

FOR LEASE

CASTLEGATE OFFICE CONDOMINIUMS 1426 SUITES

1426 E. BRADFORD PKWY
SPRINGFIELD, MO 65804

AVAILABLE: 1426 L SUITES



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1426 E. BRADFORD PARKWAY L SUITES

PROPERTY SUMMARY

Lease Rate	\$1,475/Month
Lease Type	Modified Gross
Lease Term	Negotiable
Office Size	979 RSF
Zoning	Office
Parking	20+ Spaces



Professional office or retail service space available for lease in the prestigious CastleGate Office Condominiums, ideally positioned at the high-visibility intersection of South Fremont Avenue and Bradford Parkway in Southeast Springfield. Now offering six individual offices within an upper-level Class A executive suite—perfect for solo practitioners or small professional service providers. Each private office is located within a beautifully maintained, professional environment featuring a shared reception area, conference room, break room, restrooms, and other common spaces. This collaborative office community includes a strong mix of professionals such as insurance agents, healthcare providers, counselors, massage therapists, and beauty and wellness practitioners—creating a supportive environment for networking and client referrals. Leases are offered on a modified gross basis, with the landlord covering taxes, CAM, and insurance based on a base year. Tenants pay their pro-rata share of utilities, and optional Wi-Fi is available for a nominal monthly fee. Individual offices are immediately available, offering a rare opportunity to establish your business in one of Springfield’s most desirable professional settings.



- + TENANT RESPONSIBLE FOR A PRO-RATA SHARE OF MONTHLY UTILITIES
- + CENTRAL AIR AND HEATING
- + SHARED RESTROOMS
- + SHARED BREAK ROOM

- + SHARED CONFERENCE ROOM
- + LEASE IS A MODIFIED GROSS LEASE, WITH THE LANDLORD COVERING TAXES, CAM, AND INSURANCE WITH BASE YEAR FOR EXPENSES

AVAILABLE SUITES:

- Suites L3 thru L6
1,127 Rentable Square Feet m/l
\$1,475/month
- Suite L1 - LEASED
- Suite L2 - LEASED

- Suite L3
138 Rentable Square Feet m/l
\$400/month
- Suite L4
135 Rentable Square Feet m/l
\$400/month
- Suite L5
135 Rentable Square Feet m/l
\$400/month

- Suite L6
571 Rentable Square Feet m/l
\$800/month
- *Rentable Square Feet Includes Pro-Rata Share of Halls & Common Areas

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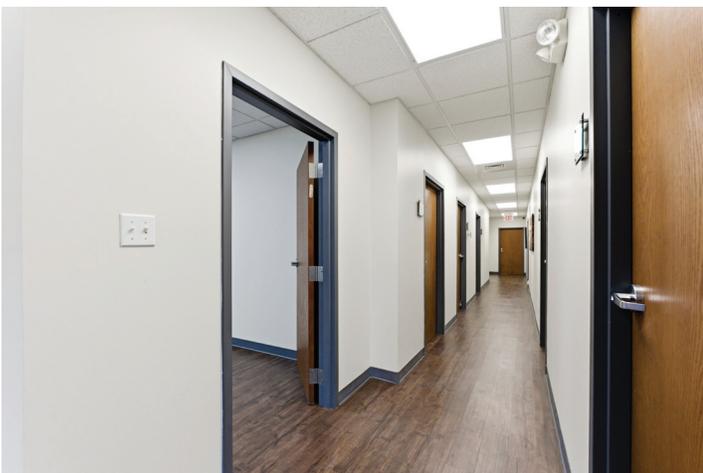
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L SUITES - 2ND FLOOR



FOR LEASE

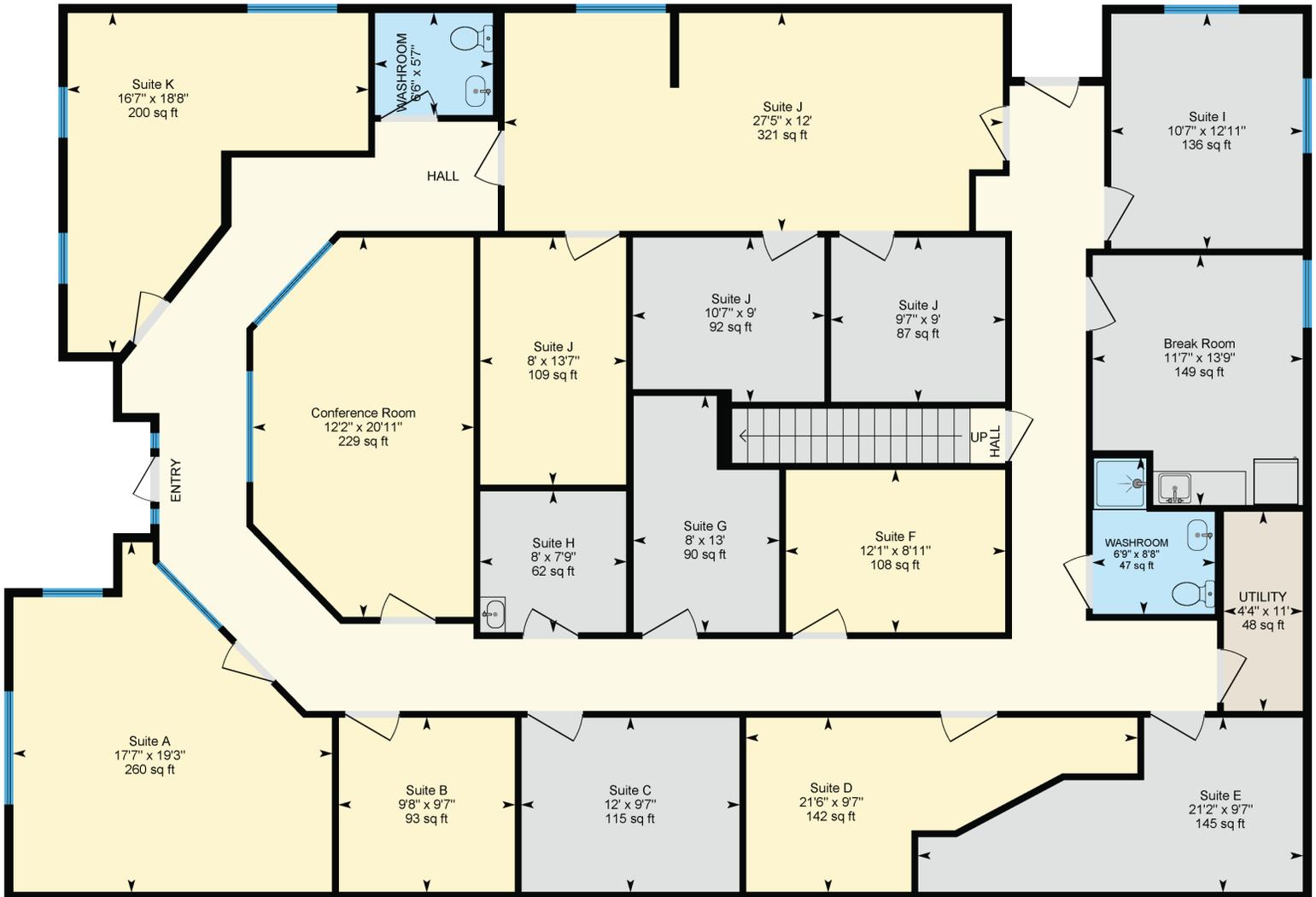
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MAIN FLOOR



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AERIAL VIEW

