

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

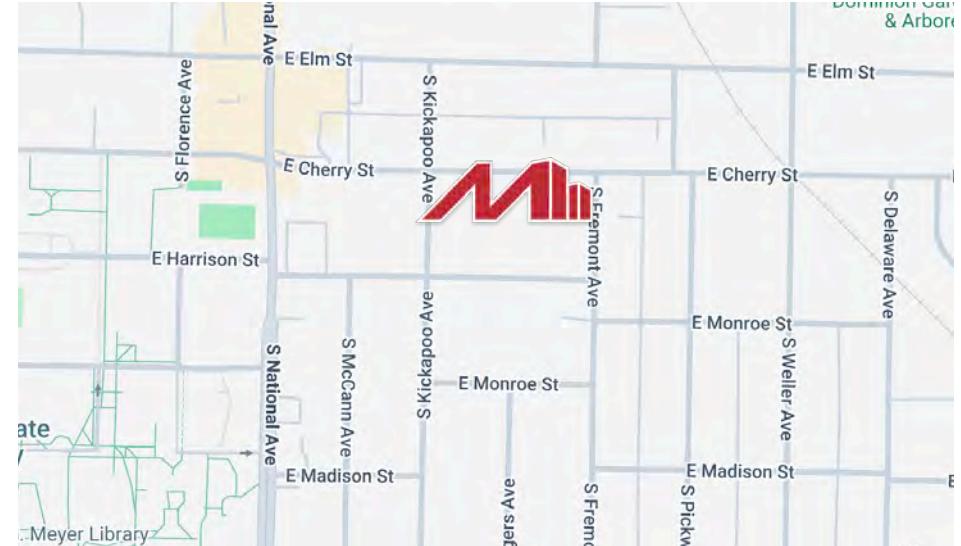
Laurel Bryant | 417-575-1260 | lbryant@murney.com

EXECUTIVE SUMMARY



PROPERTY SUMMARY

RENT:	\$2,750/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.

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ADDITIONAL PHOTOS



Mark Kerivan | 417-575-1271 | mkerivan@murney.com

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 MURNEY COMMERCIAL
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

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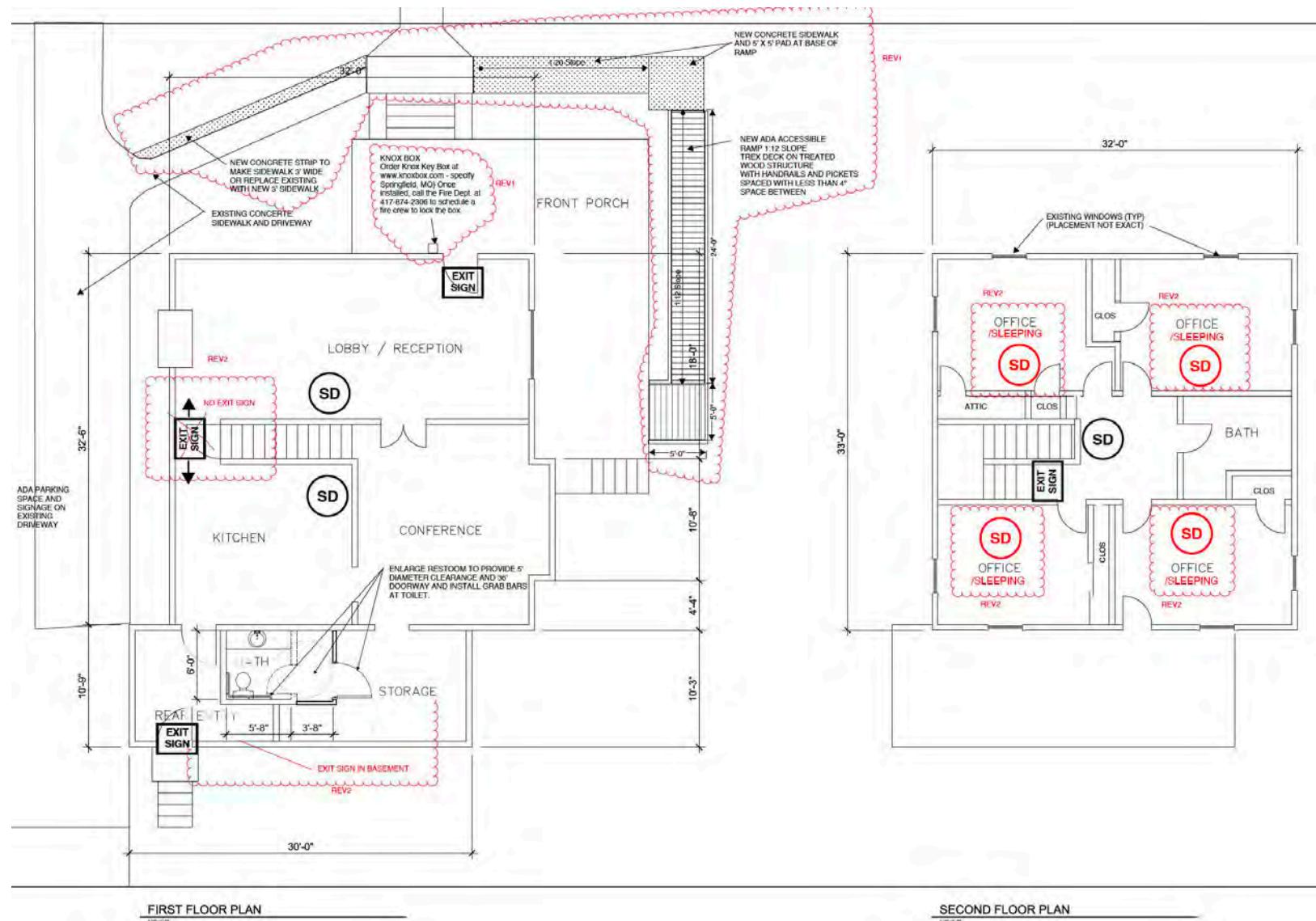
AERIAL PHOTOS



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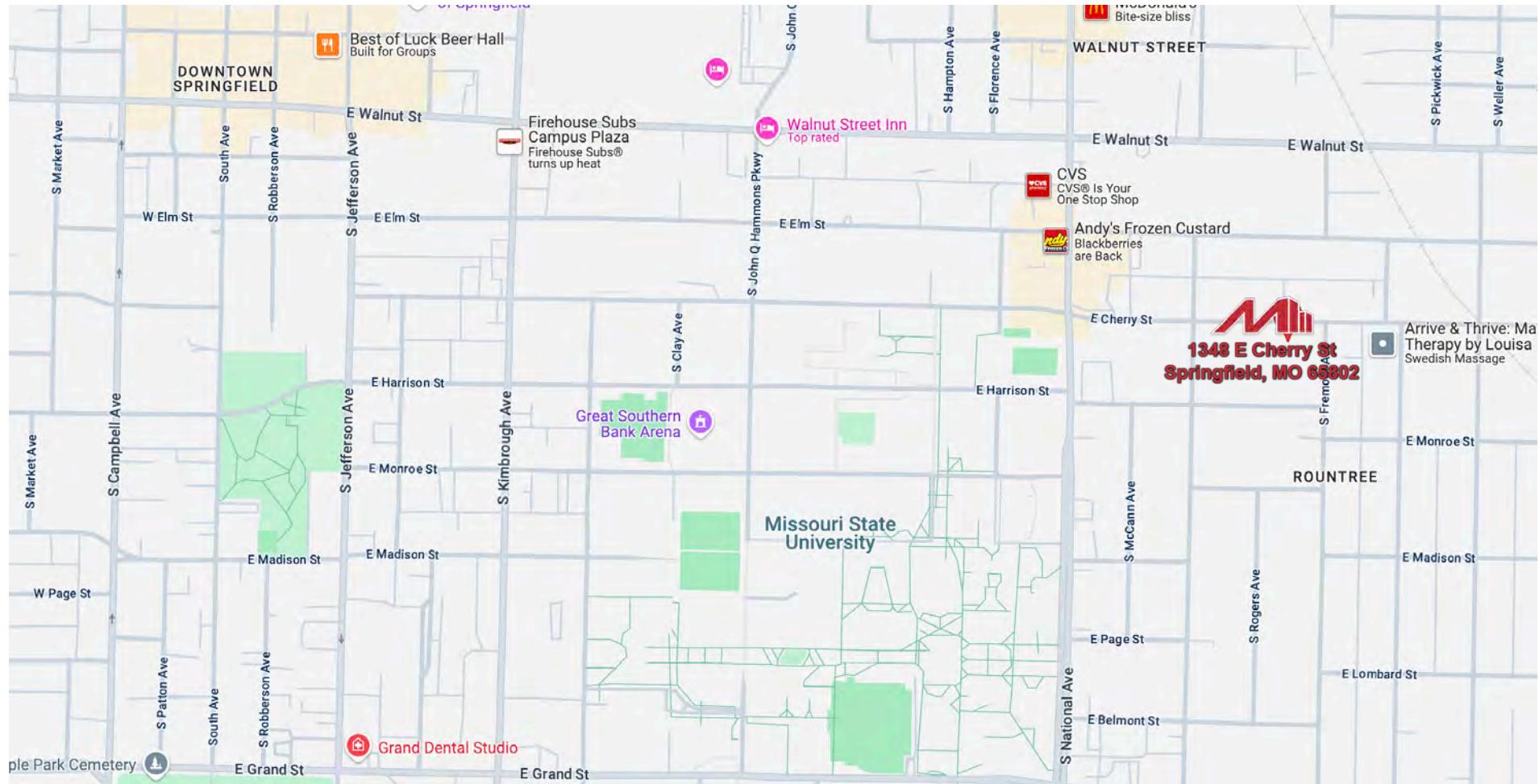
FLOOR PLANS



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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.

Neither the Murney Associates, Realtors nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Murney Associates Realtors and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Murney Associates, Realtors nor any of their agents, officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.