

## 329 5th Street

Bentonville, Ar 72712



**List Price:** \$1,200,000  
**MLS#:** 1344033  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 2,177  
**Price / Square Foot:** \$551.22  
**Type:** CommercialSale  
**Built:** 2025  
**County:** Benton  
**School:**

### Description

Oak One is a boutique professional space in a highly walkable downtown setting. Located in one of the nation's top-performing metros, adjacent to the coming STEM university, and minutes from the new Walmart headquarters, the property is positioned to benefit from continued appreciation. Highly competitive value compared to traditional commercial space, with four of ten units sold via 1031 exchange, demonstrating strong investment potential. Defined by timeless design featuring Bostonian brownstone, chevron hardwood floors, and premium finishes, creating a setting that makes a lasting impression. Multiple private office spaces, solid core doors, and a refined three-story configuration create an ideal setting for a range of professional uses. Ideal for firms seeking character, accessibility, and long-term value in a premier location.

### Property Details

Air Condition	CentralAir,Electric
Appliances	ElectricWaterHeater
Exterior	Brick,Stucco
Listed By	Fathom Realty