

OFFICE BUILDING FOR LEASE

---



900 SF  
CLASS A  
OFFICE  
SPACE FOR  
LEASE IN  
OZARK, MO

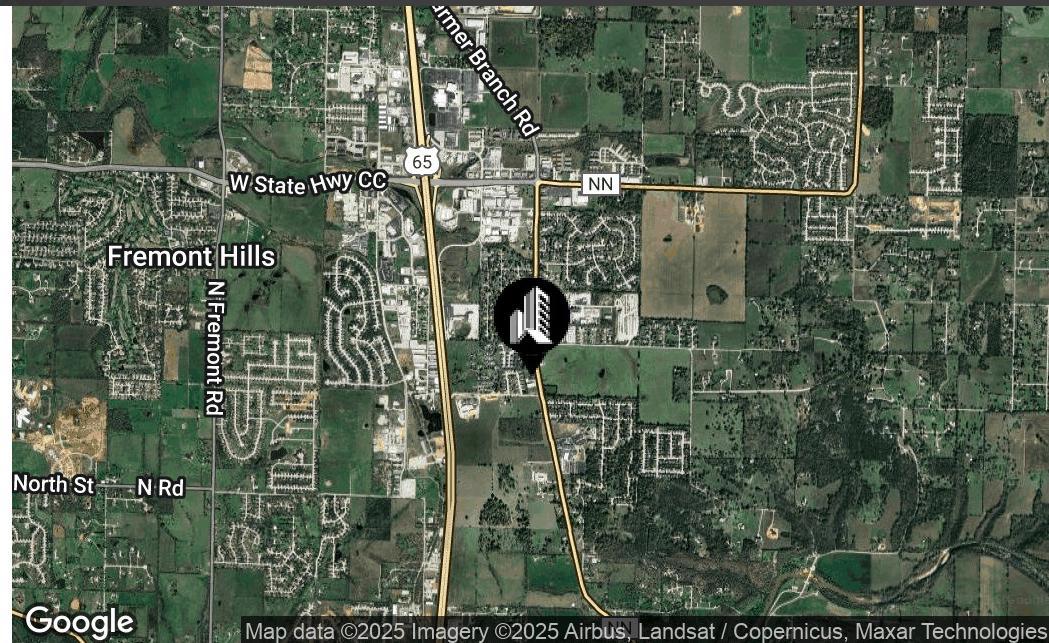
---

4101 N. State Hwy NN  
Ozark, MO 65721

Presented By  
**GERALD ZAMORA**  
*Senior Advisor*  
417.522.9940  
gerald.zamora@zamora.pro

1715 W James River Rd  
Ozark, MO 65721  
417.522.9940 | [thefirmcommercial.pro](http://thefirmcommercial.pro)





## OFFERING SUMMARY

Lease Rate:	\$14.00 / SF (NNN)
Estimated NNN/CAM:	\$5.00/SF
Building Size:	15,474 SF
Available SF:	900 SF
Lot Size:	1.17 Acres
Number of Units:	1
Year Built:	2007
Zoning:	Planned Development
Market:	Ozark

## PROPERTY OVERVIEW

Thank you for viewing this 900 SF Class A Office Space For Lease in Ozark, MO.

Suite 103: 900sf Class A Office

Lobby

2 private offices

Mailroom and restroom

Private entrances with 48+ paved shared parking spaces.

Zoned Planned Development.

For Lease at \$14.00/SF NNN

Estimated NNN/CAM at \$5.00/SF

Total Rent \$1,425 per month

Please contact the Listing Agent for more information, thank you!



## GERALD ZAMORA

### **Senior Advisor**

417.522.9940 | [gerald.zamora@zamora.pro](mailto:gerald.zamora@zamora.pro)



1715 W James River Rd | Ozark, MO 65721 | 417.522.9940

GERALD ZAMORA

Senior Advisor

417.522.9940 | [gerald.zamora@zamora.pro](mailto:gerald.zamora@zamora.pro)

THEFIRMCOMMERCIAL.PRO | P.4



1715 W James River Rd | Ozark, MO 65721 | 417.522.9940

GERALD ZAMORA

Senior Advisor

417.522.9940 | [gerald.zamora@zamora.pro](mailto:gerald.zamora@zamora.pro)

THEFIRMCOMMERCIAL.PRO | P. 5





1715 W James River Rd | Ozark, MO 65721 | 417.522.9940

GERALD ZAMORA

Senior Advisor

417.522.9940 | [gerald.zamora@zamora.pro](mailto:gerald.zamora@zamora.pro)

THEFIRMCOMMERCIAL.PRO | P.7



# Ozark, Missouri

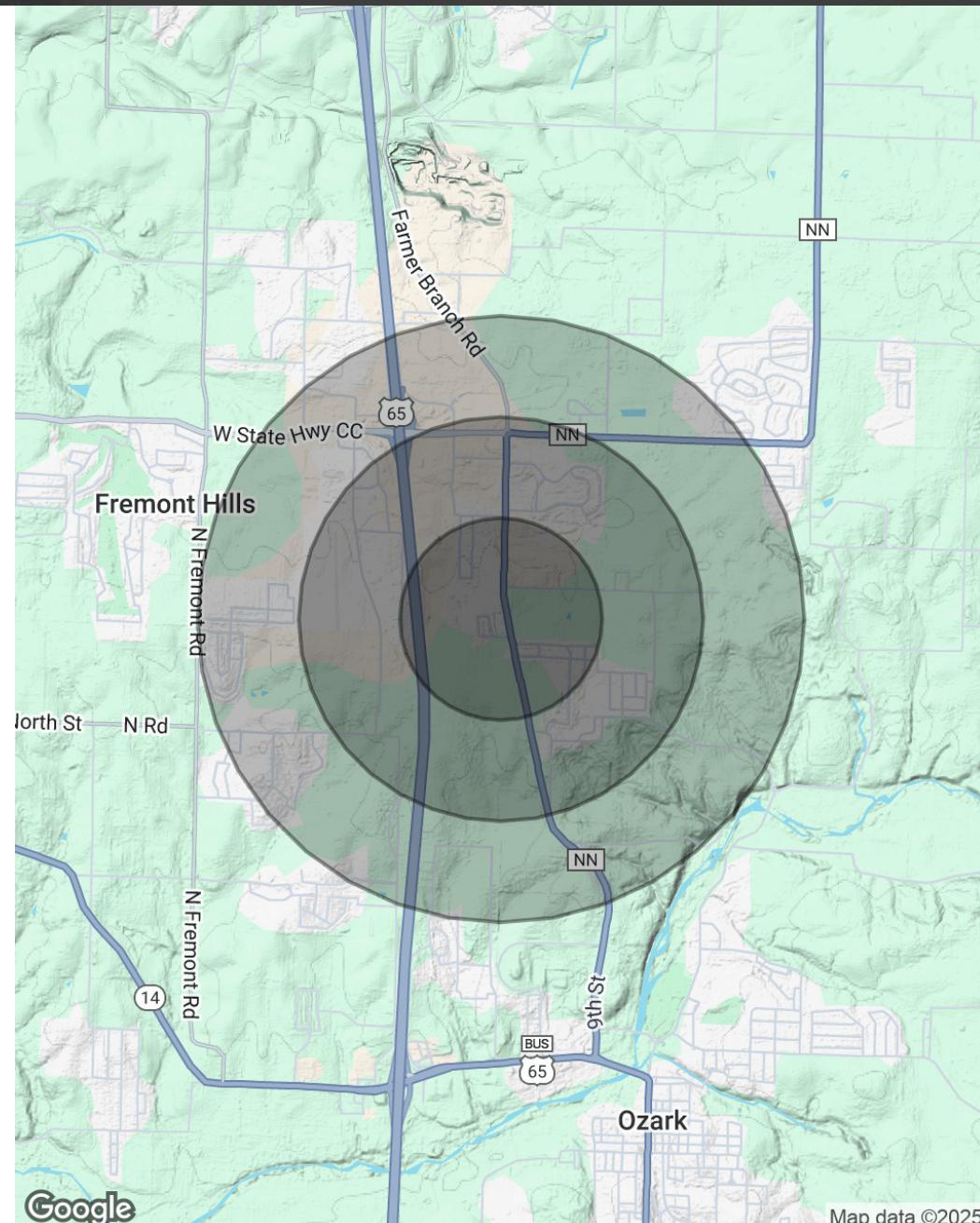




POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,413	9,714	20,322
Average Age	40.2	42.5	41.9
Average Age (Male)	39.5	44.2	42.8
Average Age (Female)	44.0	44.5	44.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,098	4,620	9,458
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$64,325	\$66,464	\$71,704
Average House Value	\$168,434	\$157,274	\$167,550

\* Demographic data derived from 2020 ACS - US Census



Map data ©2025





## GERALD ZAMORA

Senior Advisor

gerald.zamora@zamora.pro  
Direct: 417.522.9940

## PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with Zamora Real Estate Powered by The Firm Commercial and specializes in the Springfield Missouri metro area. Gerald has 20 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a "high level service".

2021 Trusted Advisers Commercial Realtor  
2022 CoStar POWERBROKER Top Broker Winner  
2023 CREXI Platinum Broker Award Winner  
2023 CoStar Power Broker - Zamora Real Estate  
Residential Broker since 2004

Crystal Brinell  
Transaction Coordinator  
Zamora Real Estate | Powered By The Firm Commercial  
Call Crystal Direct 417.230.9774

Jennifer Jackson  
Marketing Coordinator  
Zamora Real Estate | Powered By The Firm Commercial  
Call Jennifer Direct 417.861.2279

**Zamora Real Estate - Powered By The Firm Commercial**  
1715 W James River Rd  
Ozark, MO 65721  
417.522.9940



**PLEASE READ THE FOLLOWING**

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Zamora Real Estate Powered by The Firm Commercial or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is Zamora Real Estate Powered by The Firm Commercial listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Zamora Real Estate Powered by The Firm Commercial. Neither Zamora Real Estate Powered by The Firm Commercial nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Zamora Real Estate Powered by The Firm Commercial and the Owner disclaim any and all liability or representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Zamora Real Estate Powered by The Firm Commercial nor any of their officers, employees, representatives, independent contractors or affiliates, or the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, or any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Zamora Real Estate Powered by The Firm Commercial from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.