

An aerial photograph of the Greenway Building, a large industrial-style structure with a white metal roof and corrugated metal siding. The building is surrounded by a large parking lot filled with cars. In the background, there is a colorful mural on a wall, a white tent-like structure, and other buildings in the distance. The sky is blue with some clouds.

Blue
Crane

GREENWAY BUILDING

700 + 702 SE 5TH STREET

GREENWAY BUILDING

Introducing the Greenway Building, a two-building office property perfectly positioned in the heart of downtown Bentonville along the NWA Greenway. With direct access to 8th Street Market, The Momentary, and the Arts District, the location offers an easy walk or bike ride to Bentonville Square and the city's most vibrant destinations.

The available suites are fully built out and ready for immediate move-in. Tenants enjoy shared on-site amenities including kitchens and break rooms, secure bike parking, a ping-pong and outdoor activity room, and convenient showers—making it easy to balance work, wellness, and the active Bentonville lifestyle.



OFFERING

Lease Rate:	\$30/SF NNN (Est. \$7/SF)
Square Feet:	
Suite 40	2,419 RSF
Property Type	Office
Location:	Downtown Bentonville
Tenant Improvements:	As Is, Move-in Ready
Top Uses:	Vendor Office, Startup Companies, Private Services

FEATURES

- Located two blocks from the new Walmart Global Campus and adjacent to The Momentary
- Fully built-out units ready for immediate occupancy
- Bike-friendly building with locker rooms and showers for tenant use
- Shared tenant amenities include kitchens, secure bike parking
- Walkable to restaurants, bars, coffee shops, and downtown retail
- Situated directly on the NWA Greenway with nearby hard and soft surface bike trails



INTERIOR PHOTOS

700 + 702 SE 5TH STREET

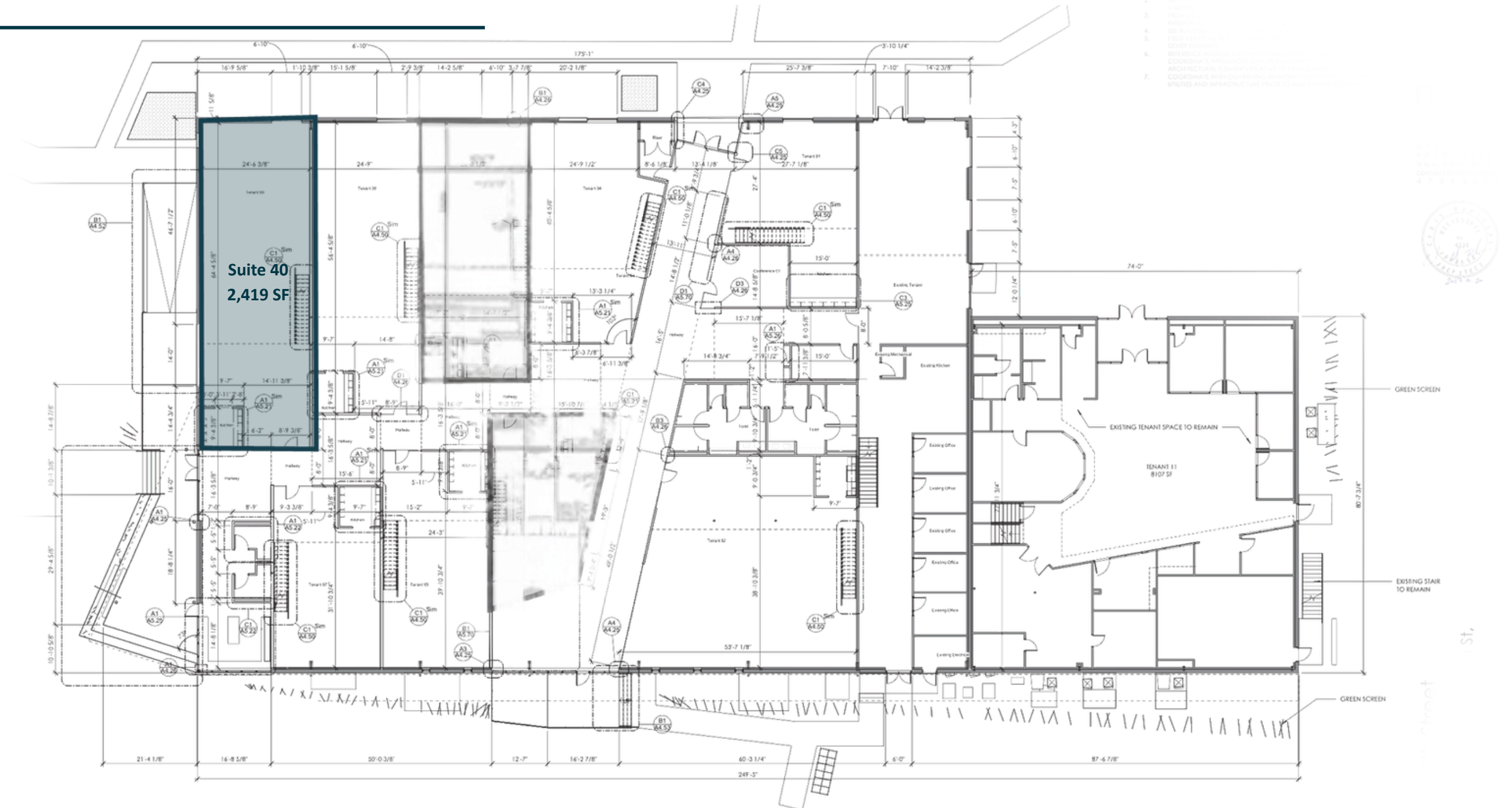
The spaces feature polished concrete floors and expansive glass walls that fill the interior with natural light. Thoughtfully integrated seating areas and upper-level mezzanines maximize functionality and foster a collaborative environment ideal for team productivity.

SIZE

2,419 SF



700 SE 5TH STREET



GET CONNECTED



GAVIN MAGEE

COMMERCIAL LEASING MANAGER



(913) 449-6223



gmagee@bluecrane.us



bluecrane.us



100 NW 2nd St, Suite 300
Bentonville, AR 72712

