

FOR LEASE

1348 E. CHERRY ST. | SPRINGFIELD, MO 65802



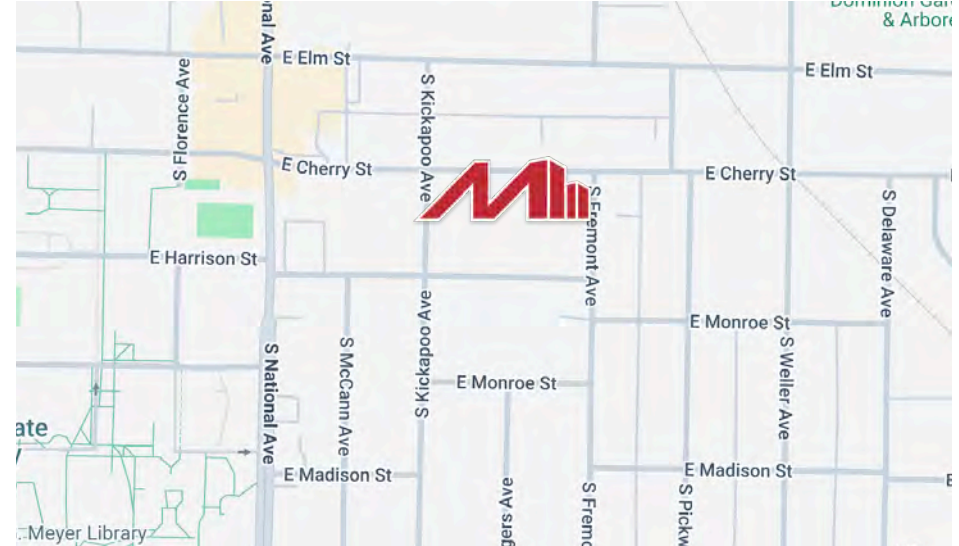
OFFICE PROPERTY

- 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

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EXECUTIVE SUMMARY



PROPERTY SUMMARY

RENT:	\$2,750/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 \$2,750 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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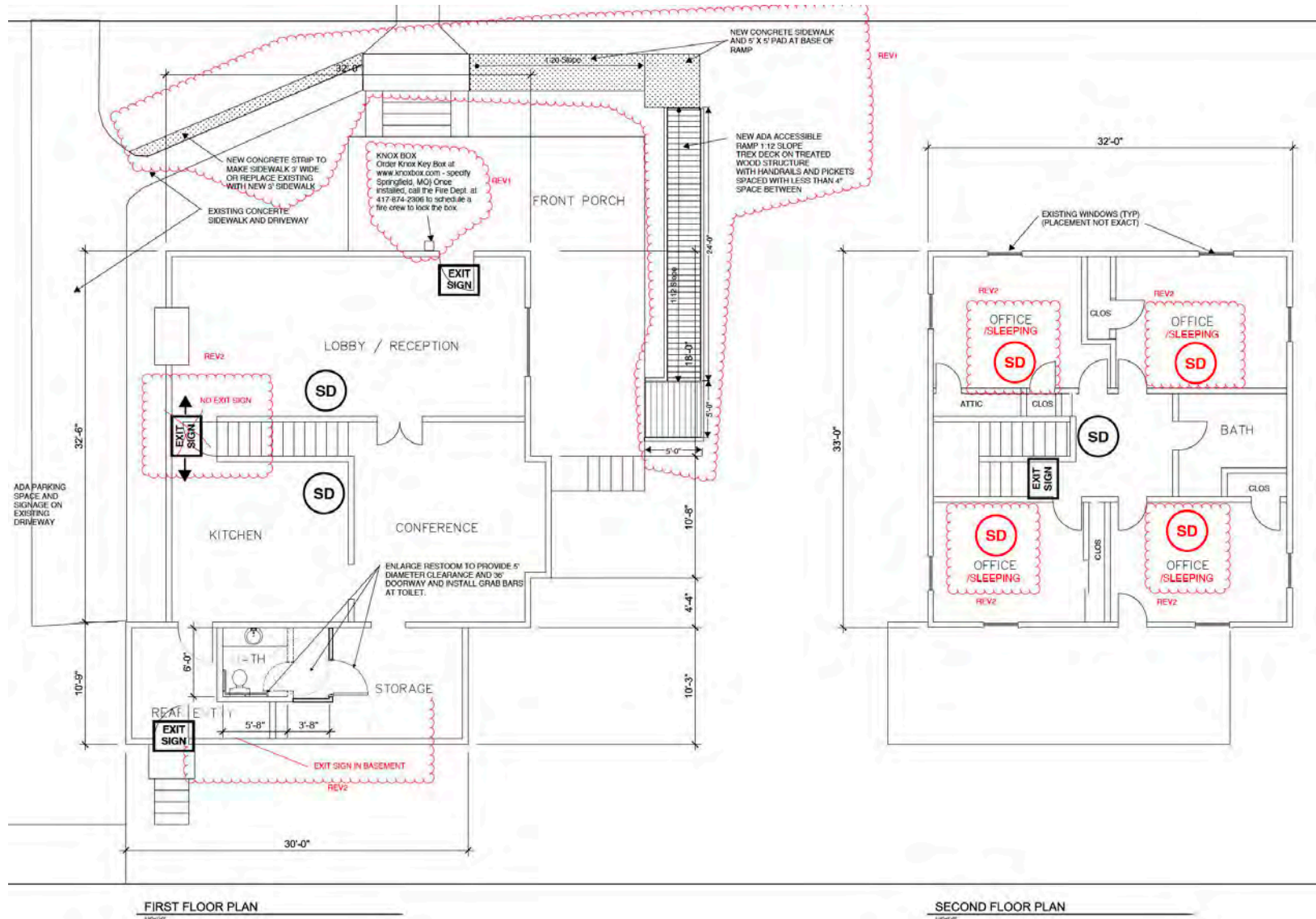


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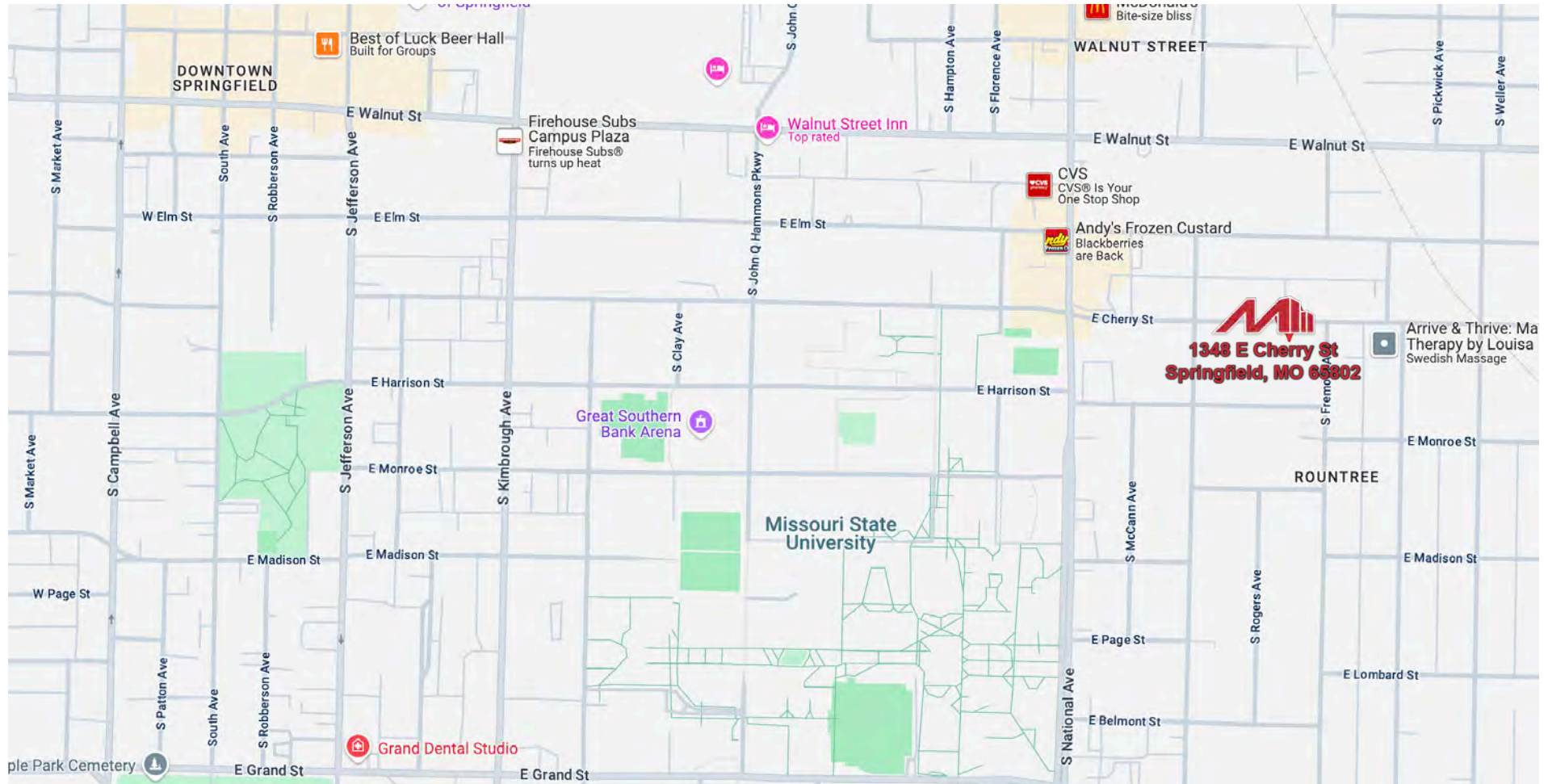




FLOOR PLANS



SITE LOCATION



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The only party authorized to represent the Owner in connection with the leasing of the Property is Murney Associates, Realtors listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to lease the Property, this Offering Memorandum must, at the request of Murney Associates, Realtors, be returned to Murney Associates, Realtors.

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This Offering Memorandum is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to lease the Property unless and until the Owner executes and delivers a signed Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective tenant will be deemed to have acknowledged the foregoing and agreed to release the Owner and Murney Associates, Realtors from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective tenant, any prospective Tenant should not rely on any such correspondence or statements as binding Owner. Only a fully executed Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.