

FOR SALE

## BRADFORD PLACE OFFICE CONDOMINIUMS

1531 E. BRADFORD PKWY

SPRINGFIELD, MO 65804



**DONNA**  **CLEOUS**  
REALTOR® ABR + CRS + EPRO.

MOBILE 417.880.2512 | OFFICE 417.823.2300 | FAX 417.616.8076  
WEBSITE [DONNACLEOUS.MURNEY.COM](http://DONNACLEOUS.MURNEY.COM) | EMAIL [DCLEOUS@MURNEY.COM](mailto:DCLEOUS@MURNEY.COM)

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## 1531 E. BRADFORD PARKWAY COMMON AREAS



**EXTERIOR**



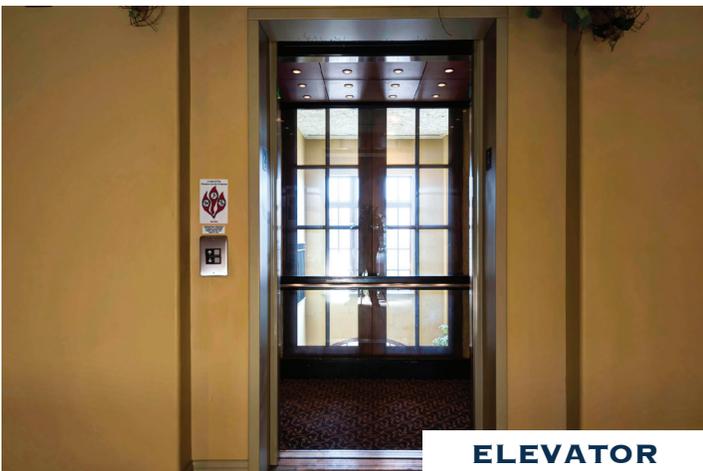
**EXTERIOR**



**LOBBY**



**LOBBY**



**ELEVATOR**



**RESTROOMS**

FOR SALE

## BRADFORD PLACE OFFICE CONDOMINIUMS

1531 E. Bradford Pkwy  
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### 1531 E. BRADFORD PARKWAY UNITS 300 / 330

#### PROPERTY SUMMARY - UNITS 300 /330

Price	\$890,000
Office Size	3,515 Sq. Ft.
Includes	Units 300 and 330
Zoning	Office
Parking	Paved Lot - 121 Spaces/3 Covered

- Taxes \$3.31 / Sq. Ft.
- Insurance (Condo) \$.066 / Sq. Ft.
- CAM \$3.49 Sq. Ft.

Exceptional opportunity to own a combined 3,515 square-foot Class-A office offering in the prestigious Bradford Place Office Condominiums. Units 300 & 330 are being sold together, delivering an exceptional, turnkey workspace with furniture included, ideal for owner-occupants seeking an elevated professional setting or investors pursuing long-term flexibility in a high-demand location. The suites have previously been occupied together and can be easily reconfigured to function as one larger contiguous office. This beautifully designed space welcomes clients with a generously sized reception and greeting area that also serves as an ideal showcase/display space or collaborative work area, complemented by an inviting adjacent coffee bar/bistro lounge for staff or client hospitality. The layout is exceptionally functional for a larger operation, offering multiple private offices, along with versatile workspaces and/or conference rooms to support collaboration, productivity, and team growth. Architectural details elevate the environment throughout, including slate flooring, soaring ceilings with exposed wood beams, distinctive designer lighting, and expansive windows that fill the space with natural light. Located within a fully ADA-compliant, professionally managed Class-A building, the property provides convenient access to the James River Freeway, Springfield's Medical Mile, and established office districts. Vacant and available for immediate occupancy, this premium office opportunity combines style, functionality, and prestige in one of Springfield's most desirable business settings. Contact us today to schedule a private showing or request additional details.



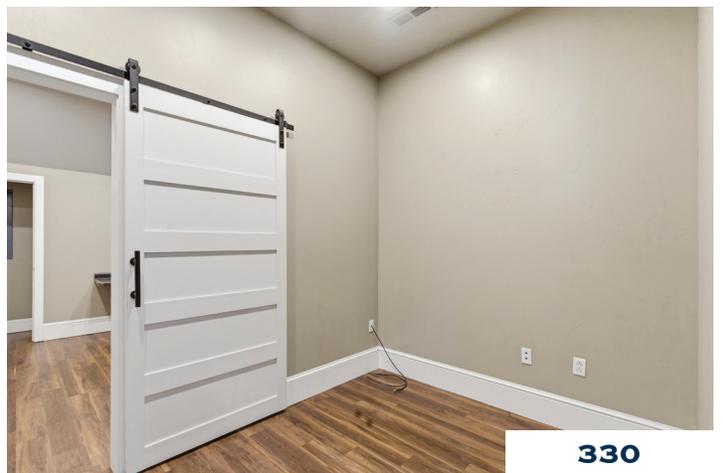
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## 1531 E. BRADFORD PARKWAY UNITS 300 / 330



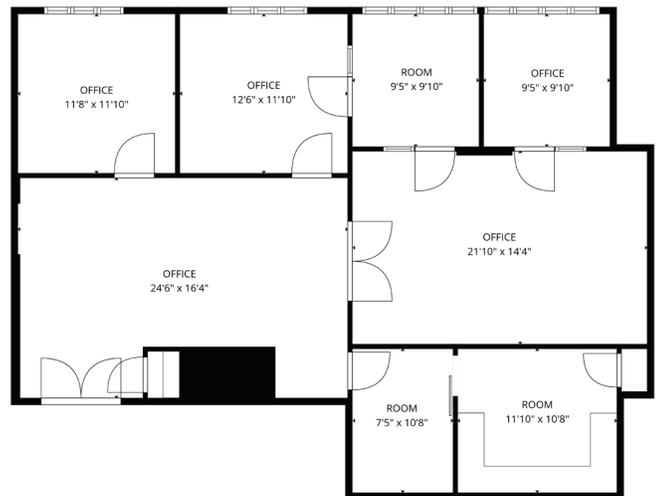
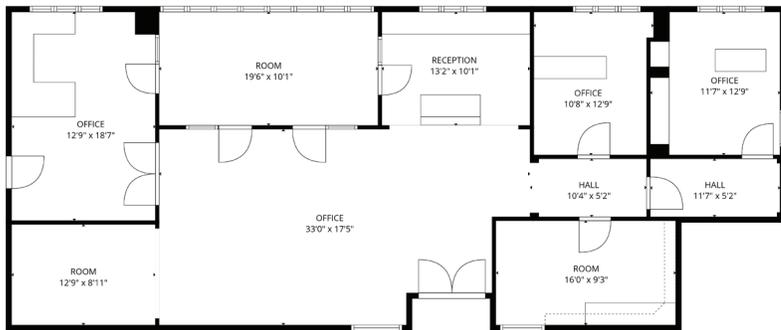
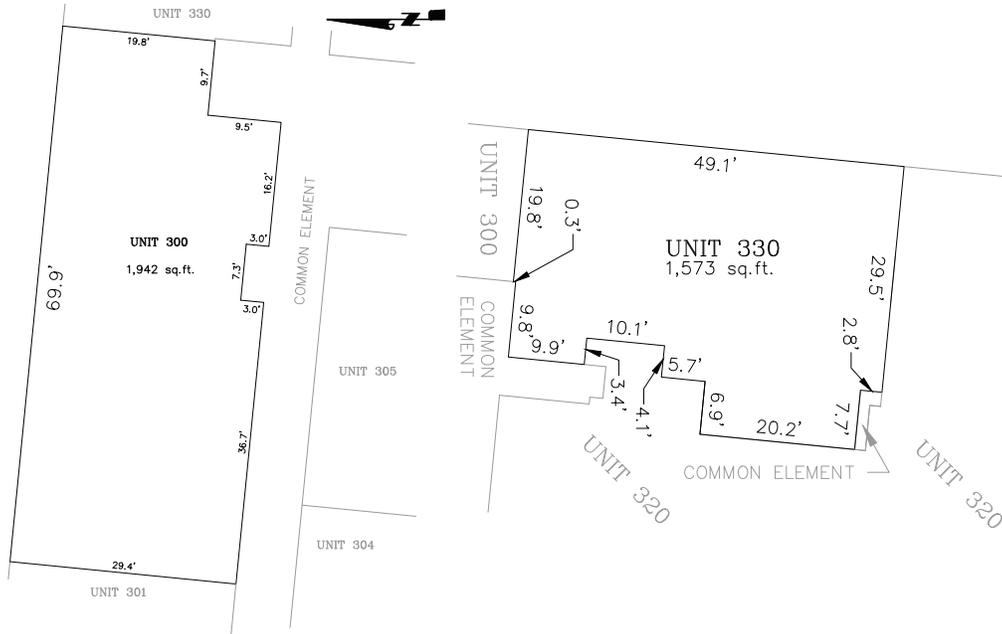
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## FLOORPLAN - 300 / 330



FOR SALE

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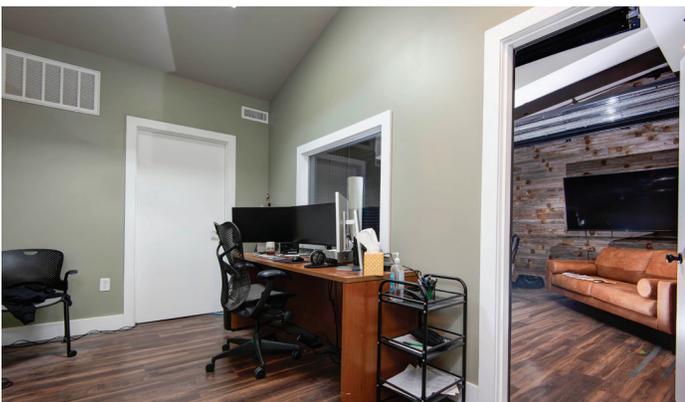
### 1531 E. BRADFORD PARKWAY UNIT 320

#### PROPERTY SUMMARY - UNIT 320

Price	\$549,000
Office Size	2,493 Total Sq. Ft.
	2,082 Sq. Ft. Finished   411 Sq. Ft. Unfinished
Zoning	Office
Parking	Paved Lot - 121 Spaces/2 Covered

- Taxes \$2.50 / Sq. Ft.
- Insurance (Condo) \$.066 / Sq. Ft.
- CAM \$3.49 Sq. Ft.

Outstanding opportunity to own a distinctive third-floor office suite in the prestigious Bradford Place Office Condominiums. This spacious suite offers excellent versatility for traditional professional use or creative media production. The current layout features a dedicated media room, video production/editing area, and soundproof podcast studio, making it an ideal environment for digital content creators, marketing agencies, or tech-focused businesses. Production equipment is not included in the sale but may be available for purchase separately, offering the potential for a turnkey media production setup. The suite contains approximately 2,493 total square feet, including 2,082 square feet of finished office space plus an additional 411 square feet of unfinished storage area, providing valuable flexibility for equipment storage, inventory, or potential future expansion. The space is move-in ready and can easily be adapted to a more traditional professional office layout to accommodate multiple employees, collaborative workspaces, or a hybrid creative environment. Located within an ADA-compliant, Class-A office building, the property offers convenient access to the James River Freeway, Springfield's Medical Mile, and major office districts.



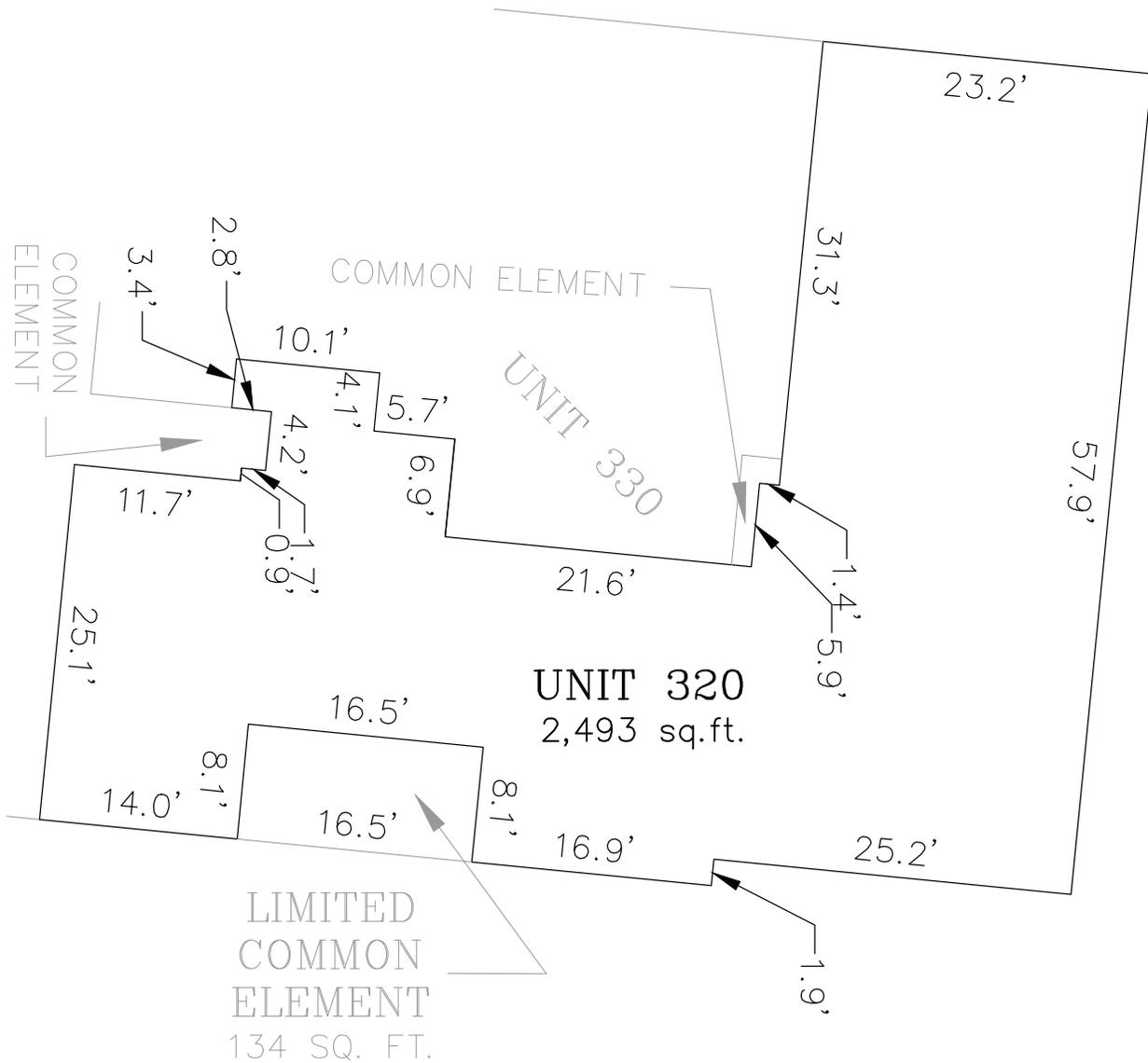
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## FLOORPLAN - 320



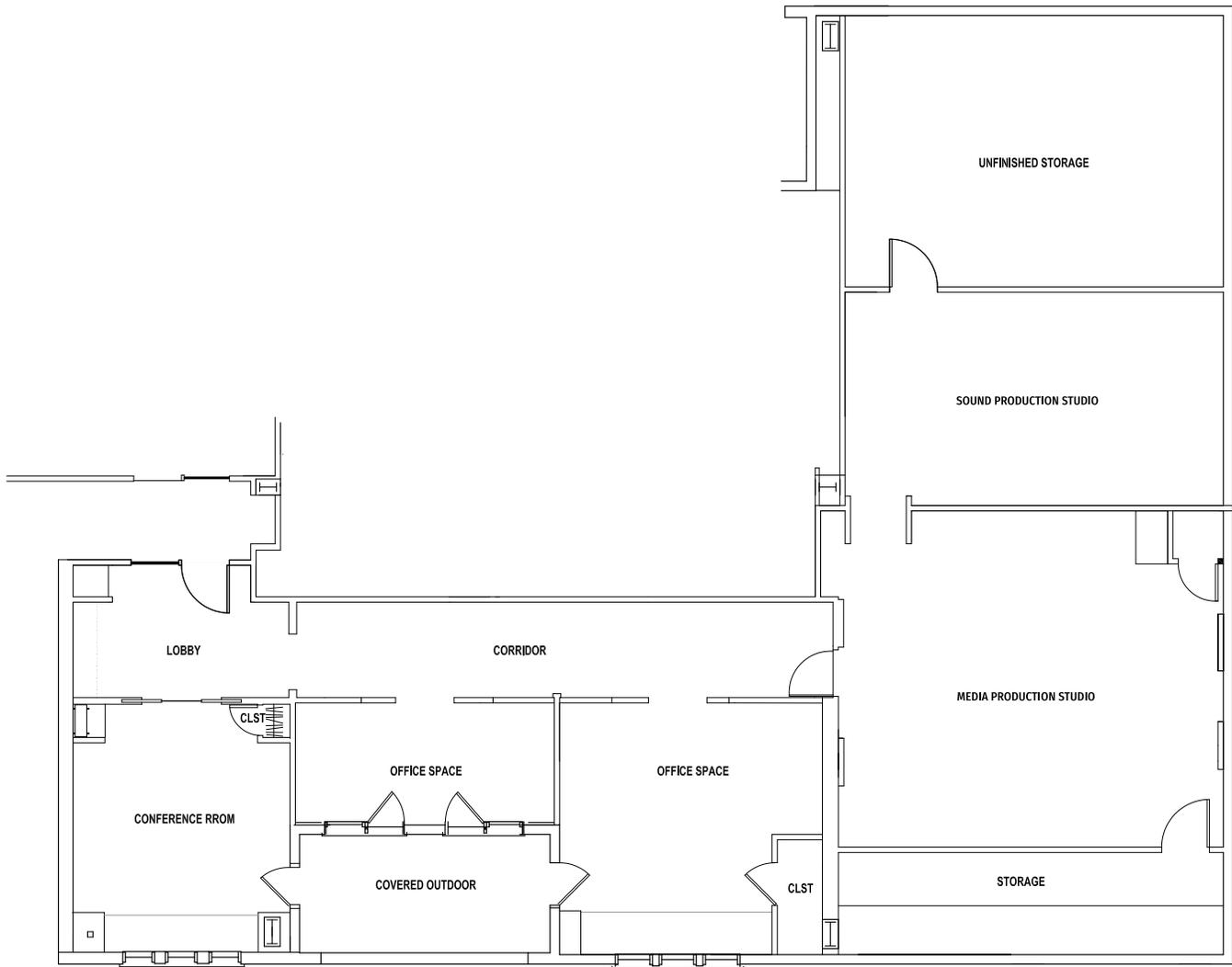
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# BRADFORD PLACE OFFICE CONDOMINIUMS

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## FLOORPLAN - 320



FOR SALE

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### 1531 E. BRADFORD PARKWAY UNIT 300

#### PROPERTY SUMMARY - UNIT 300

Price	\$490,000
Office Size	1,942 Total Sq. Ft.
Zoning	Office
Parking	Paved Lot - 121 Spaces/1 Covered



Impressive Class-A office suite for sale in the prestigious Bradford Place Office Condominiums. Encompassing approximately 1,942 square feet, this beautifully designed and furnished space welcomes guests with a generously sized reception and greeting area that also functions perfectly as a showcase or display space—ideal for firms that value strong first impressions or desire a large collaborative workspace. The reception features a built-in desk and an inviting adjacent coffee bar/bistro lounge, creating a polished yet comfortable environment for clients and visitors. The suite includes three expansive executive offices, a dedicated conference room, and a spacious copy/work room with abundant cabinetry and storage, offering flexibility for a variety of professional uses. Architectural details enhance the space throughout, including slate flooring, soaring ceilings with exposed wood beams, distinctive designer lighting, and large windows that fill the office with natural light. Thoughtfully appointed with tasteful décor and a warm, sophisticated aesthetic, this office provides an exceptional professional setting within a highly sought-after business environment. The property is fully ADA-compliant and ideally located near the James River Freeway, providing convenient access to Springfield's Medical Mile and established office district. Vacant and available for immediate occupancy, this premium office suite represents a rare opportunity to own a high-quality office space in a high-demand location. Contact us today to schedule a private showing or request additional details.

- Taxes \$3.49 / Sq. Ft.
- Insurance (Condo) \$.066 / Sq. Ft.
- CAM \$3.49 Sq. Ft.



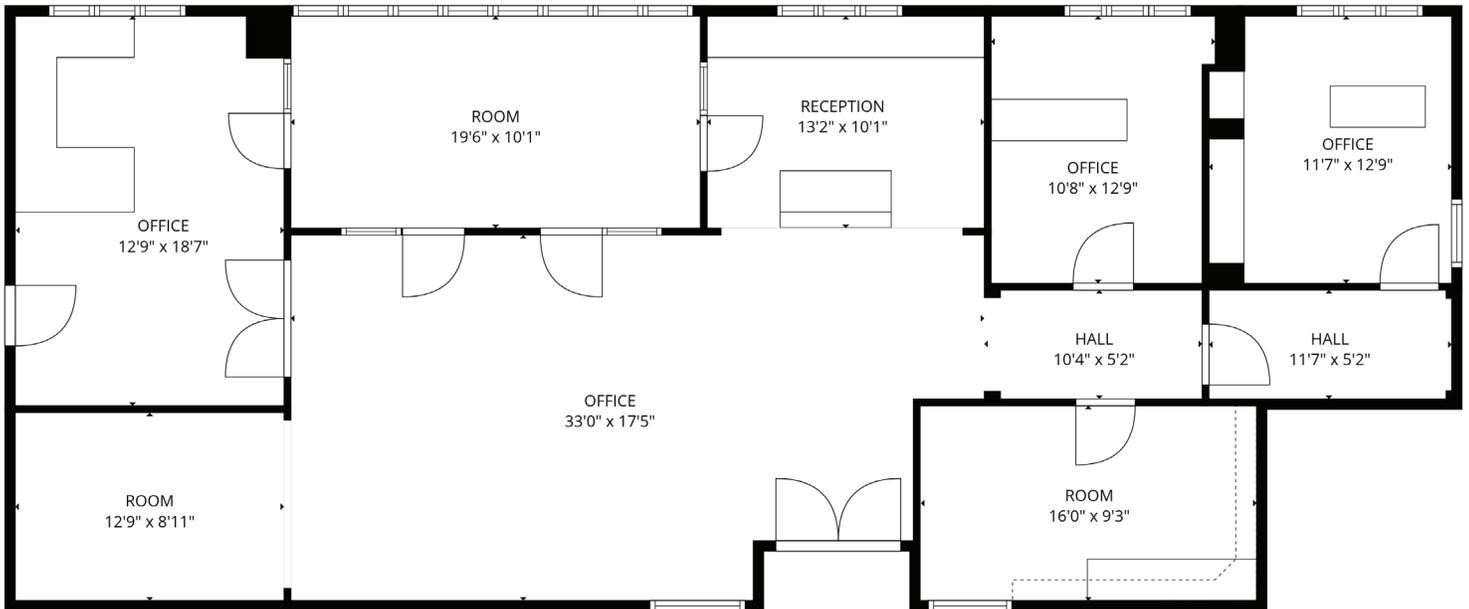
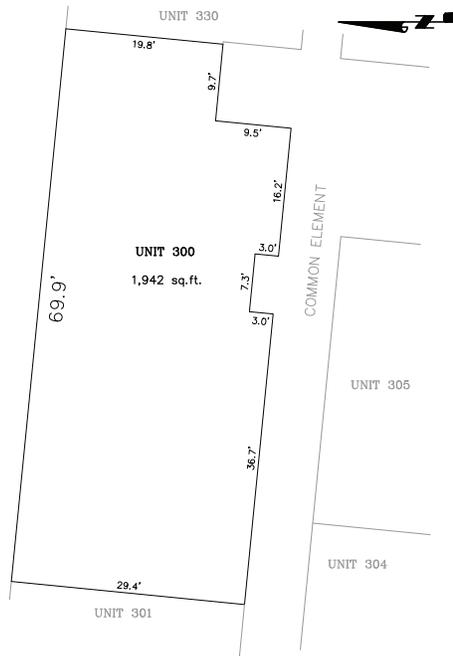
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## FLOORPLAN - 300



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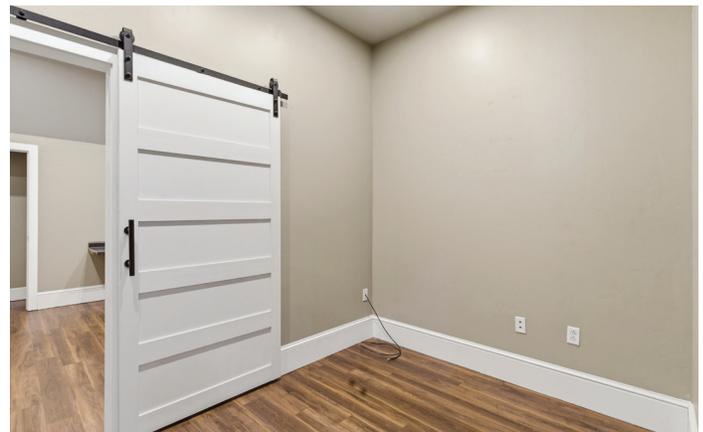
### 1531 E. BRADFORD PARKWAY UNIT 330

#### PROPERTY SUMMARY - UNIT 330

Price	\$349,900
Office Size	1,573 Total Sq. Ft.
Zoning	Office
Parking	Paved Lot - 121 Spaces/2 Covered

Now available: Unit 330 in the prestigious Bradford Place Office Condominiums, ideal for owner-occupants or investors seeking a well-appointed office suite. This approximately 1,573 sq. ft. third-floor office suite offers exceptional versatility for traditional office use and is truly turnkey, with furniture included. The well-designed layout features a spacious reception area and six private offices that connect seamlessly, creating an efficient and collaborative work environment. Move-in ready and easily adaptable for multiple employees or professional use, the space is located in an ADA-compliant, Class A office building. Enjoy convenient access to the James River Freeway and proximity to Springfield's Medical Mile and major office districts. This high-demand location offers excellent flexibility, visibility, and long-term potential, along with the ease of ownership in a professionally managed office condominium setting. Schedule your private showing today to experience this outstanding opportunity.

- Taxes \$3.10 / Sq. Ft.
- Insurance (Condo) \$.066 / Sq. Ft.
- CAM \$3.49 Sq. Ft.



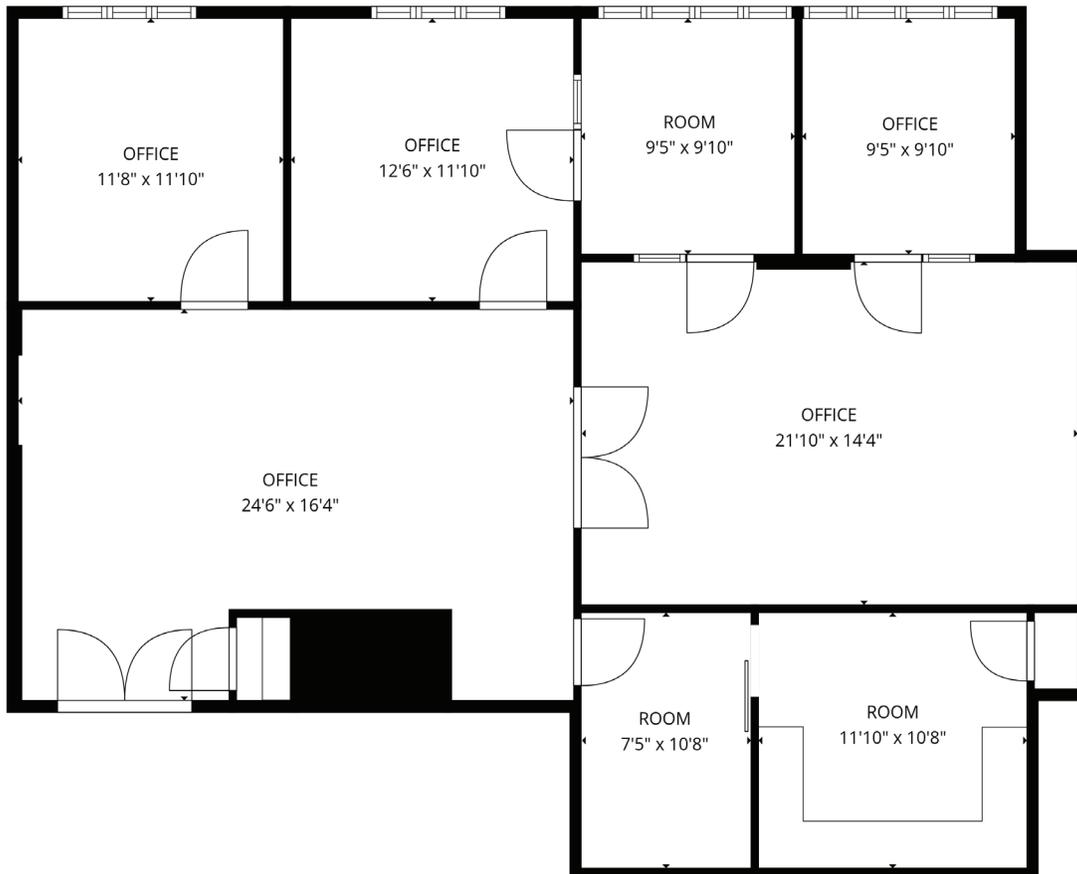
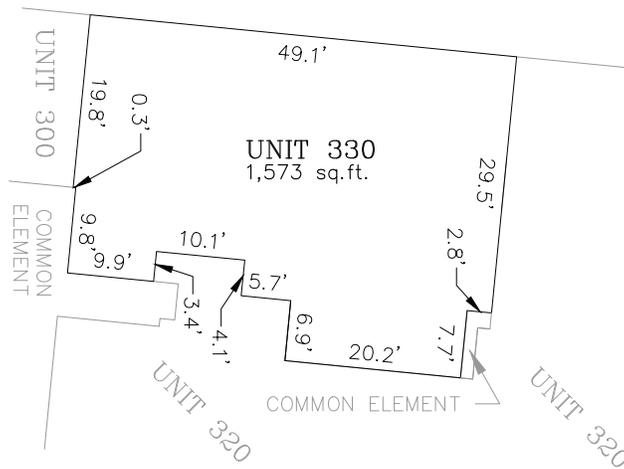
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## FLOORPLAN - 300 / 330



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### AERIAL VIEW



#### BRADFORD PLACE BUILDING TENANTS:

- + MISSOURI EYE INSTITUTE
- + DENNIS JOHNSON, AMERPRISE FINANCIAL
- + BRADFORD PLACE LASER & SURGERY CENTER
- + SECOND MILE SCHOOL THERAPY
- + DR. GINGER HOLCZER, CREATIVE PATHWAYS
- + SECURE WEALTH FINANCIAL GROUP
- + VISIONARY WEALTH ADVISORS
- + JOY FOR YOUR JOURNEY, LLC
- + HOME TEAM PROPERTIES
- + ALPHA WEALTH MANAGEMENT
- + CELLARIDE
- + IDEAL INSURANCE
- + MITCHELL & ASSOCAITES
- + FAIRBAIRN FINANCIAL

#### BRADFORD PLACE PROPERTY FEATURES:

- + CLASS "A" OFFICE CONDOMINIUM
- + PARKING RATIO APPROX. 4 SPACES PER 1,000 SQ FT INCLUDING EXECUTIVE COVERED PARKING
- + AUTHENTIC OLD WORLD DESIGN, LUSH LANDSCAPING & MANICURED GROUNDS
- + ADA COMPLIANT BUILDING
- + BEAUTIFUL COMMON LOBBY
- + CONVENIENTLY LOCATED NEAR THE MEDICAL MILE & JAMES RIVER FREEWAY
- + PROFESSIONAL PROPERTY MANAGEMENT & NIGHTLY SECURITY PATROL