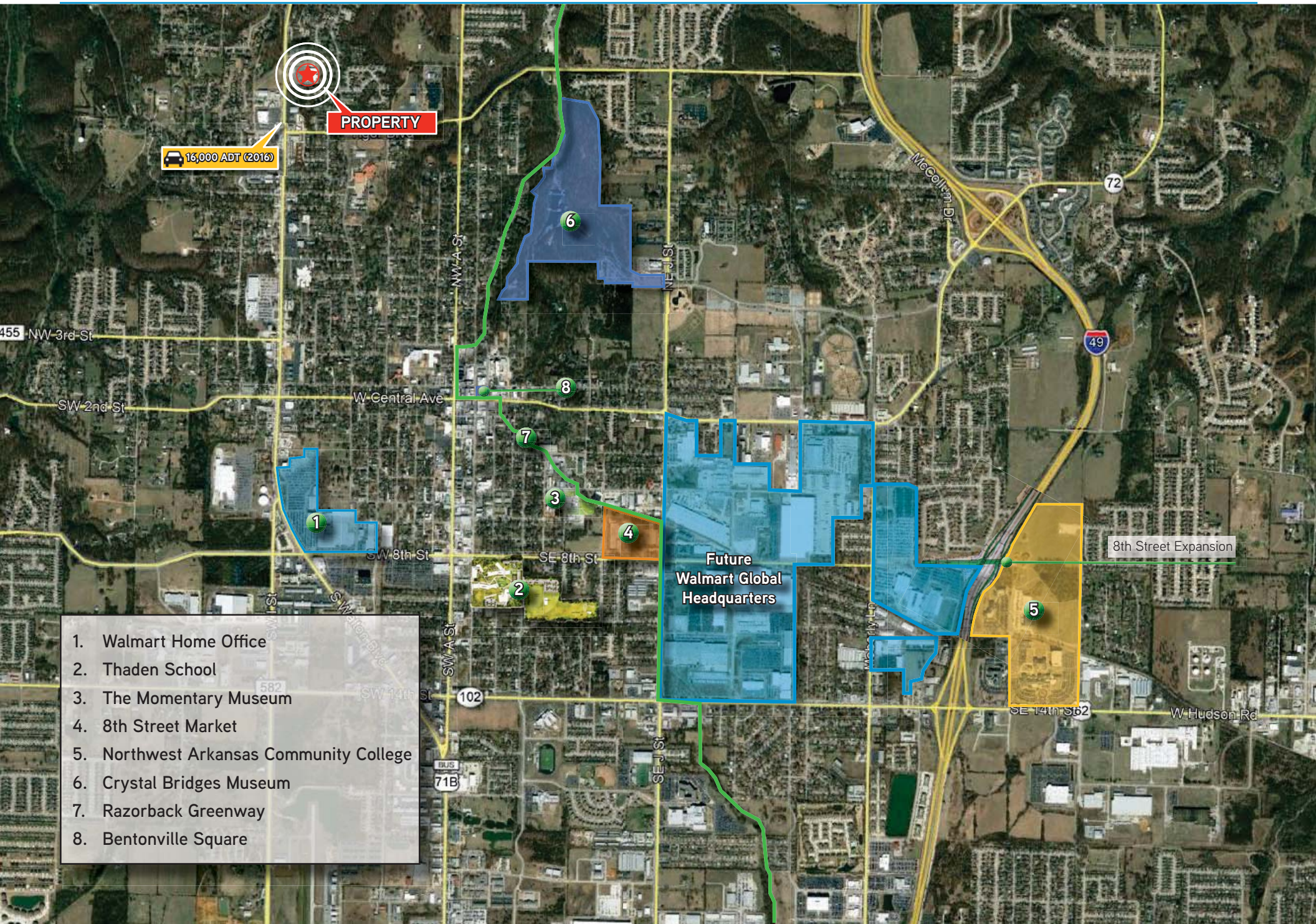
Bike  
Trails



Several  
Conference  
Rooms







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
8. Bentonville Square















# AT A GLANCE COLLIERS INTERNATIONAL | ARKANSAS

Colliers International Arkansas is the largest commercial real estate firm in Arkansas, with 17.9 million square feet of commercial space leased and managed. Our 105 employees are strategically located in Little Rock and Rogers to serve our clients in Arkansas and beyond. We have been shaping Arkansas' commercial real estate landscape since 1971. Predecessor firms include Barnes, Quinn, Flake & Anderson, IBR Real Estate and Lane Real Estate Services. Members of these firms came together to join Colliers in 2004. We are the leader in providing full-service commercial real estate services in Arkansas.

The foundation of our service is the strength and depth of our specialists. Our clients can depend on our ability to draw on years of direct experience in the local market. Our professionals know their communities inside and out. Whether you are a local firm or a global organization, we can provide creative solutions for all your real estate needs.

## CORE SERVICES

Our comprehensive portfolio of services includes:

- › Brokerage
  - › Landlord Representation
  - › Tenant Representation
- › Corporate Solutions
- › Investment Services
- › Project Management
- › Real Estate Management Services
- › Valuation and Advisory Services
- › Special Asset Services

We offer our core services across a variety of property sectors including:

- |              |             |
|--------------|-------------|
| › Land       | › Hotel     |
| › Industrial | › Mixed-use |
| › Office     | › Retail    |

In addition to these sectors, we provide our clients with a deep level of knowledge within specialized industries such as call centers, law firms, healthcare and more.

## 400 offices in 69 countries

- › US \$2.7 billion in annual revenue
- › 15,400 professionals and staff
- › 2 billion\* square feet under management
- › \$116 billion USD in total transaction value

\* Square footage includes office, industrial and retail property under management. Residential property is excluded from this total. All statistics are for 2017.

## Arkansas\*\*

- 2 offices in Little Rock & Northwest Arkansas
- 105 professionals & staff
- 28 brokers
- 17.9 million square feet under management
- 462 lease & sale transactions
- Over \$288 million total sales
- Over \$147 million total leases

\*\*Based on Feb. 2018 results

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# National Recognition

## ARKANSAS

- › 2nd “Best State in the Country to Start a Business” by thumbtack.com and the Kauffman Foundation
- › CNBC’s “Top States for Business 2013” ranked Arkansas’s cost of doing business as the 4th lowest in the nation
- › Forbes ranked Arkansas at #34 in its list of “Best States for Business” in 2016

## NORTHWEST ARKANSAS

- › U.S. News and World Report put Northwest Arkansas at #1 in its May 2016 ranking of the 20 Best Affordable Places to Live
- › #5 “Best Places to Live” by the U.S. News and World Report in 2017, and #3 in 2016
- › #10 “Best Cities for Job Growth” on New Geography’s 2014 edition for medium cities
- › #7 Listed on Lonely Planet’s (the world’s largest publisher of travel related books and guides) list of the “Best in the U.S.”
- › The Milken Institute put the Fayetteville-Springdale-Rogers Metropolitan Statistical Area at #24 among 200 large Metropolitan Areas
- › #2 “Best Places for Minority-Owned Businesses in 2016” according to Fast Company and Nerdwallet
- › Ranked #3 for the 2013-2020 projection period as one of the “Fastest Growing Economy through 2020” according to the U.S. Conference of Mayors in 2014

## BENTONVILLE

- › “#2 - 28 Best Trips of 2016” by Outside Magazine
- › Yahoo! Travel in June 2015 identified Bentonville as one of the “10 Newest Hipster Neighborhoods”
- › “Top 10 Best Cities for Families” by Livability.com
- › American City and County named Bentonville in its list of 50 Best Small Cities and Towns in America of “Best Places for Business and Careers”

## FAYETTEVILLE

- › Noted as one of the “Top 100 Best Places to Live in the U.S.” by Livability.com
- › Ranked by Southern Living as #11 in its list of “The South’s Best College Towns”
- › Forbes ranked Fayetteville at #24 in its list of “Best Places for Business and Careers”



Arkansas Razorback Stadium in Fayetteville



Walmart Amp - Pinnacle Hills in Rogers



Railyard Mountain Bike Park - Downtown Rogers



Scott Family Amazeum - Bentonville