

FOR LEASE

2318 E. 32nd St., Ste. C - Joplin, MO



GENERAL INFORMATION:

OFFICE SIZE: 2,709 SF

PRICE: \$13.50/SF/YR
Triple-Net

ZONE: C-3

YEAR BUILT: 2009

PROPERTY INFORMATION:

First-class office space conveniently located on E. 32nd St. with customer parking in front and significant employee parking in the rear.

Former bank loan production offices, recently remodeled. Adjacent businesses include: Lazenby Eyecare, Carlson Chiropractic, and Community Blood Center of the Ozarks. Pylon signage included.

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WHY CONSIDER JOPLIN?

- 5th Largest MSA in Missouri: 208,000 People
- Daytime Population: 250,000 People
- 40-mile Trade Area: 466,000 People

This information is subject to change without notice; it has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, dimensions, square footage, income, and expenses are approximate. Buyers are urged to conduct their own independent investigations and to rely only on those results.