



Asking Price:

\$17.25
PSF

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FOR SUBLEASE

2703 SE Otis Corley Dr
Bentonville, Arkansas

7,105 SF Sublease Opportunity Near
Walmart Home Office Campus

Features

- 7,105 SF sublease with a mix of private offices, open work areas, and flex rooms
- Existing buildout includes multiple restrooms, a kitchen/break area, and dedicated treatment/observation rooms
- Current buildout is well suited for childcare, tutoring, or medical/treatment use
- Layout also offers flexibility for conversion to general office space
- Minutes from Sam's Club Headquarters and Walmart Home Office Campus
- Direct access to I-49 and Hwy 62
- Sublease runs through 02/28/2031
- On-site parking with room for staff and visitors
- Close to Razorback Greenway and a mix of nearby dining options

Property Photos

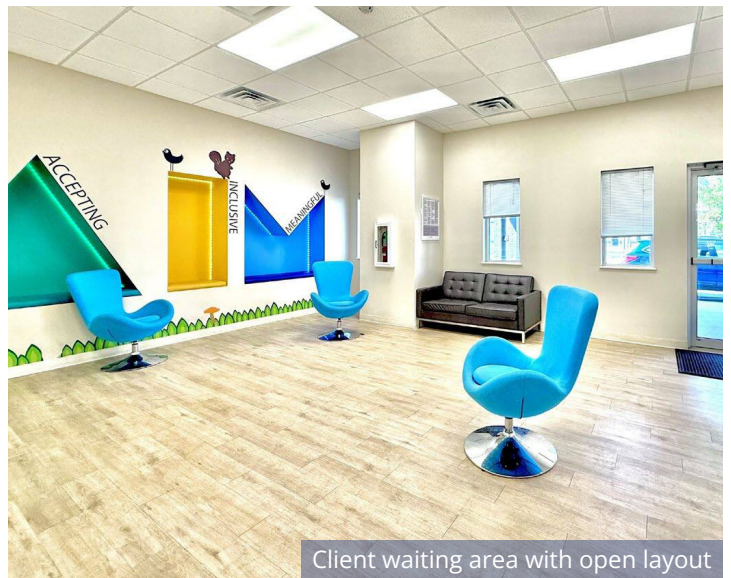
Open floor plan with a mix of large activity rooms, private offices, and flex space.



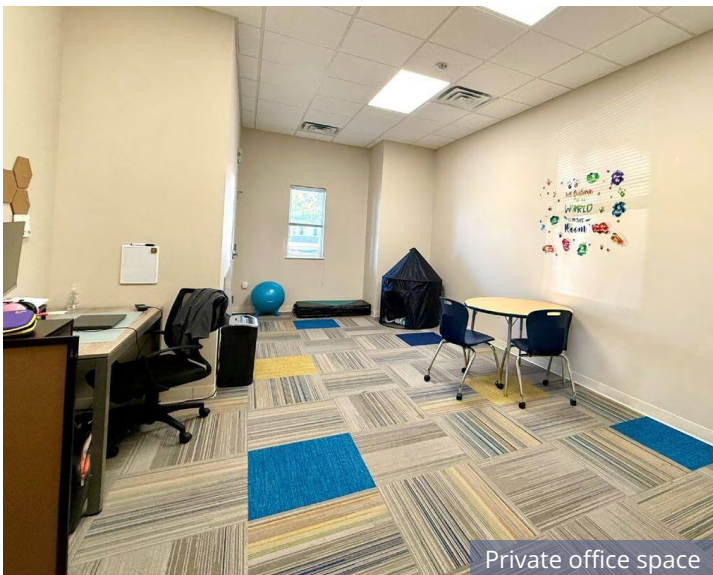
Large open activity room with natural light



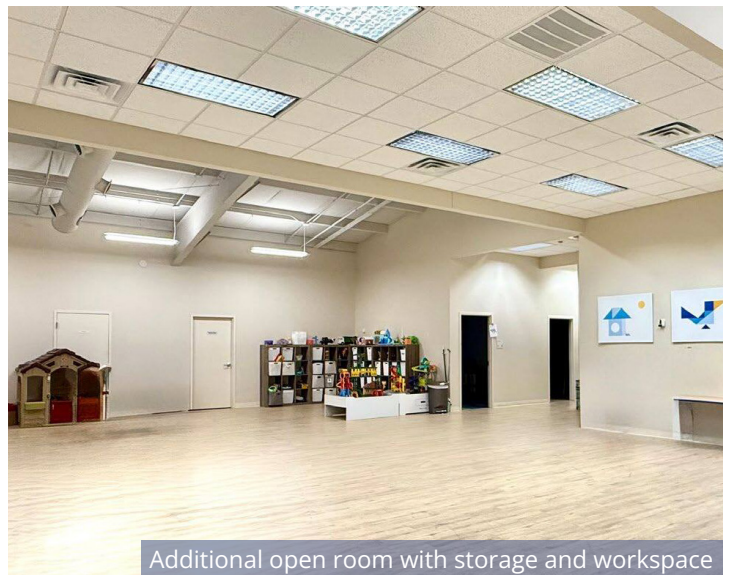
Kitchen and break area



Client waiting area with open layout



Private office space



Additional open room with storage and workspace

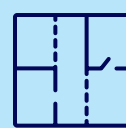
Property Overview



7,105 RSF



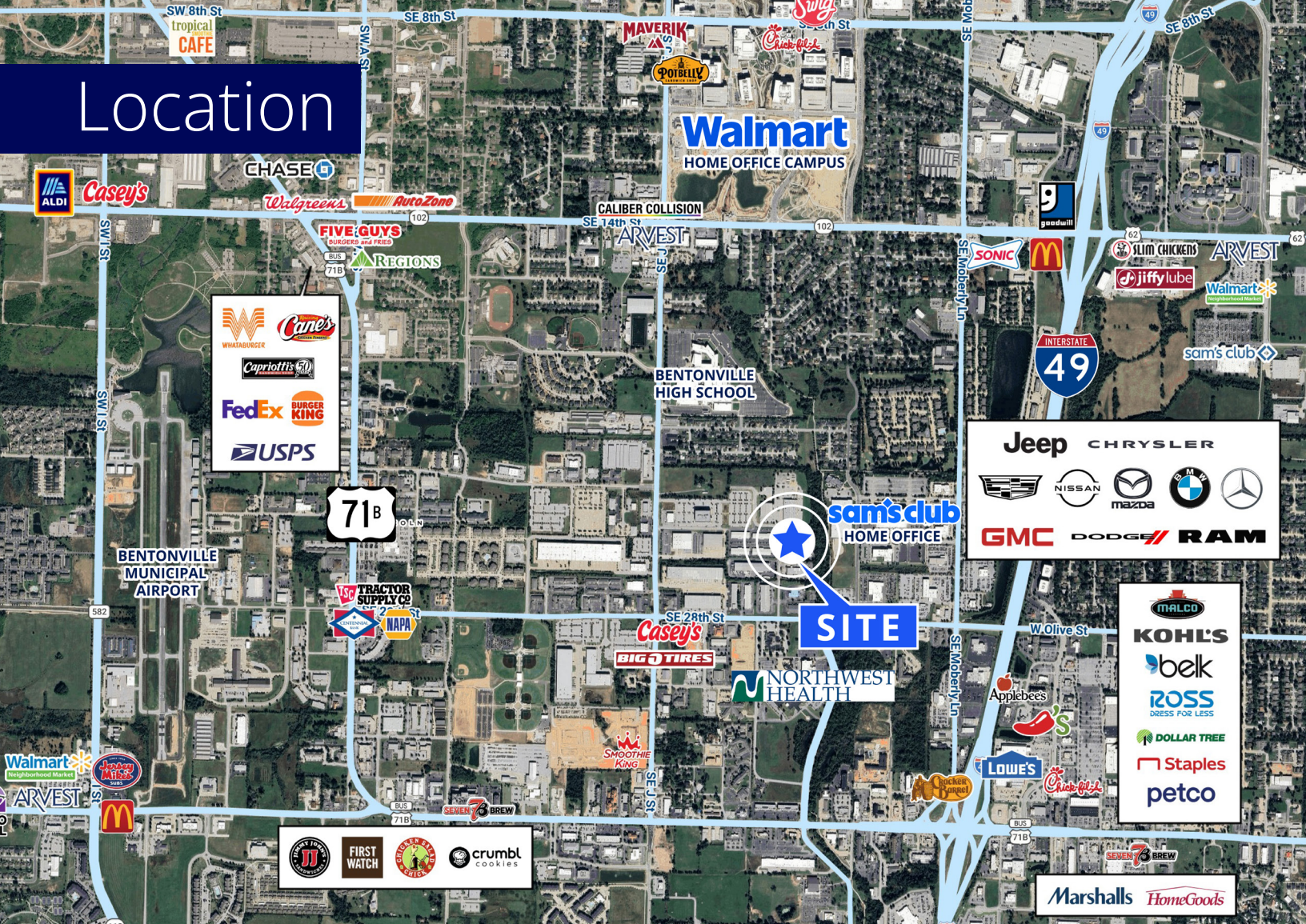
Ample
Parking



Flexible
Layout

Existing Floor Plan





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Area Demographics

	1 Mile	3 Miles	5 Miles
Population (2026)	5,667	61,060	141,569
Projected Population (2031)	6,425	68,251	156,670
Total Households (2026)	2,642	25,596	54,647
Average Household Income (2026)	\$89,851	\$126,474	\$145,228
Projected Average Household Income (2031)	\$99,293	\$140,505	\$160,661

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