

FOR LEASE

1348 E. CHERRY ST. | SPRINGFIELD, MO 65802

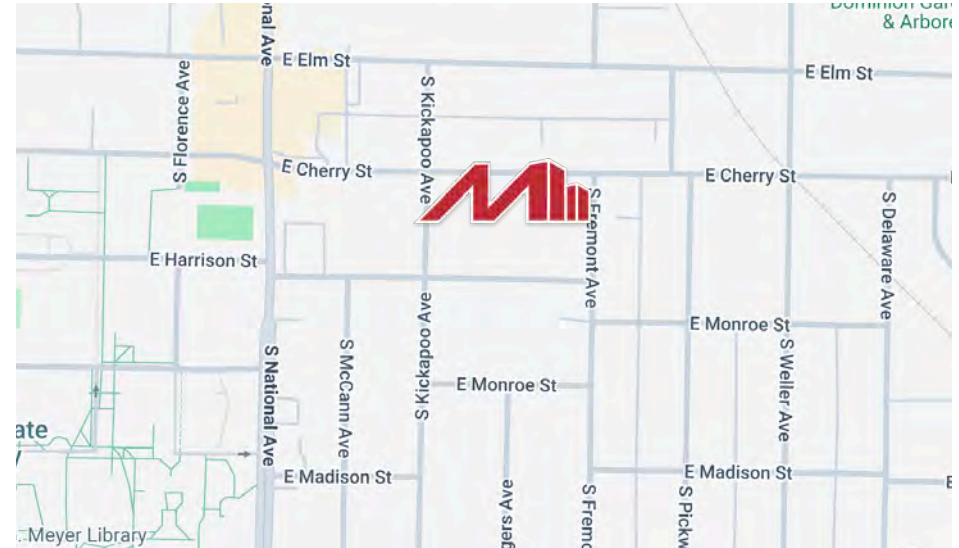


OFFICE PROPERTY

- 2,516 SF m/l
- All Brick Free-Standing Building
- Live/Work Permitted Use
- Zoned UCD - D
- Main Floor - Reception/Conference Room/Office/ Kitchen/Break Room/Restroom
- Second Floor - 4 Offices/Bedrooms/Full Restroom
- Detached 2-Car Garage w/ 4 Plus Parking Spaces
- 0.47 Acres M/L

Mark Kerivan | 417-575-1271 | mkerivan@murney.com
Laurel Bryant | 417-575-1260 | lbryant@murney.com

EXECUTIVE SUMMARY



PROPERTY SUMMARY

RENT:	\$2,500/month
RENT TYPE:	Modified Gross
BUILDING SIZE	2,516 SF
PARKING	2-Car Garage plus lot
ZONING	UCD -D
MARKET	Springfield
LOT SIZE	0.47 acres

PROPERTY OVERVIEW

Excellent Free-Standing Work-Live office space. Perfectly positioned in the Roundtree UCD area. This all brick free-standing building of 2,516 sf m/l (1,412sf Main, 1,104sf upper) offers that ideal work/live opportunity. Main floor features large entry with reception/waiting area, conference room and or collaborative space, kitchen break-room and restroom. Upper floor features either 4 offices/bed-rooms and 1 full restroom. Includes full unfinished basement with a restroom. Expansive wrap around front porch with ADA access, large rear deck for outside meetings to expansive rear yard for exercise and or gatherings, 2 car garage. This UCD use permits both working and living environments for almost all professions. Monthly rent \$2,500 is a Modified Gross Lease. Landlord pays property real estate taxes, building shell insurance and exterior maintenance. Tenant pays general liability insurance, utilities, janitorial, interior maintenance and any increases in property taxes and or building shell insurance after the base year.

ADDITIONAL PHOTOS



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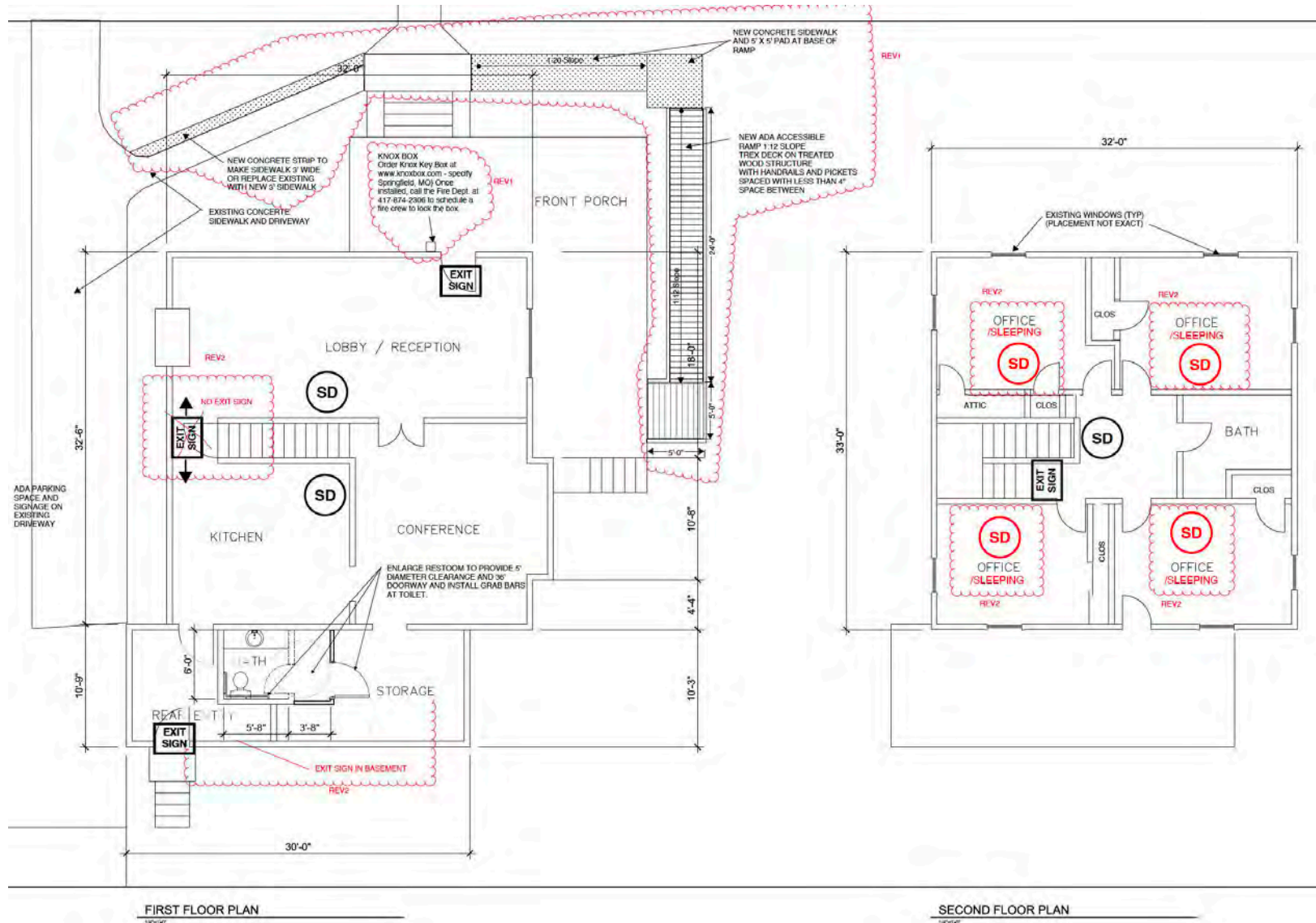
ADDITIONAL PHOTOS



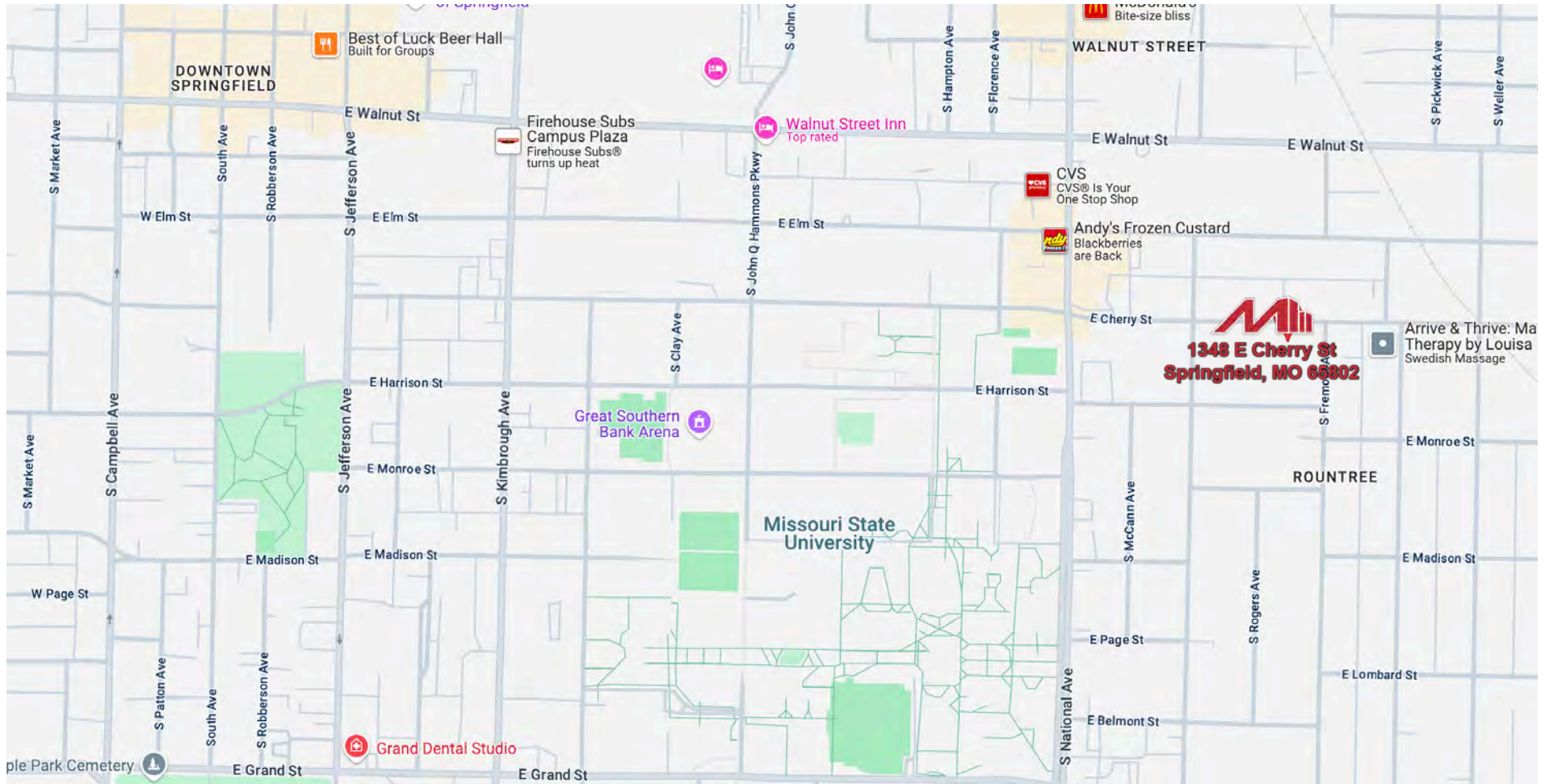
AERIAL PHOTOS



FLOOR PLANS



SITE LOCATION



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DISCLAIMER

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