



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

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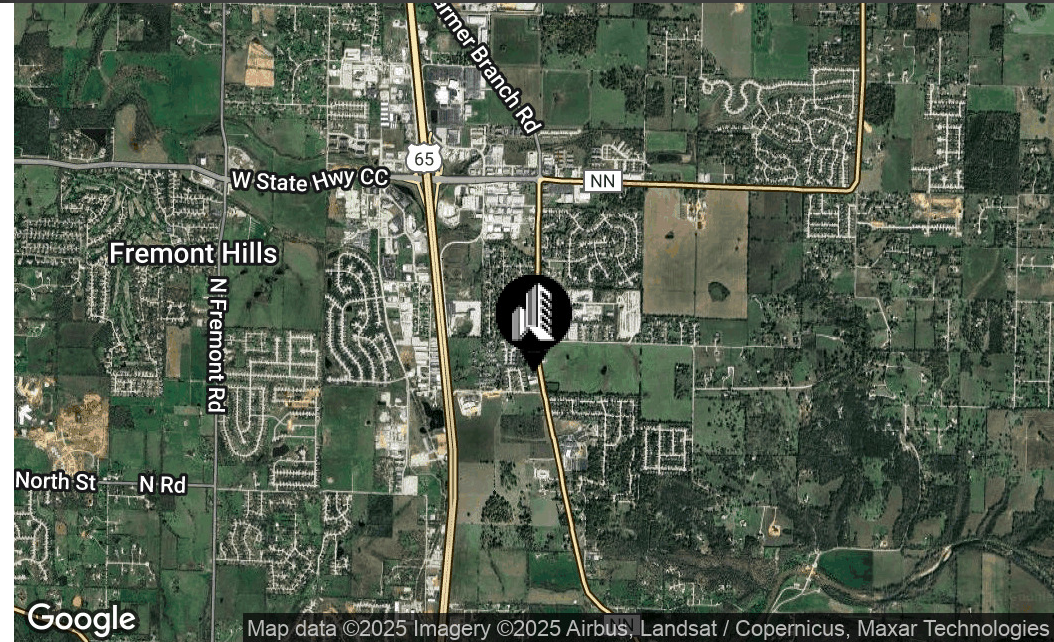
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1715 W James River Rd

Ozark, MO 65721

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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!



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Ozark, Missouri



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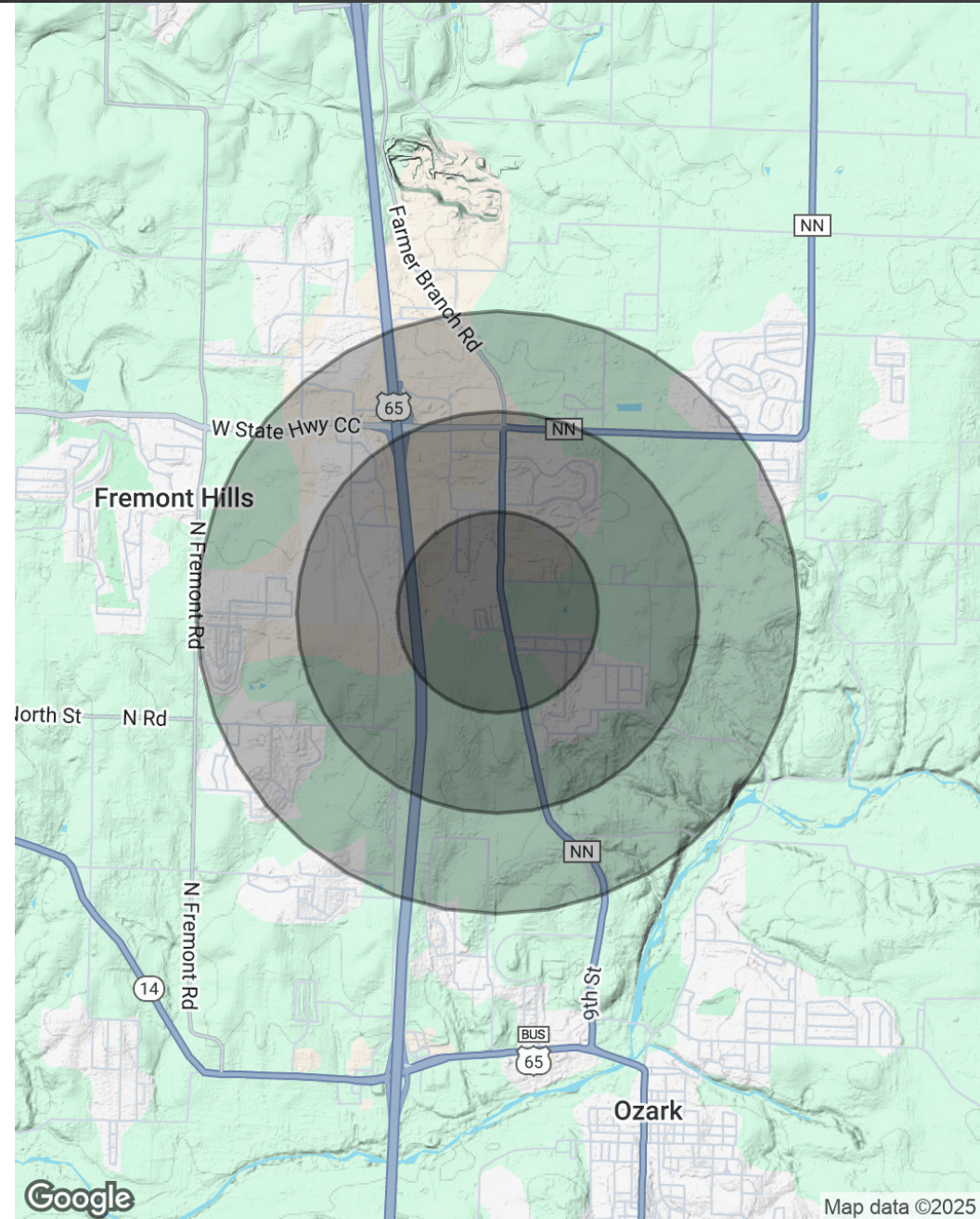
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,413	9,714	20,322
Average Age	40.2	42.5	41.9
Average Age (Male)	39.5	44.2	42.8
Average Age (Female)	44.0	44.5	44.4

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



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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

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