

FOR LEASE:

WELLINGTON SQUARE

100 SOUTHWEST 14TH ST, BENTONVILLE, AR 72712



GRUBB & ELLIS.
Solomon Partners



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PROPERTY SUMMARY

Currently two spaces are available in the Wellington Square Shopping Center. Tenancy is shared with a Sprint cell phone franchise, Merle Norman, Fast Frame, a nail salon as well as an insurance agency. The tenant mix also includes a chiropractor and a tanning salon in addition to other retailers. Taxes, insurance and common area maintenance are paid by Lessor, with utilities paid by the Tenant.

AREA SUMMARY

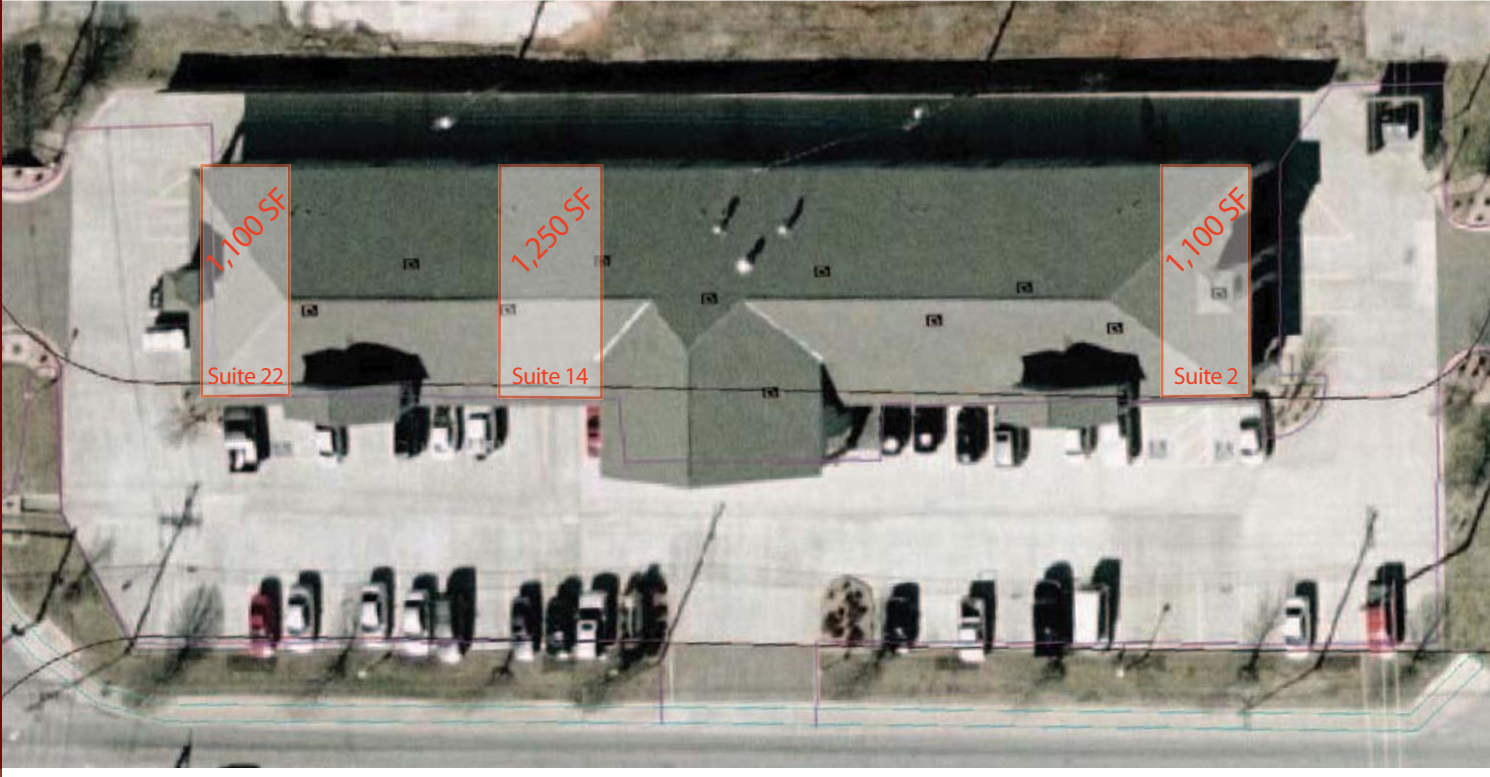
Wellington Square Retail Center is positioned just off of Walton Street in the business district of Bentonville, AR. Adjacent retailers include Panera Bread, Starbucks, as well as an Auto Zone. This property is also positioned between the Wal-Mart home office and their local distribution center.

LEASE SUMMARY

- ADDRESS: 100 Southwest 14th St, Bentonville AR 72712
- SHOPPING CENTER SIZE: 13,050 Square Feet
- RENTABLE SQUARE FEET: 2,875 Square Feet
- UNIT SIZES: 1,100 Square Feet (\$1,265 Monthly)
- UNIT SIZES: 1,250 Square Feet (\$1,437 Monthly)
- RENT: \$13.80 PSF Gross
- LEASE TERMS: Landlord Pays: Insurance , Water, Sewer & Trash
 Tenant Pays: Utilities & Sign Face



FLOORPLAN



SUITE 22 1,100 SQUARE FEET \$13.80 PSF/\$1,265 MONTHLY

This suite is located on the Western most end of the building featuring maximum parking, windows and signage.



SUITE 14 1,250 SQUARE FEET \$13.80 PSF/\$1,437 MONTHLY

This suite features stained concrete floors with carpet in all of the offices. There are several private offices, as well as a conference room, and large multi-person office that includes cubicles. Additionally there is a kitchen, as well as a waiting area and receptionist's window.



SUITE 2 1,100 SQUARE FEET \$13.80 PSF/\$1,265 MONTHLY

This suite is located on the eastern end of the center and features windows from two directions and extra parking. The space features a kitchenette, restroom and multiple offices throughout. The interior was recently finished with new carpet throughout, as well as a new receptionists window and countertops.

