

300 24th Street

Bentonville, Ar 72712



List Price: \$18
MLS#: 1300751
Beds: 0
Garage: 0
Square Feet: 30,225
Price / Square Foot: \$0.00
Type: CommercialLease
Built: 2006
County: Benton
School:

Description

The Cognizant Building offers 30,225 SF of Class B office space for lease at \$18/SF, making it an excellent choice for businesses seeking a professional yet cost-effective workspace. Built in 2006, this two-story, multi-tenant building features masonry construction, controlled access, a reception area, kitchen, and security system. Located in a suburban setting on 2.36 acres of land, it has a parking ratio of 4.11/1,000 SF with 125 surface spaces.

The property is conveniently positioned less than 2.5 miles from Walmart and Sam's Club Home Offices, making it a strategic location for corporate operations. The building benefits from proximity to one of the nation's top-ranked regions for quality of life. With a walk score of 44 and public transportation access nearby, this well-maintained office space is an attractive leasing opportunity for growing businesses.

Property Details

Lot Size	2.36 Acres
Listed By	Genesis Commercial Real Estate