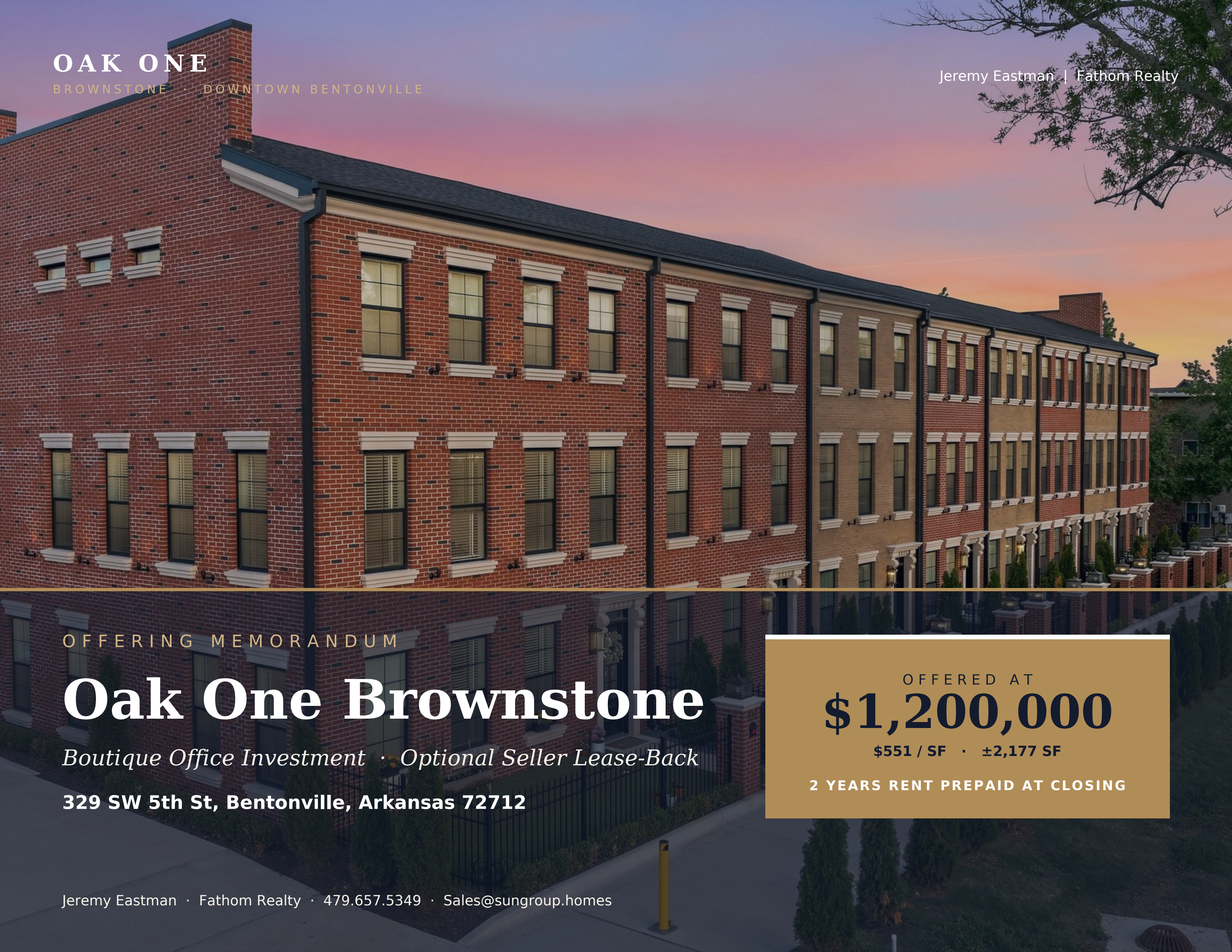

OAK ONE

BROWNSTONE · DOWNTOWN BENTONVILLE

OFFERING MEMORANDUM

Oak One Brownstone

Boutique Office Investment · Optional Seller Lease-Back

329 SW 5th St, Bentonville, Arkansas 72712

OFFERED AT

$1,200,000

$551 / SF · ±2,177 SF

2 YEARS RENT PREPAID AT CLOSING

Jeremy Eastman · Fathom Realty · 479.657.5349 · Sales@sungroup.homes

OAK ONE BROWNSTONE

329 SW 5TH ST · DOWNTOWN BENTONVILLE

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Jeremy Eastman | Fathom Realty

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EXECUTIVE SUMMARY

OAK ONE BROWNSTONE · BENTONVILLE, AR

The Offering

A brand-new, fully-leased boutique office in the heart of downtown Bentonville: income-producing the day you close, in America's #1-performing metro.

Our Boutique Office Space at Oak One delivers rare, turn-key income in one of the country's most coveted downtowns. It is available with the tenant in place and two full years of rent prepaid at closing, or ready to occupy as your own prestigious downtown office. Downtown Edge zoning permits both commercial and residential use, broadening its appeal and strengthening long-term resale value. The result is a rare, versatile asset, offered at approximately 30% below comparable downtown office pricing.

OFFERED AT

$1,200,000 $551 / SF · ±2,177 SF · 2 yrs rent prepaid

01

TENANT IN PLACE

Income from day one

An optional two-year lease at $5,500/month, with the full $132,000 of rent paid to the qualified buyer at closing.

02

#1 U.S. METRO

America's top market

Northwest Arkansas is the #1-performing large metro in the nation (Milken Institute, 2026), growing by roughly 36 new residents every day.

03

WALKABLE DOWNTOWN

Steps from the Square

In the heart of downtown Bentonville, walk to the Bentonville Square, premier dining, and the Walmart Home Office campus.

Investment & Market Highlights

Income in place, fully prepaid

Two-year lease at $5,500/month with the entire $132,000 of rent delivered to the buyer at closing, a 5.50% gross income yield on the $1,200,000 price. Or buyer may elect vacant delivery for owner-user occupancy.

#1 performing U.S. metro

Northwest Arkansas ranked the top large metro in America (Milken Institute, 2026), growing by an estimated 36 residents per day.

30% discount to downtown office

Offered at ±$551/SF versus the ±$800/SF downtown Bentonville commercial average; ownership equity at a discount to leasing comparable space.

Walkable to downtown & key anchors

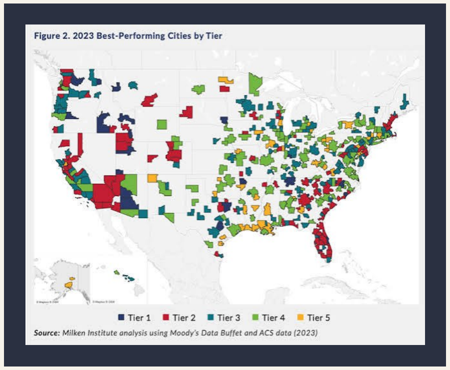
Walking distance to the Bentonville City Square, steps from the Walton-family STEM university (opening 2029), and just minutes from the new Walmart Home Office campus.

Luxury Finishes

Chevron hardwood floors, 7-foot solid-core doors, and a private Savaria elevator, appointed with smart bidet toilets, Hansgrohe fixtures, 24-carat gold-plated pendant lighting, and a 1,000-teardrop crystal chandelier.

Proven 1031 replacement asset

Four of the first ten Oak One sales closed via 1031 exchange.



MILKEN INSTITUTE · BEST-PERFORMING CITIES 2026

Northwest Arkansas ranked #1 large metro (2026).

Read the Milken report →

NWA BUSINESS JOURNAL

“Attention to Detail”

Local developer elevates luxury in downtown Bentonville.

Read the feature →

PROPERTY DESCRIPTION

OAK ONE BROWNSTONE · BENTONVILLE, AR

Property Description

Offering Price	$1,200,000
Price Per SF	$551.22
Property Name	Oak One Brownstone - Boutique Office
Address	329 SW 5th St, Bentonville, AR 72712
Property Type	Office (boutique / professional)
Building Size	±2,177 SF
Building Height	3 stories
Building Class	A
Year Built	2025
Tenancy	Single
Lot Size	0.01 AC
Zoning	DE - Downtown Edge (commercial or residential)
Parcel ID	01-02412-013
Sale Type	Investment or Owner-User
Parking	2-car attached garage, EV hookup, street-side parking

AMENITIES & FINISHES

24-Hour Access · Private Courtyard · Chevron Hardwood Flooring · Fenced Lot · Skylights · EV Charging · Elevator · Smart Toilets · GE Cafe Appliances

Interior Layout

329 SW 5th St is finished for professional use across three light-filled stories, connected by a private elevator.

Virtually staged

01 Three private offices

Each private office includes its own bathroom, a storage closet, and sound-dampening solid-core doors for quiet, focused work.

02 Full kitchen with seating

A full kitchen for staff breaks and client hospitality, featuring a waterfall quartz island with bar seating and premium GE Café appliances.

03 Multi-purpose common area

A generous, flexible common area with room for multiple conference tables, collaborative work, and client presentations.

Lease & Investment Summary

$5,500	$66,000	5.50%	$132,000
Monthly Rent	Annual Rent	Gross Income Yield	Prepaid at Closing

LEASE ABSTRACT

Premises	Individual Townhome Residence
Lease Term	24 months
Base Rent	$5,500 per month ($66,000 annually)
Rent Structure	Gross (all costs except utilities)
Tenant Pays	Utilities only
Rent Prepayment	Full 24 months ($132,000) paid to buyer at closing
Tenant	Optional tenant in place
Delivery Option	With tenant in place, or vacant at buyer's election

INVESTMENT NOTES

TURN-KEY INCOME

The buyer collects two full years of rent in a single payment at closing.

FLEXIBILITY

The two-year tenant is optional; an owner-user may instead occupy the building, gaining a downtown office at roughly 30% below comparable purchase pricing.

YIELD BASIS

The 5.50% gross income yield is the in-place gross rent ($66,000) divided by the $1,200,000 price. Net operating income and the resulting cap rate depend on the buyer’s actual operating expenses (property taxes, insurance, and HOA dues), which are not assumed here and should be confirmed during due diligence.

NEW CONSTRUCTION

Built in 2025 with clear title, a proven 1031 replacement property with expedited closing available.

Owner-Occupancy: Lease vs. Own

A five-year pro forma for ownership, compared to the expense of leasing a comparable space.

+$722,872

SWING IN YOUR FAVOR

over a five-year hold, versus leasing comparable space

5-year cost of leasing	-$330,000
Approximate equity gained through 5-year ownership	+$392,872
Total swing in your favor	**+$722,872**

FIVE-YEAR OWNERSHIP PRO FORMA · 5% ANNUAL APPRECIATION

YEAR	PROPERTY VALUE	$ / SF	LOAN BALANCE	YOUR EQUITY	EQUITY GAIN
0	$1,200,000	$551	$960,000	**$240,000**	—
1	$1,260,000	$579	$949,270	**$310,730**	+$70,730
2	$1,323,000	$608	$937,821	**$385,179**	+$145,179
3	$1,389,150	$638	$925,606	**$463,544**	+$223,544
4	$1,458,608	$670	$912,572	**$546,036**	+$306,036
5	$1,531,538	$704	$898,665	**$632,872**	+$392,872

20% down ($240,000) · $960,000 loan · 6.5% 30-year fixed · 5% annual appreciation · 5-year hold

Swing combines five years of rent avoided ($5,500/month based on prevailing $30+/SF downtown Bentonville office rates) with projected equity gained at 5% annual appreciation. Illustrative projection on the stated assumptions; actual appreciation varies and is not guaranteed. Loan paydown amortized at 6.5%. Figures exclude transaction costs, property taxes, insurance, association dues, and carrying costs, and are not investment, tax, or legal advice.

MARKET OVERVIEW

OAK ONE BROWNSTONE · BENTONVILLE, AR

A Once-in-a-Generation Transformation

Downtown Bentonville is undergoing an institutional transformation that is reshaping the immediate vicinity of Oak One and creating sustained long-term demand for premium real estate. Three major anchors now sit within minutes of the property:

Walmart Home Office Campus

A new 350-acre campus with 12 office buildings, 10 miles of trails, a hotel and child-care center. Walmart has been consolidating corporate employees from Charlotte, Hoboken, Dallas, Atlanta and Toronto into Bentonville since 2024.

Walton-Family STEM University

Under development at 508 SW 8th Street, directly adjacent to Oak One. The university welcomes its inaugural class of ~500 students in 2029, growing to 2,000 learners, focused on computing, automation, logistics and biomedical technology.

Bentonville City Square

A short walk from Oak One, the historic Bentonville City Square anchors downtown's acclaimed dining, boutique retail, the Walmart Museum, and year-round events, and is the gateway to the Crystal Bridges and Momentary corridor.

NORTHWEST ARKANSAS MARKET FUNDAMENTALS

Northwest Arkansas was ranked the #1-performing large metro in America by the Milken Institute in 2026. The region’s population exceeds 605,000 and is growing by an estimated 36 residents per day, driven by Walmart, Tyson Foods, J.B. Hunt and their vendor ecosystems. Washington County’s median home price has reached $355,000, up roughly 90% from $187,200 in 2019.

NORTHWEST ARKANSAS GROWTH PLAN

The region is planning for a population of 1 million residents by 2050. →

A World-Class Campus Next Door

Downtown Bentonville's newest landmark rises a short walk from Oak One.

Oak One's list of world-class neighbors keeps growing. Just a few hundred feet away, a short walk along a paved path through Gilmore Park, the Walton family is building a new university on the former Walmart Home Office site, focused on science, technology, engineering, and mathematics.

Its first phase spans roughly 422,000 square feet across three buildings and welcomes an inaugural class in 2029. The students, faculty, and visitors it draws will deepen downtown's demand for the dining, services, and premium space that Oak One is positioned to serve.

RENDERINGS · BJARKE INGELS GROUP

DESIGNED BY BIG
BJARKE INGELS GROUP

The campus is the work of BIG, the world-renowned Copenhagen studio led by Bjarke Ingels, with Polk Stanley Wilcox as architect of record. Its Ozark-inspired design pairs weathered steel, copper, and red-cement facades to blur the line between campus and community.

"The campus seeks to bridge the disconnect that often exists between academia and the working world."

Bjarke Ingels, Founder & Creative Director, BIG

422,000 SF · 3 buildings · first class 2029

See the renderings →

Bentonville, Arkansas

Bentonville has transformed from a small Arkansas town into a dynamic center of commerce, culture and outdoor recreation, and a community of choice in Northwest Arkansas. It is home to the global headquarters of Walmart, the world's largest retailer, making the city an international focal point for retail suppliers and supporting businesses.

Known as the 'Mountain Biking Capital of the World,' Bentonville draws visitors and new residents to its vast trail network, the Crystal Bridges Museum of American Art, The Momentary, and a thriving downtown dining and arts scene, all minutes from Oak One.

The downtown core continues to attract premium hospitality, dining, and mixed-use investment, reinforcing the position of 329 SW 5th St at the center of the region's continued growth.

DEMOGRAPHICS

2025 estimates by radius from the property

	1 Mile	3 Miles	5 Miles
Population	7,589	55,509	114,922
Pop. Growth '20-'25	29.1%	14.0%	15.0%
Households	3,296	21,684	43,228
Median HH Income	$85,831	$104,483	$103,462
Daytime Employees	23,821	50,310	73,667
Total Businesses	1,151	3,781	6,861
Bachelor's Degree +	35%	45%	40%

Source: LoopNet / Local Logic demographic estimates.

WALMART HOME OFFICE CAMPUS

How the new campus integrates the community →

ALICE L. WALTON SCHOOL OF MEDICINE

Explore the campus →

OAK ONE

BROWNSTONE · DOWNTOWN BENTONVILLE

SALES & OFFER PROCESS

SUBMIT OFFERS & INQUIRIES TO

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THANK YOU

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