



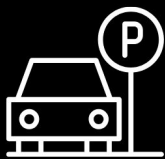
# For lease

3 Office Building Portfolio  
±113,319 SF Available  
Lowell, AR 72745

# NORTHWEST ARKANSAS'S PREMIER BUSINESS HUB

The Lowell Business Center is strategically located in Lowell, Arkansas, positioned in the heart of Northwest Arkansas's growing economic corridor. Situated near Interstate 49, this business hub offers convenient access for companies operating between the larger cities of Rogers and Springdale, while still maintaining the charm and cost advantages of Lowell's smaller community setting. The center benefits from its proximity to major retailers, the Northwest Arkansas Regional Airport, and the region's expanding business ecosystem, making it an attractive location for companies seeking office, retail, or light industrial space in this rapidly developing part of Arkansas.

## BUILDING SPECIFICATIONS



Ample Parking



Conferencing  
facilities



Multi-tenant  
office complex



Located off Exit-78 on I-49 in the  
middle of the Northwest  
Arkansas market



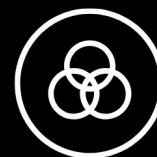
Furnished



Proximity to many  
amenities  
including restaurants,  
shops, services, etc



Excellent visibility



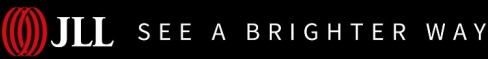
Adjacent to J.B. Hunt  
Transport



# PROPERTY OVERVIEW

506 Enterprise Dr. | Building 1

Building Size	26,638 SF
Lot size	1.37
Stories	3
Year Built	1998
Typical floor	9,443 SF
Parking spaces	135
Parking Ratio	4.67 / 1000 SF
Class	B
Slab to slab height	11"

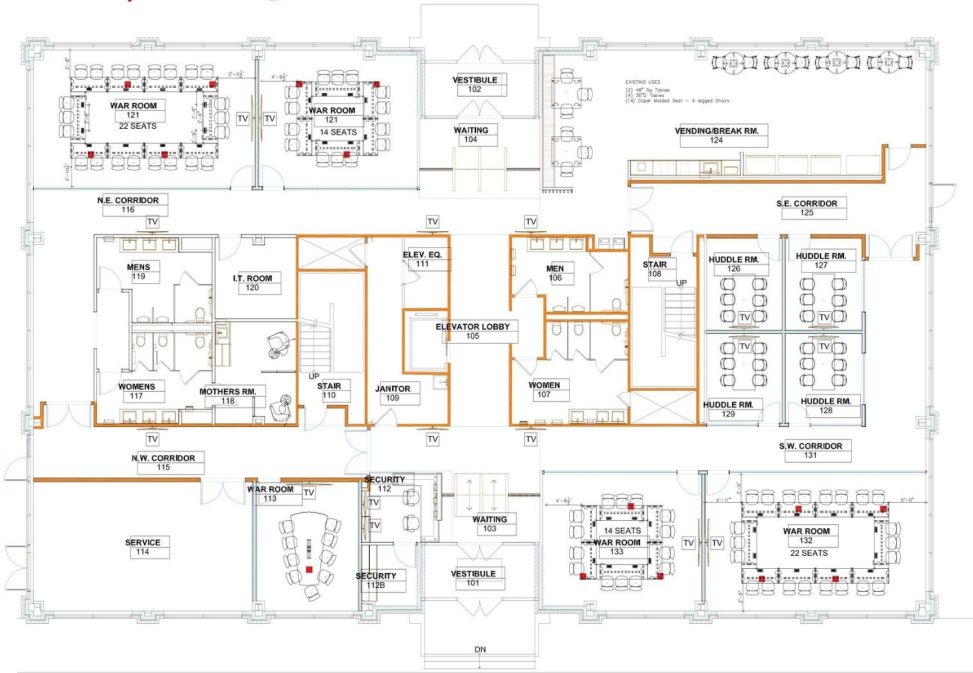


# PROPERTY PHOTOS



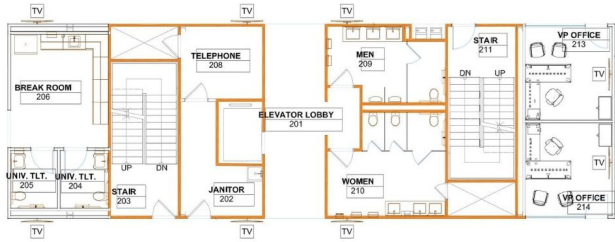
1ST FLOOR PLAN

SCALE: 3/32" = 1' - 0"



2ND FLOOR PLAN

SCALE: 3/32" = 1' - 0"



100 Total - 39"H Stations - Sears Typica

3RD FLOOR PLAN

SCALE: 3/32" = 1' - 0"

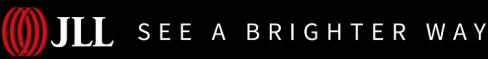


84Total - 47"H Stations - Sears Typica  
16Total - 39"H Stations - Sears Typica

# PROPERTY OVERVIEW

509 Enterprise Dr. | Building 2

Building Size	50,124 SF
Lot size	2.42
Stories	3
Year Built	2001
Typical floor	16,708 SF
Parking spaces	135
Parking Ratio	2.69 / 1,000 SF
Class	B
Slab to slab height	11'

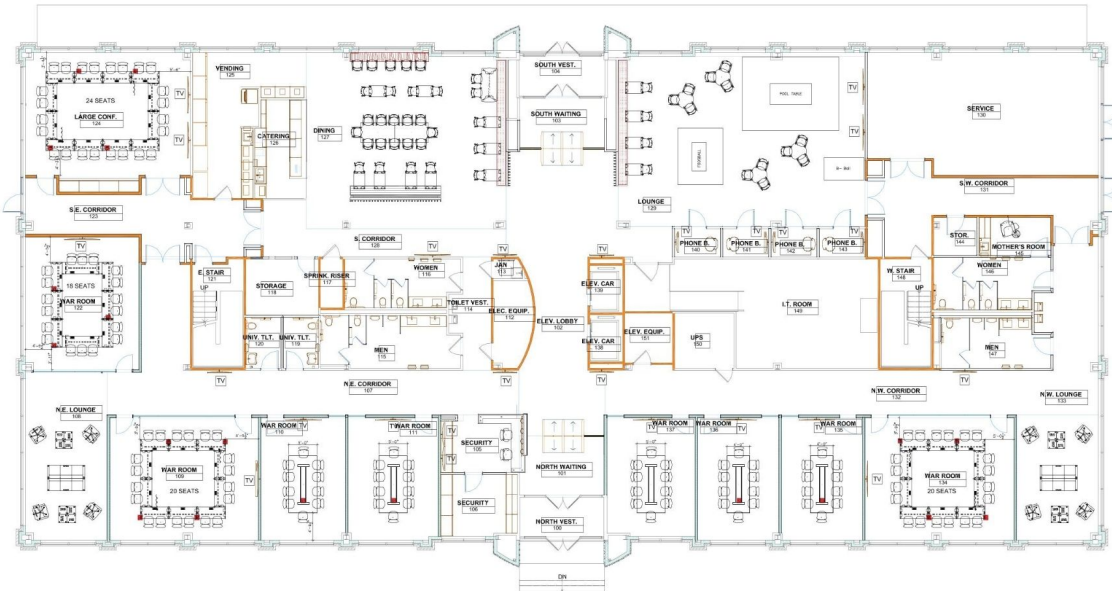


# PROPERTY PHOTOS



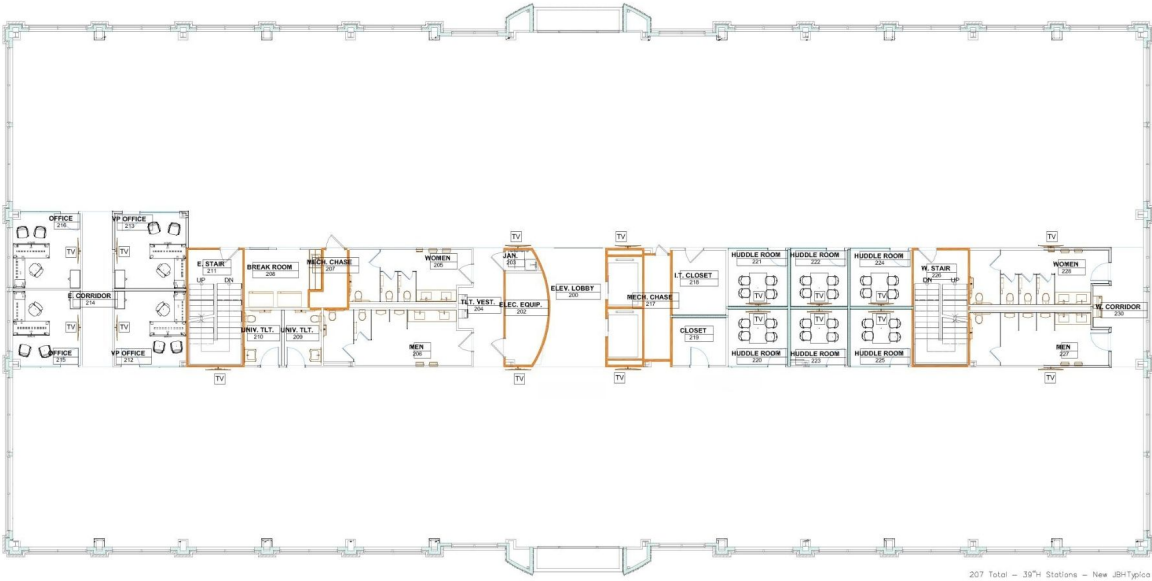
1ST FLOOR PLAN

SCALE: 1/16" = 1' - 0"



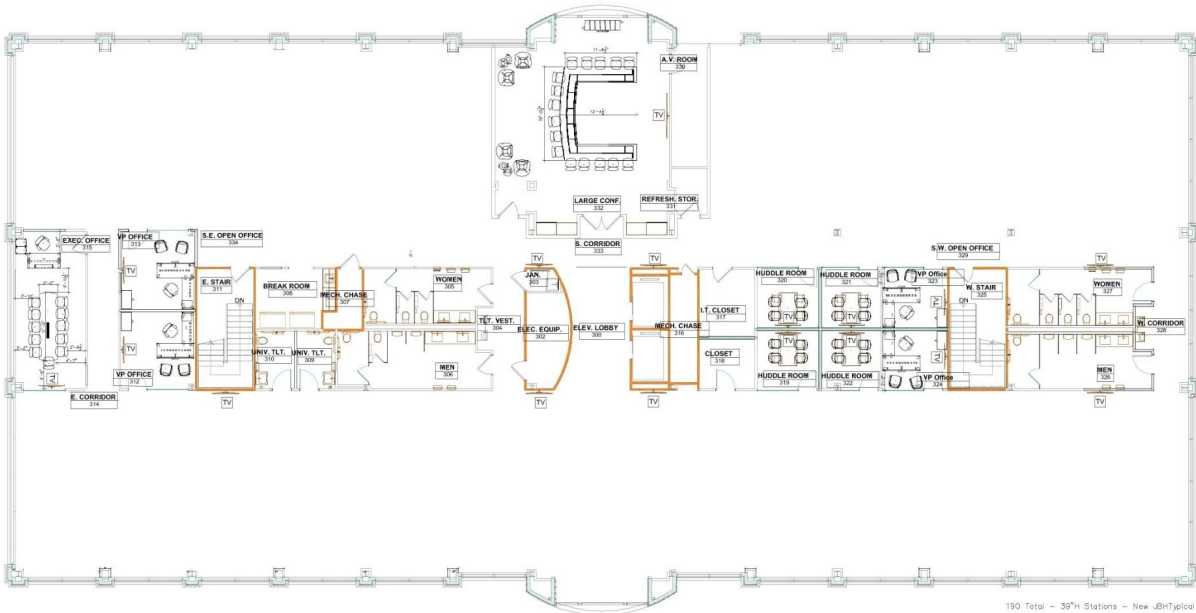
2ND FLOOR PLAN

SCALE: 1/16" = 1' - 0"



3RD FLOOR PLAN

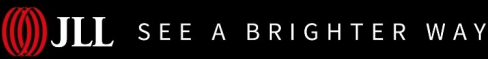
SCALE: 1/16" = 1' - 0"



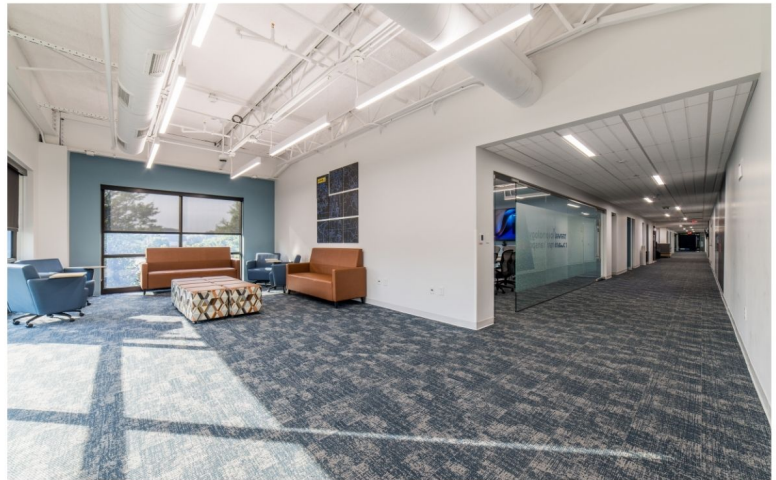
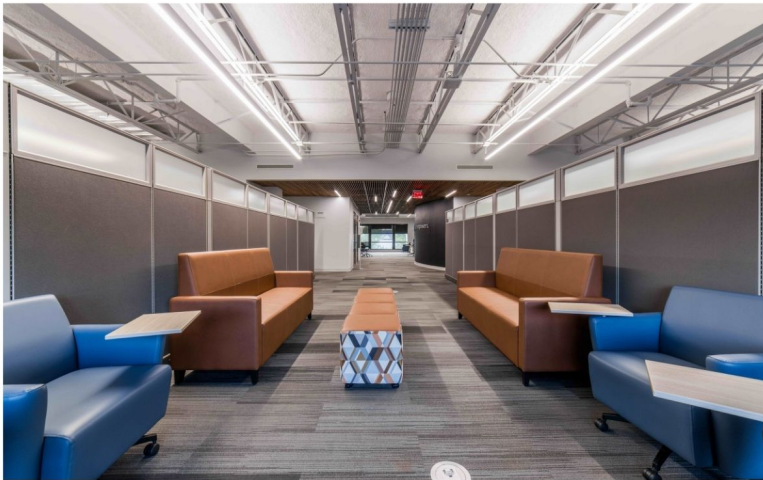
# PROPERTY OVERVIEW

515 Enterprise Dr. | Building 3

Building Size	36,557 SF
Lot size	1.95
Stories	3
Year Built	1998
Typical floor	12,815 SF
Parking spaces	135
Parking Ratio	3.69/1,000 SF
Class	B
Slab to slab height	11'



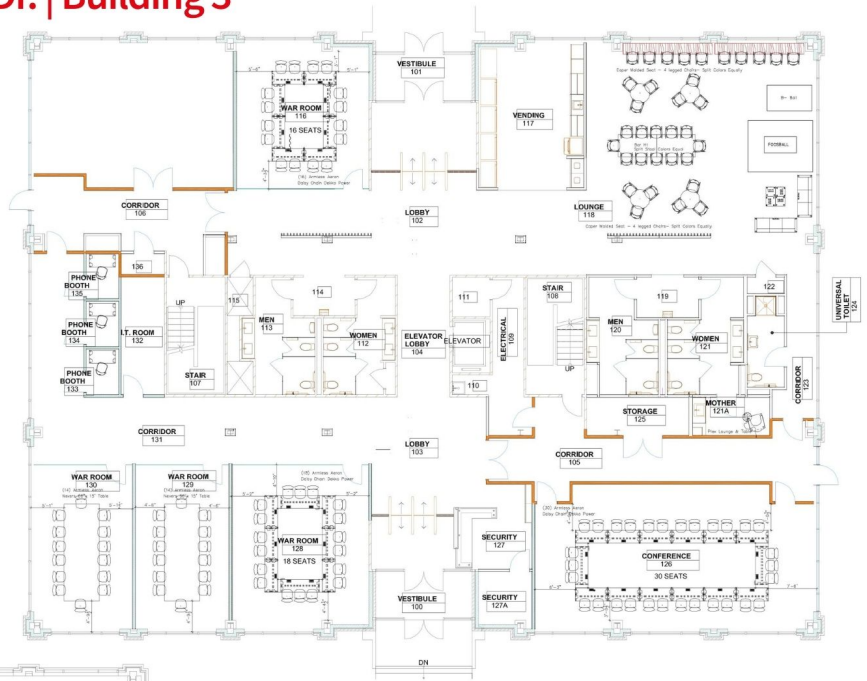
# PROPERTY PHOTOS



**515 Enterprise Dr. | Building 3**

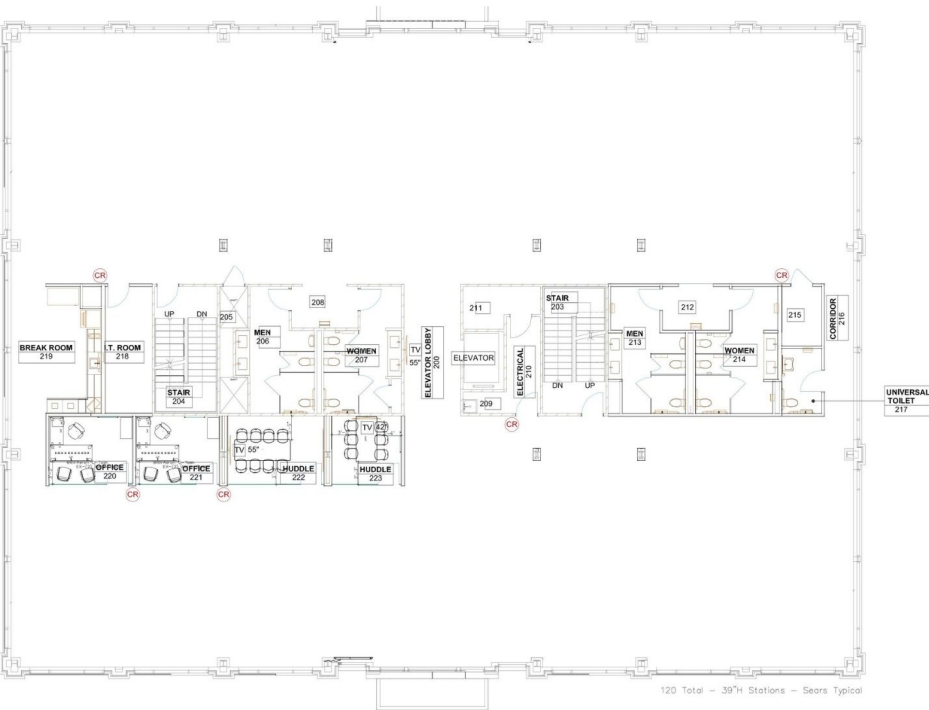
## 1ST FLOOR PLAN

SCALE:  $3/32" = 1' - 0"$



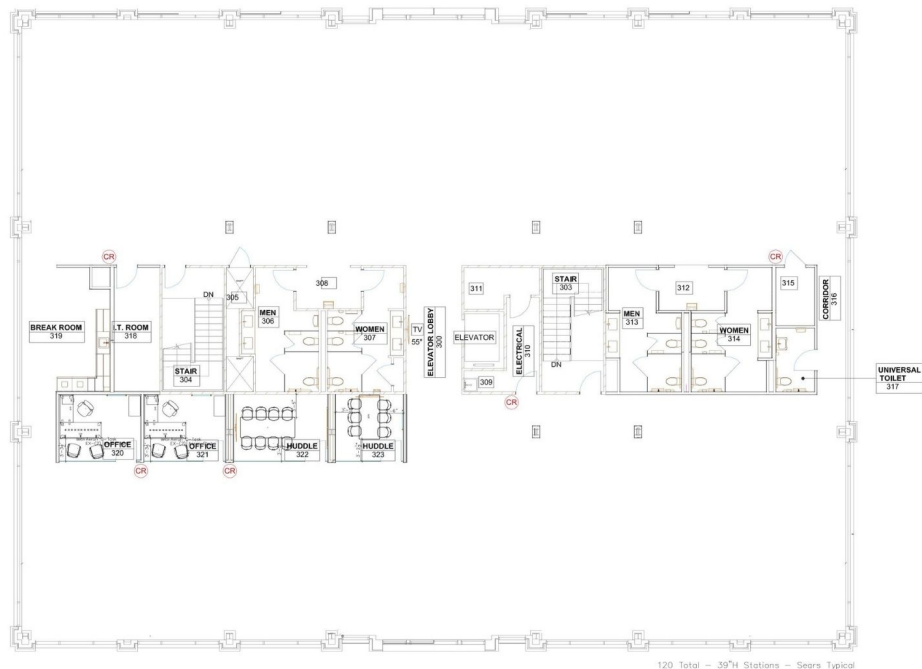
## 2ND FLOOR PLAN

SCALE:  $3/32" = 1' - 0"$

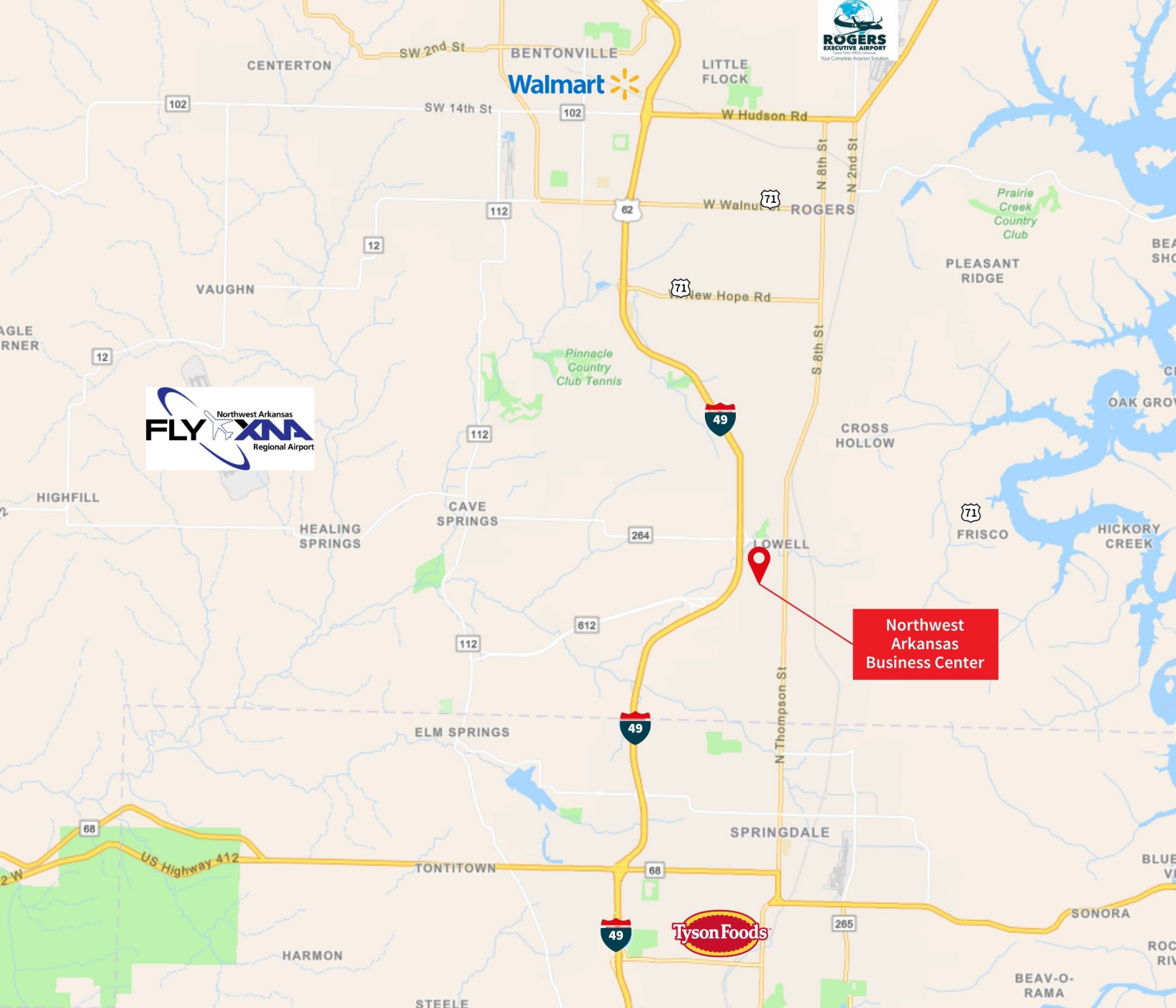


### 3RD FLOOR PLAN

SCALE:  $3/32" = 1' - 0"$







## STRATEGIC LOCATION

5

Minutes to I-49

20

Minutes to Tyson  
Foods Headquarters

25

Minutes to Rogers  
Municipal Airport

20

Minutes to Northwest Arkansas  
International Airport

20

Minutes to Downtown Bentonville  
(Walmart Corporate Headquarter)



SEE A BRIGHTER WAY

# NORTHWEST ARKANSAS, BENTON COUNTY REMAIN FASTEST-GROWING IN STATE

The population of Northwest Arkansas is rapidly growing, with a total population of around 590,337 people. The area is made up of several cities and towns, each with their own unique character and demographic makeup.

## LOWELL DEMOGRAPHICS

Lowell is considered to be the hub of Northwest Arkansas

**±12.3K**

2025 Population

**4.33 %**

Year growth

**32.1**

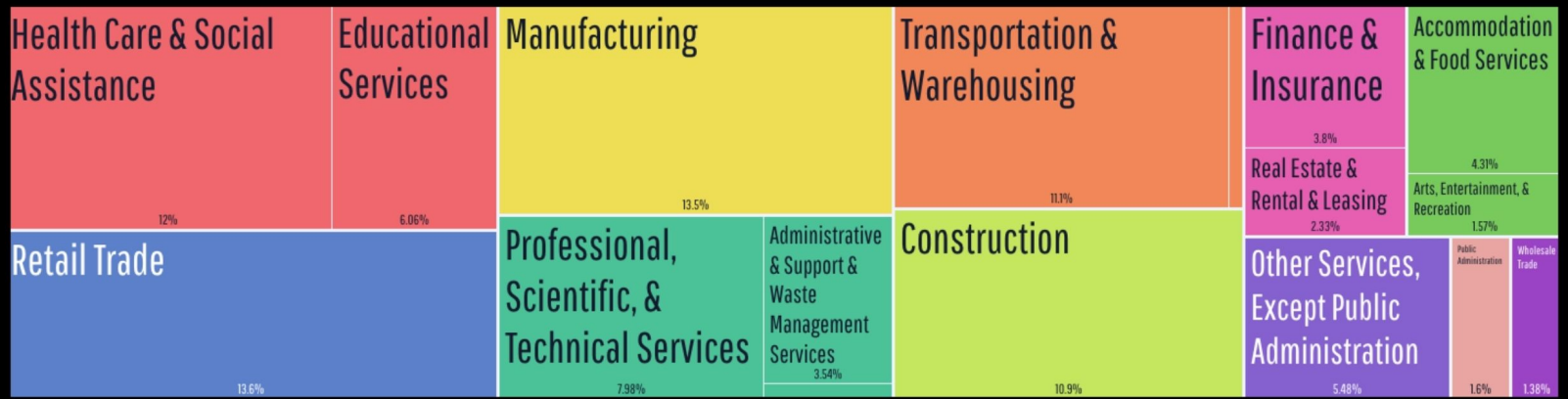
Median Age

**\$92,986**

Median Household  
Income

**5,363**

Employed Population

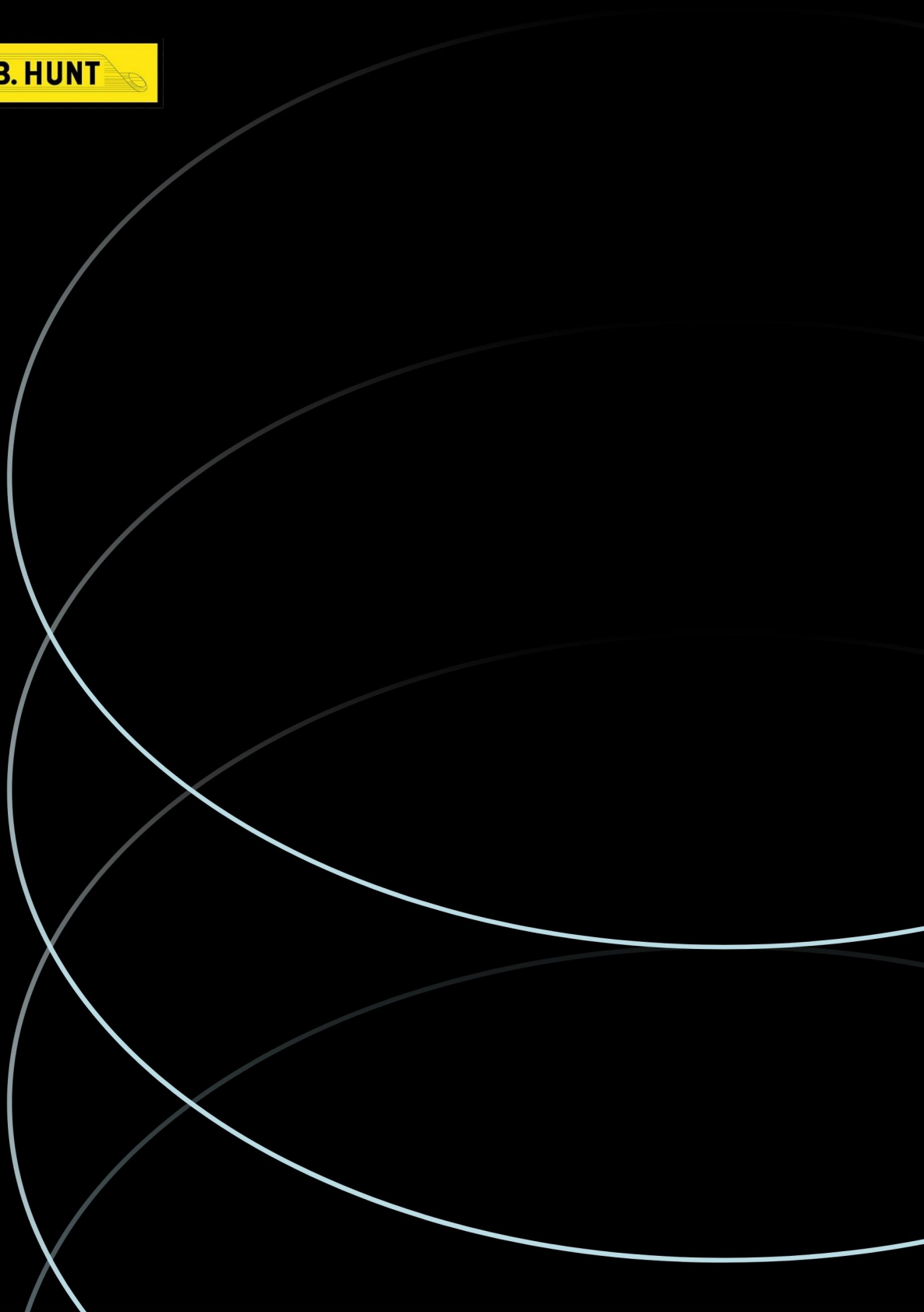


Source: talkbusiness.net



# J B HUNT OFFICE AND LAND PORTFOLIO LOCATION





Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2023 Jones Lang LaSalle IP, Inc. All rights reserved.

**JM Priddy**  
JM.Priddy@jll.com  
(214) 952 7283

**Kristina Pendleton**  
Kristina.Pendleton@jll.com  
(479) 790 3897