

**FOR SALE**

**620 SOUTH GLENSTONE AVE. | SPRINGFIELD, MO 65802**



## **HIGH PROFILE OFFICE BUILDING**

- 47,477 SF m/l
- Free standing 3-story office building
- High visibility location
- Traffic Counts 40,100 + VPD
- Built 1988
- Paved Parking 238 spaces
- 3.55 Acres M/L
- Zoned General Retail
- 240' m/l Glenstone Ave.Frontage
- Deed Restrictions will apply upon sale

**Mark Kerivan** | 417-575-1271 | [mkerivan@murney.com](mailto:mkerivan@murney.com)

 **MURNEY COMMERCIAL**

1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | [murney.com](http://murney.com)

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**EXECUTIVE SUMMARY****PROPERTY OVERVIEW**

Free standing 3-story office building on highly visible Glenstone Avenue. Excellently positioned in Southeast Springfield Office Retail quadrant. This 47,477 m/l sf office building has 3 floors of a semi open style cubicle configuration, perimeter offices, multiple conference rooms, employee lounge, break room, elevator, sprinkler system throughout and multi-stall restrooms.

Excellent primary frontage of 240 lf m/l on S. Glenstone Avenue with approx. 40,100 VPD with multiple curb cuts. Large L shaped lot of 3.55 acres with additional access out to Cherry Street. Paved parking of 238 spaces which exceeds most all office uses.

Zoned General Retail which allows for most commercial uses. Deed Restrictions will apply upon sale. Property sold "AS IS" with right to property inspection.

Contact Listing agent for closing company and Deed Restriction information.

**PROPERTY SUMMARY**

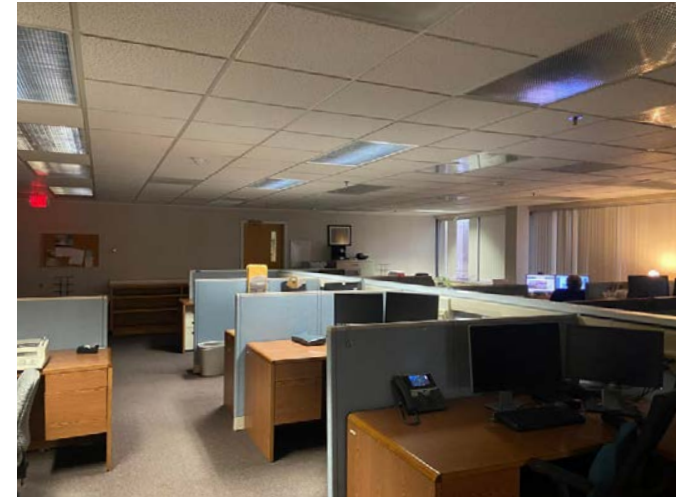
LIST PRICE	\$5,750,000
LOT SIZE	3.55 acres
BUILDING SIZE	47,477 SF
BUILDING CLASS	B
PARKING	Paved Lot
ZONING	GR
MARKET	Springfield
TAXES	\$73,600.51

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ADDITIONAL PHOTOS



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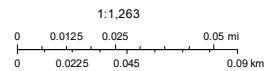
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AERIAL MAP VIEW

AERIAL MAP



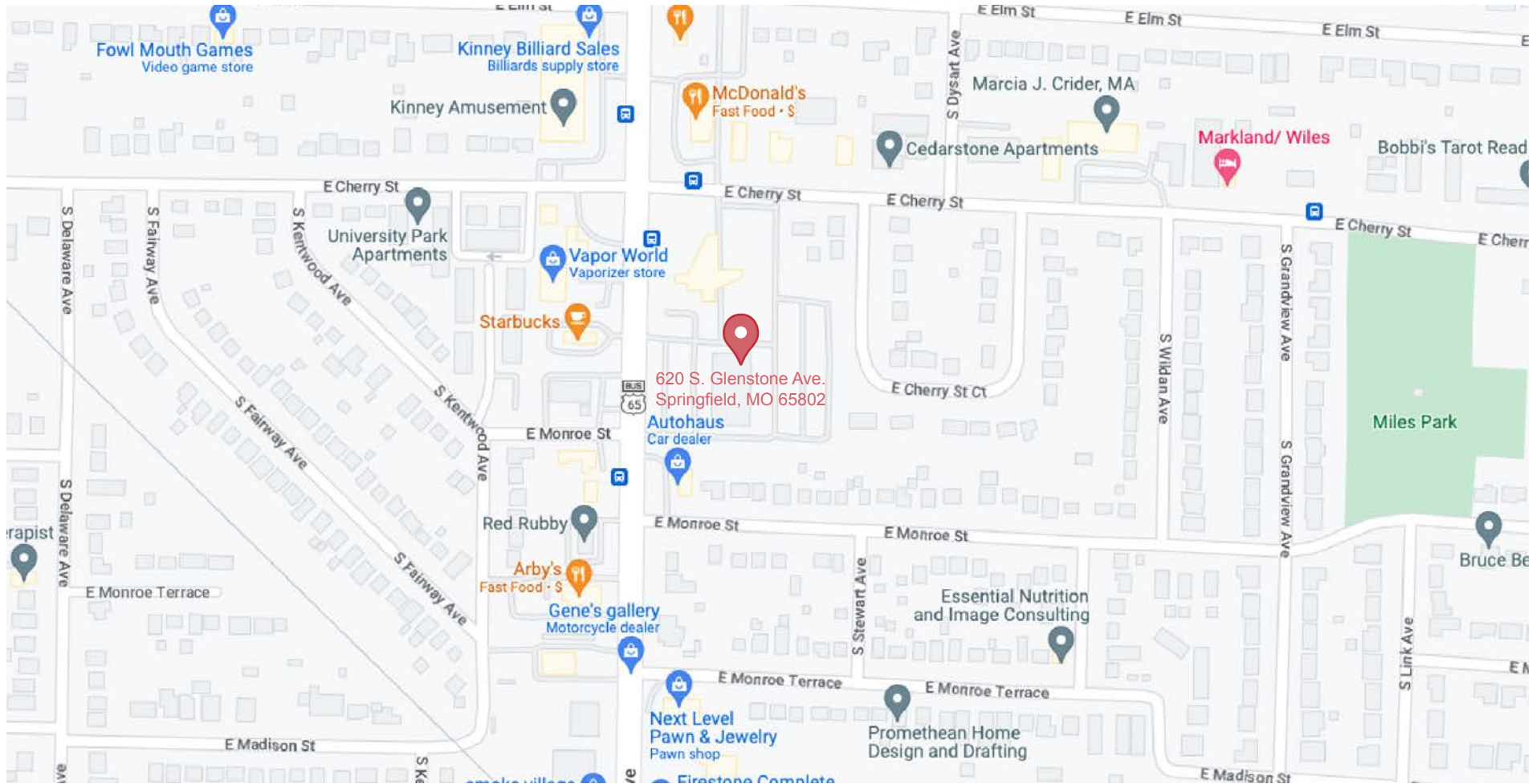
NOT A SURVEY



ZONING MAP



SITE LOCATION



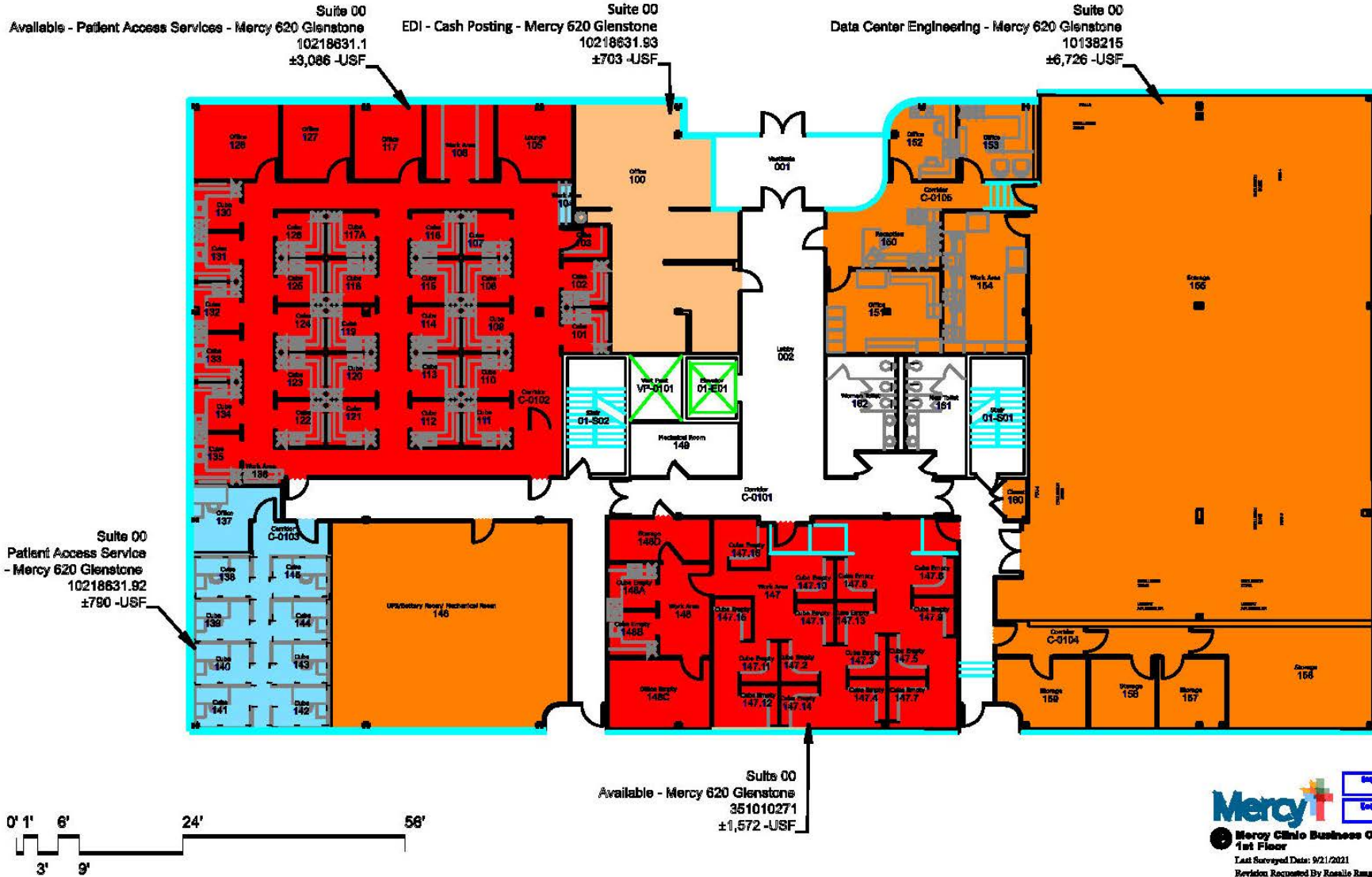
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FLOOR 1



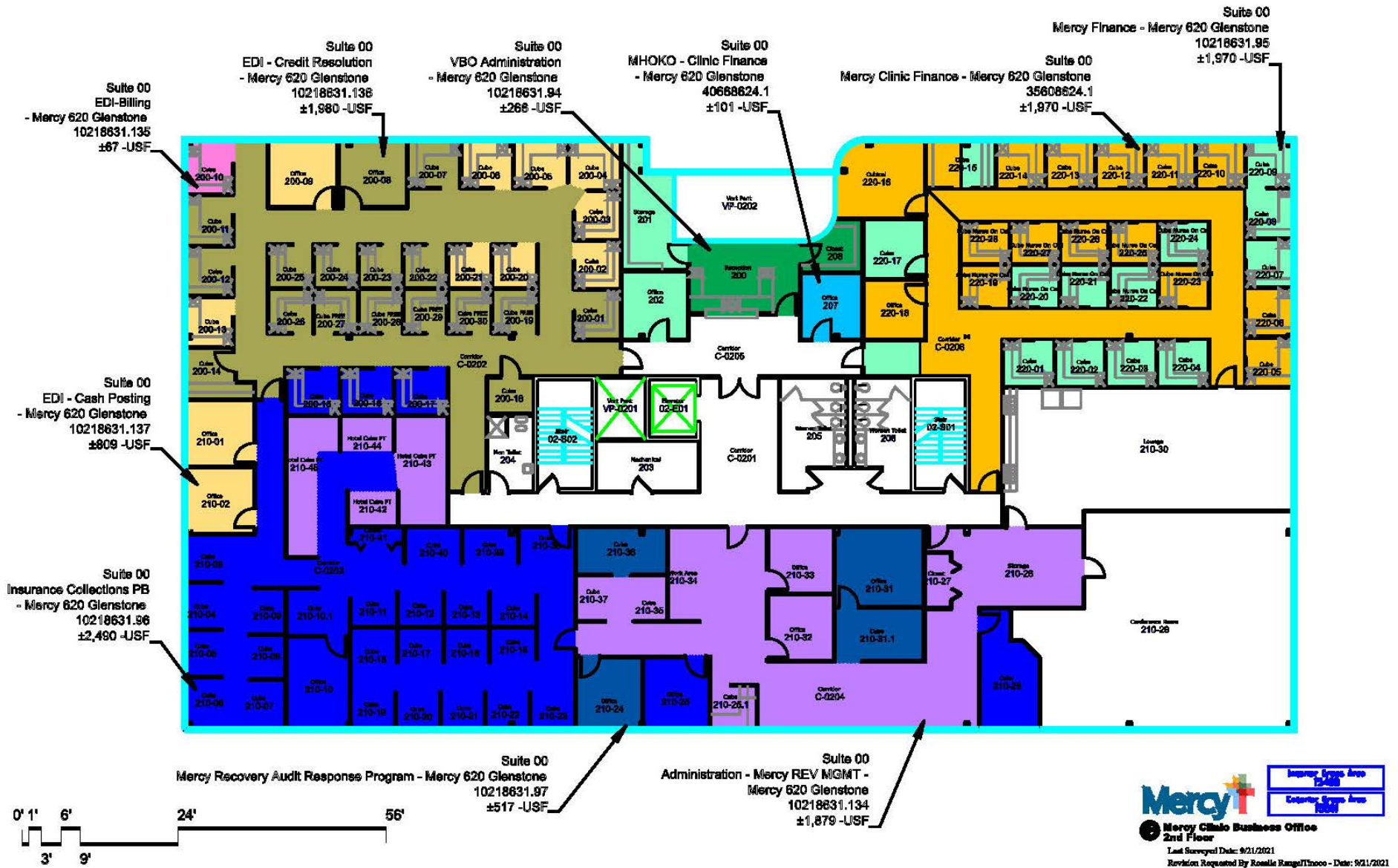
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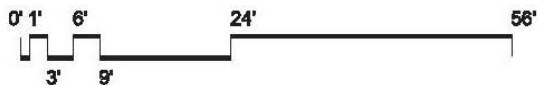
**FLOOR 2**





FLOOR 3

Suite 00  
Mercy Care Management - 620 S. Glenstone  
65779016.1  
±10,967 -USF



**Mercy**  
Mercy Clinic Business Office  
3rd Floor  
Last Surveyed Date: 9/9/2021  
Revision Requested By: Roselin Rangel-Tizoco - Date: 9/9/2021

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