

5121 Runway Drive  
Bentonville, AR



FOR LEASE \$8.50/SF TRIPLE NET



**To learn more, please contact:**

Grubb & Ellis | Solomon Partners  
609 SW 8th Street, Suite 220  
Bentonville, AR 72712  
479.271.6118 main  
479.250.4879 fax  
[www.GrubbEllisAR.com](http://www.GrubbEllisAR.com)

**Paul Esterer**

479.685.6612 direct  
[PEsterer@GrubbEllisAr.com](mailto:PEsterer@GrubbEllisAr.com)

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## Site Summary

The subject property contains a +/- 21,840 square foot building on +/- 1.40 acres of prime real estate located in the city of Bentonville. This development is positioned directly East of the state's main corridor to the Northwest Arkansas Regional Airport and Walmart's distribution center, State Highway 12 (aka Southwest Regional Airport Boulevard), with vacant farm land to the North and apartments to the West.

Common Property Name	Summerwind Office Building (Formerly Katy Building)
Use	Office space
Location	5121 Runway Drive, Bentonville
Zoning	C-1 and C-2
Land Area	+/- 1.40 acres
No. of Stories	Two
Year Built	2005
Type of Construction	Steel and Masonry with one (1) elevator
Gross Building Area	+/- 21,840 SF
Utilities	Utilities are available to the site and building
Docks	Ramped, truck-high loading dock, roll-up door
Parking	Surface asphalt; 45 spaces



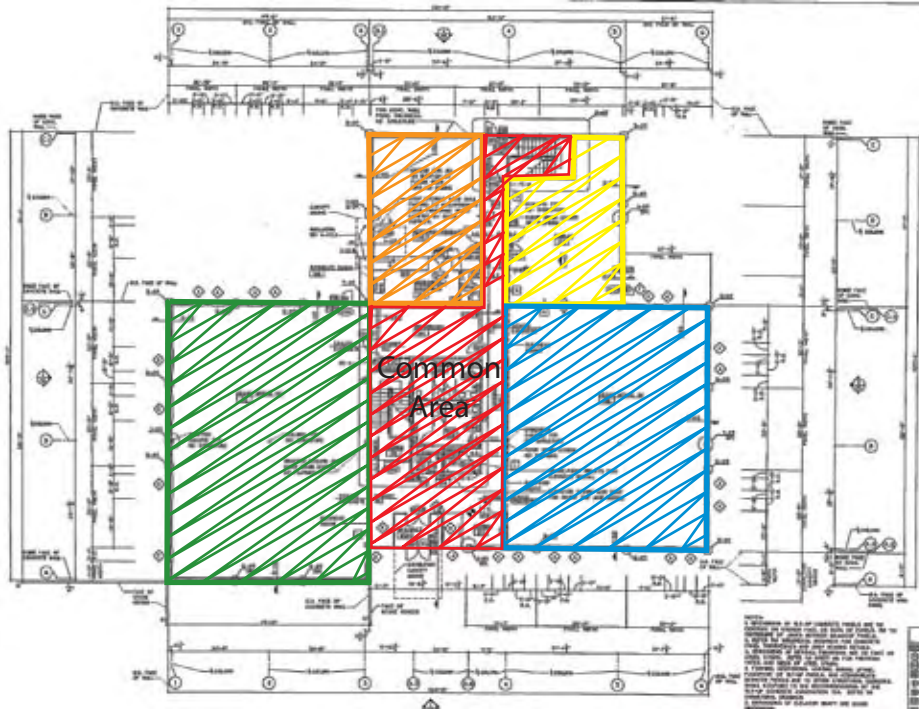
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**Floor Plans and Available Spaces**



First Floor



Second Floor

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Photos



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## Aerial



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## ADVISOR PROFILES



### **PAUL A. ESTERER**

Paul is Principal and co-founder of Grubb & Ellis | Solomon Partners (GESP) and CEO, President and founder of Vanadis 3 Companies (Vanadis 3). He assists in guiding these companies' growth, vision and operations. Paul is a very active broker of investment properties for clients and financial institutions.

Paul is capable of advising clients on properties such as hotels, office buildings, retail developments and mixed use/urban projects. His high level depth of knowledge in banking (10 year career), development (11-year-old company) and brokerage/management provides valuable insight to his partners and clients.

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