

FOR LEASE

1717 West 7th St. Ste. 1, Joplin, MO

Price Reduced !!



GENERAL INFORMATION:

SUITE 1:
SIZE: 35,000 SF
TERM: Negotiable
RENTAL RATE: ~~-\$6/SF/Year~~
\$5.25/SF/Year
RENT TYPE: Triple-Net
YEAR BUILT: 1987
YEAR RENOVATED: 2003/2024



CONTACT
ALAN OR PATRICK BUTTRAM
(417) 850-0240 Alan's Cell
(417) 434-7846 Patrick's Cell
alan@bcre1.com
bcre247@gmail.com
1931 E. 20th, Suite 104
Joplin, MO 64804
(417) 782-4010 Office
www.bcre1.com



*Joplin's #1 Commercial MLS Agent
Since 1993*

PROPERTY INFORMATION

Former retail/office building well-suited to those uses or industrial conversion. All new HVAC throughout the building. Pricing is for "as-is" condition; landlord will entertain additional Tenant Improvements with modified pricing. Adjacent suite has been leased to long-term regional tenant. Contact listing agent for more information.

[ADDITIONAL INFORMATION](#)

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[INTERACTIVE MAP](#)



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.