

FOR LEASE

CASTLEGATE OFFICE CONDOMINIUMS 1426 SUITES

1426 E. BRADFORD PKWY
SPRINGFIELD, MO 65804

AVAILABLE: 1426 SUITES



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FOR LEASE

CASTLEGATE OFFICE CONDOMINIUMS 1426 SUITES

1426 E. Bradford Pkwy
Springfield, MO 65804

Available: 1426 Suite F



1426 E. BRADFORD PARKWAY SUITE F

PROPERTY SUMMARY

Lease Rate	\$450/Month
Lease Type	Modified Gross
Lease Term	2 years
Office Size	168 Sq. Ft.
Zoning	Office
Parking	20+ Spaces

Secure your professional or retail space in the prestigious CastleGate Office Condominiums. This Class A private office or small retail space offers an affordable opportunity for business professionals and service providers at just \$450 per month. The office includes a private suite with a sink, making it ideal for aestheticians, massage therapists, nail salons, counselors, psychologists, medical professionals, or any individual needing a small office in a professional setting. Located in a shared workspace, the tenant will also have access to shared conference and break rooms, providing a collaborative environment among a mix of tenants including insurance agencies, medical professionals, massage therapists, beauty services, and more. The property is conveniently located at the corner of South Fremont Avenue and Bradford Parkway in Southeast Springfield. The lease is a modified gross lease, with the landlord covering taxes, CAM, and insurance based on a base year for expenses. The tenant will be responsible for a pro-rata share of monthly utilities. Wi-fi is available for a small additional monthly fee. This is a rare opportunity to secure a small, professional space at an affordable rate. Available December 2024.



+ TENANT RESPONSIBLE FOR A PRO-RATA SHARE OF MONTHLY UTILITIES

+ CENTRAL AIR AND HEATING

+ PRIVATE RESTROOMS

+ DROP CEILINGS

+ SHARED CONFERENCE AND BREAK ROOMS

+ LEASE IS A MODIFIED GROSS LEASE, WITH THE LANDLORD COVERING TAXES, CAM, AND INSURANCE

FOR LEASE

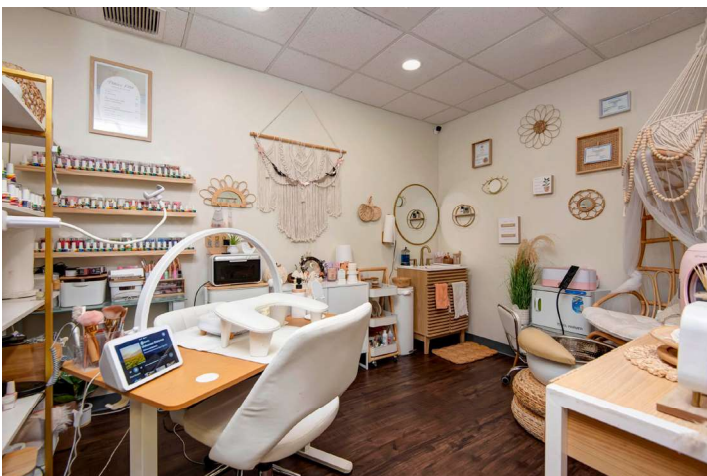
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AERIAL VIEW

