

FOR LEASE - **\$25/SF Allowance For Improvements**

2011 E. 32nd Street - Joplin, MO



GENERAL INFORMATION

LEASE PRICE:	\$14/SF
LEASE TYPE:	Triple-Net
BUILDING SIZE:	63,000 SF
SPACE AVAILABLE:	2,000 - 40,299 SF
ZONING:	C3-PD

Second and third floor space in a recently constructed professional office complex. This property's companion building houses the Veterans' Affairs Administration, and the first floor houses Davita Dialysis and Arvest Bank Operations.

Covered entry for sheltered deliveries. Beautiful marble entry foyer with central hardwood stairs, guest restrooms, and two personnel elevators.

Listed rent rate includes an allowance of \$25 per square foot for tenant improvements. The space is currently in cold shell condition, so is a blank slate for tenants to create exactly what they need.

Easy access from both Connecticut Ave. and 32nd Street, with signage on the 32nd Street side.

WHY CONSIDER JOPLIN?

- 5th Largest MSA in Missouri: 208,000 People
- Daytime Population: 250,000 People
- 40-mile Trade Area: 466,000 People

This information is subject to change without notice; it has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, dimensions, square footage, income, and expenses are approximate. Buyers are urged to conduct their own independent investigations and to rely only on those results.

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