



Denmark Strip Center – Presented by ELS Properties

Prime Retail & Office Space For Lease


 1752 Denmark Road, Union, MO 63084

High-Visibility Commercial Space in a Growing Area!

Take advantage of this prime location in Union's thriving east side commercial corridor. Denmark Strip Center offers flexible suite sizes, competitive lease rates, and excellent amenities for retail, service, or office use.

Available Suites & Lease Rates:

Suite Size	Lease Rate (psf)	Monthly Base Rent
1,500 sq. ft.	\$20.00	\$2,500
3,000 sq. ft.	\$18.00	\$4,500
4,500 sq. ft.	\$17.00	\$6,375
6,000 sq. ft.	\$15.00	\$7,500

 *Pricing subject to tenant finish requirements. Custom build-outs available.*

Lease Type: Double Net (NN)

- Tenant pays **prorated share** of **real estate taxes** and **insurance** based on square footage to Owner
- **Tenant pays:** Natural gas, water/sewer/trash
- **Owner pays:** Structural building & common area maintenance (CAM)

Property Features


- High traffic location with great signage visibility
- Modern façade and well-maintained exterior
- Ample parking for customers and staff
- **Fiber Optic Internet** available via **Charter**
- Ideal for: Retail, Medical, Office, Service Businesses

Location Highlights


- Easy access to Highway 50 and downtown Union
- Close proximity to residential neighborhoods and major employers
- Established retail corridor.

For Leasing Information Contact:

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 **Secure your space today and grow your business at Denmark Strip Center!**