

FOR LEASE

2011 E 32nd St., Joplin, MO



GENERAL INFORMATION:

2ND FLOOR, STE. FLOOR 2:

SIZE: up to 12,000 SF
TERM: 5 Years
RENTAL RATE: \$14/SF/Year
CONDITION: Shell Space

3RD FLOOR, STE. FLOOR 3:

SIZE: up to 18,000 SF
TERM: 5 Years
RENTAL RATE: \$14/SF/Year
CONDITION: Shell Space

PROPERTY INFORMATION

Second and third floor space in a recently constructed professional office complex. This property's companion building houses the Veterans' Affairs Administration, and the first floor houses Waco Title and Arvest Bank Operations, the second floor houses a General Services Administration office.

Covered entry for sheltered deliveries. Beautiful marble entry foyer with central hardwood stairs, guest restrooms, and two personnel elevators.

Listed rent rate anticipates an allowance of \$25 per square foot for tenant improvements. Landlord is open to the possibility of providing a larger allowance to strong tenants on longer term leases. The space is currently in cold shell condition, so is a blank slate for tenants to create exactly what they need.

Easy access from both Connecticut Ave. and 32nd

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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

CONTACT

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