

The image shows the exterior of a modern commercial building, Airport Plaza. The building features a prominent green metal roof with a white structural frame. The main entrance is a large glass and door structure with the address number 3101. To the right of the entrance, there are several white mailboxes mounted on a brick pillar. The building is surrounded by a paved area, some landscaping with bushes, and a clear blue sky with a few clouds.

Blue
Crane

AIRPORT PLAZA

3101 & 3103 SW I STREET

AIRPORT PLAZA

3101 & 3103 SW I Street offers reliable, well-priced second-generation office and flex space in a highly functional Bentonville location adjacent to the Bentonville Municipal Airport. The property provides a variety of move-in-ready, as-is suites with flexible layouts, making it an ideal solution for users seeking affordability, accessibility, and immediate occupancy.

Located just off I Street, the property benefits from excellent access and connectivity while remaining minutes from key Bentonville corridors. Proximity to the Bentonville Municipal Airport adds convenience for regional users, service-based businesses, and aviation-adjacent operators. The property also benefits from monument signage along I Street, offering clear visibility and branding opportunities.



OFFERING

Lease Rate:	\$16.00 SF + NNN (Office)
	\$12.00 SF + NNN (Warehouse)
Square Feet:	8,211 total RSF
Office	Warehouse
625 - 2,031 RSF	365 & 3,148 RSF
Property Type:	Office & Warehouse
Location:	West Bentonville
Delivery:	As Is / Partially Furnished

FEATURES

- 2,725 SF of Common Area amenities with private code access including two conference rooms, shared restrooms, lounge area
- Monument signage along highly trafficked I Street
- Private Office / Warehouse options
- Move-in ready
- 150 Surface parking spaces
- Located one mile from Wal-Mart's Home Office.



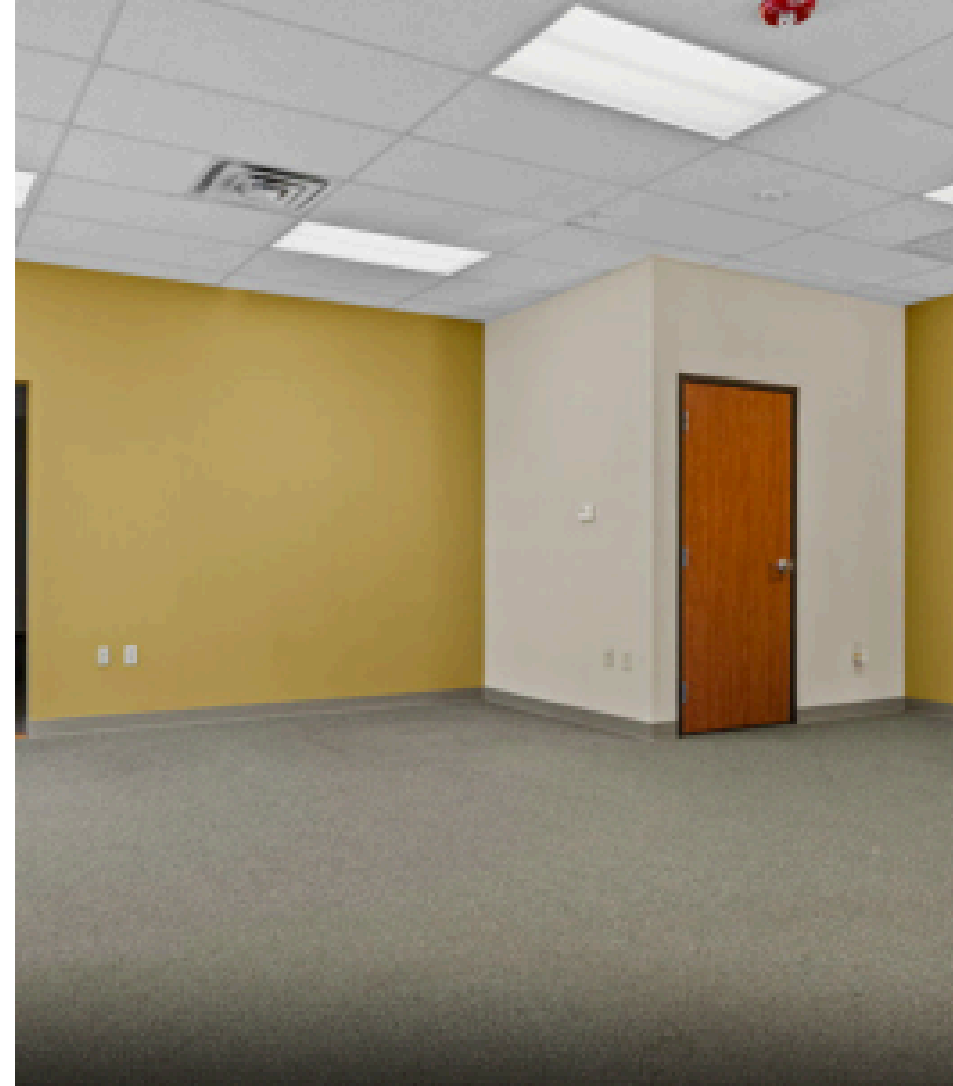
OFFICES

INTERIOR PHOTOS

- **Suite 17:** 625 SF second-generation office suite, move-in ready
- **Suite 23:** 625 SF second-generation office suite, move-in ready
- **Office Suite 67 & 35, 27:** 2,031 SF second-generation office featuring multiple private offices, with flexibility to add a kitchen area within approximately 625 SF

SIZE

625 - 2,031 SF



WAREHOUSE

INTERIOR PHOTOS

The warehouse spaces offer functional, flexible square footage well suited for equipment storage, inventory, light assembly, or operational support. Featuring a roll-up garage door and easy access, the space allows for efficient loading and unloading while maintaining convenient connectivity to the surrounding office components.

SIZE

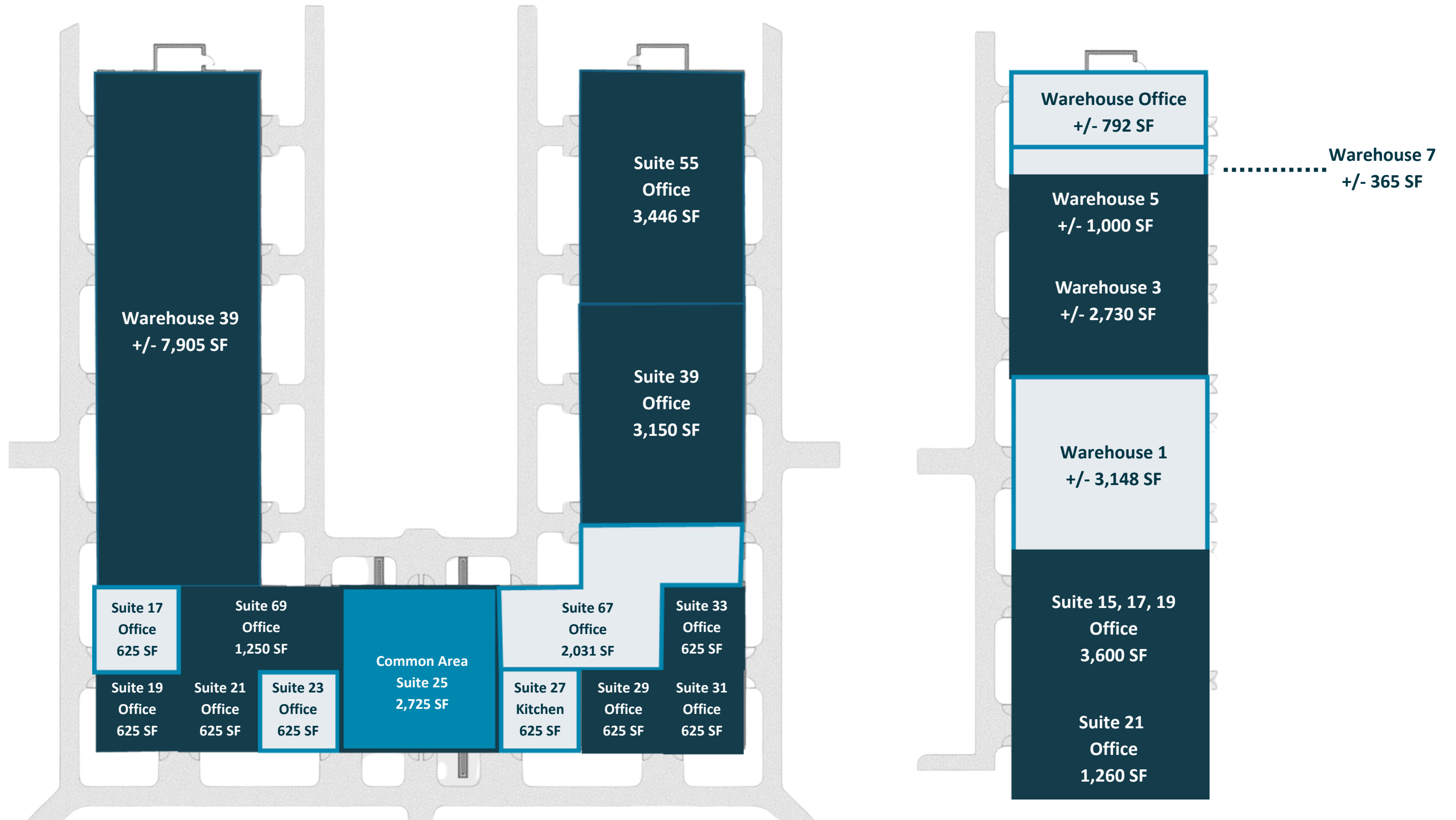
365 & 3,148 SF



FLOOR PLAN

3101 SW I ST

-  Leased
-  Available
-  Common Area





EXTERIOR

3101 & 3103 SW I STREET

GET CONNECTED



GAVIN MAGEE

COMMERCIAL LEASING MANAGER

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