

**FOR SALE**

**620 SOUTH GLENSTONE AVE. | SPRINGFIELD, MO 65802**



## HIGH PROFILE OFFICE BUILDING

- 47,477 SF m/l
- Free standing 3-story office building
- High visibility location
- Traffic Counts 40,100 + VPD
- Built 1988
- Paved Parking 238 spaces
- 3.55 Acres M/L
- Zoned General Retail
- 240' m/l Glenstone Ave. Frontage
- Deed Restrictions will apply upon sale

**Mark Kerivan** | 417-575-1271 | [mkerivan@murney.com](mailto:mkerivan@murney.com)

 **MURNEY COMMERCIAL**

1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | [murney.com](http://murney.com)

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**EXECUTIVE SUMMARY****PROPERTY OVERVIEW**

**Outstanding Investment/Development Opportunity! Value Added Alternatives:  
\$63.19 Building sf or \$19.40 sf Land Development .**

This free standing 3-story office building is prominently located on highly visible South Glenstone Avenue. Excellently positioned in Southeast Springfield Office Retail quadrant. This 47,477 m/l sf office building has 3 floors of a semi open style cubicle configuration, perimeter offices, multiple conference rooms, employee lounge, break room, elevator, multi-stall restrooms. Excellent primary frontage with multiple curb cuts. There is an onsite 750 KW backup generator.

Large L shaped lot of 3.55 acres has 240 ft of frontage on high traffic Glenstone Avenue with 2 curb cuts and additional access out to Cherry Street. Paved parking of 238 spaces exceeds most all office uses. Zoned General Retail for most commercial uses. Deed Restrictions will apply upon sale.

Property sold "AS IS" with right to property inspection. Contact Listing agent for closing company and Deed Restriction information.

**PROPERTY SUMMARY**

LIST PRICE	\$3,000,000
LOT SIZE	3.55 acres
BUILDING SIZE	47,477 SF
BUILDING CLASS	B
PARKING	Paved Lot
ZONING	GR
MARKET	Springfield
TAXES	\$73,953.82

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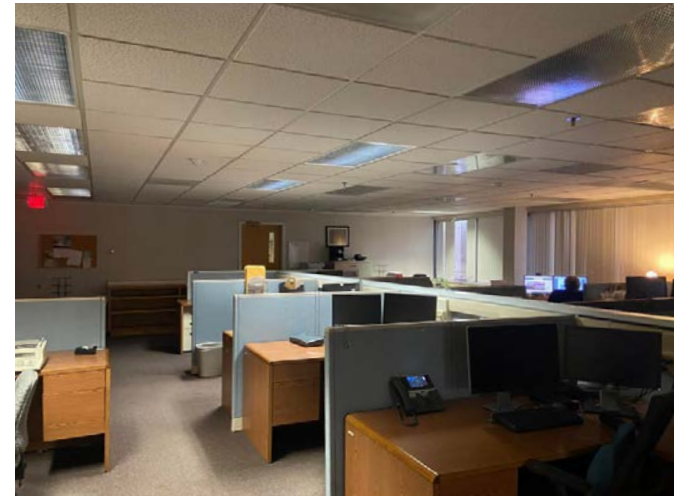
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ADDITIONAL PHOTOS





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AERIAL MAP VIEW

AERIAL MAP



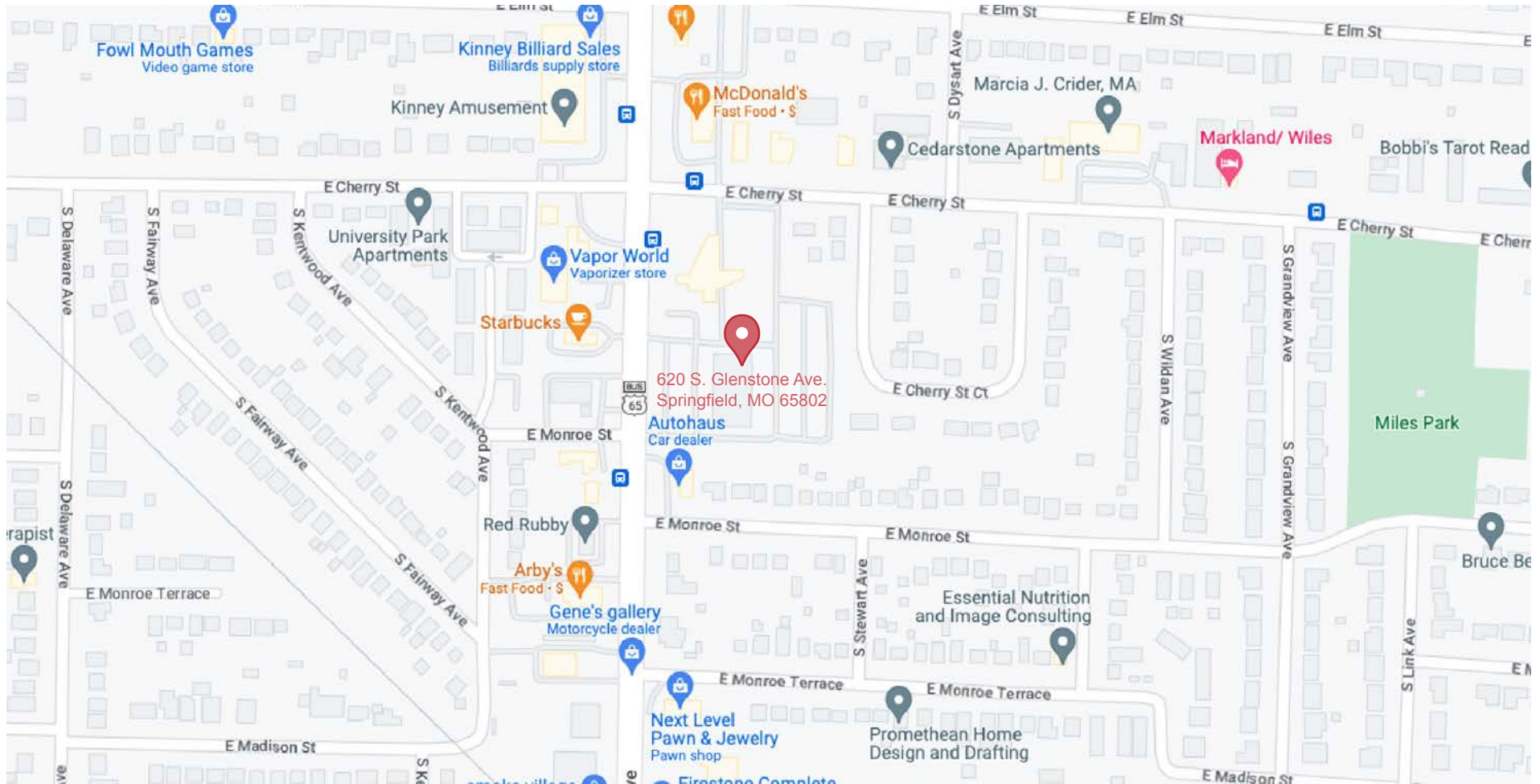
NOT A SURVEY

1:1,263  
0 0.0125 0.025 0.05 mi  
0 0.0225 0.045 0.09 km

ZONING MAP



SITE LOCATION



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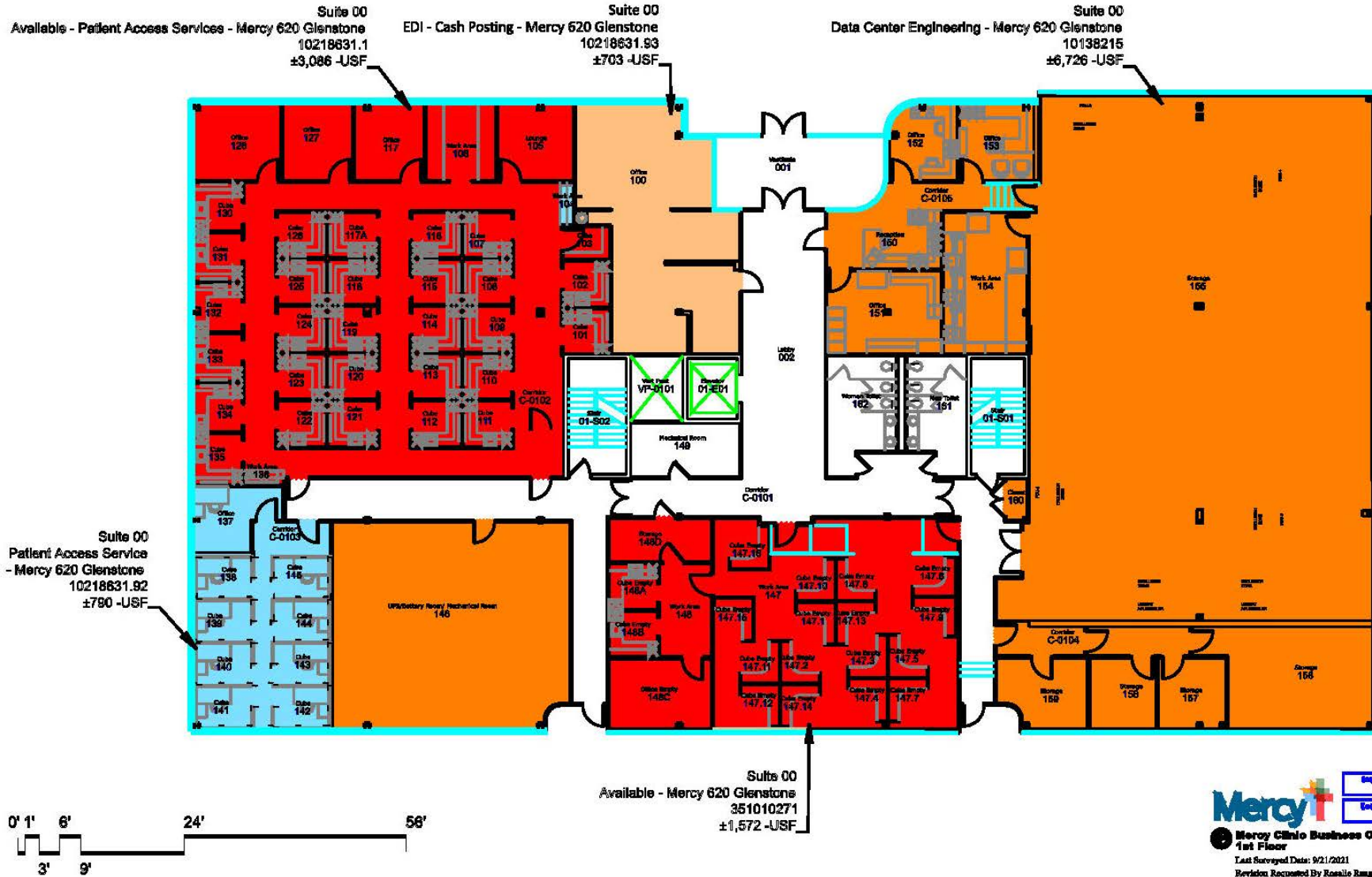
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FLOOR 1



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**Suite 00**  
EDI - Credit Resolution  
- Mercy 620 Glenstone  
10218631.138  
±1,980 -USF

**Suite 00**  
VBO Administration  
- Mercy 620 Glenstone  
10218631.94  
±268 -USF

**Suite 00**  
MHOKO - Clinic Finance  
- Mercy 620 Glenstone  
40668624.1  
±101 -USF

**Suite 00**  
Mercy Clinic Finance - Mercy 620 Glenstone  
35608624.1  
±1,970 -USF

**Suite 00**  
ED I-Billing  
- Mercy 620 Glenstone  
10218631.135  
±67 -USF

**Suite 00**  
ED I - Cash Posting  
- Mercy 620 Glenstone  
10218631.137  
±909 -USF

**Suite 00**  
Insurance Collections PB  
- Mercy 620 Glenstone  
10218631.96  
±2,460 -USF

**Suite 00**  
Mercy Recovery Audit Responses Program - Mercy 620 Glenstone  
10218631.97  
±517 -USF

**Suite 00**  
Administration - Mercy REV MGMT -  
Mercy 620 Glenstone  
10218631.134  
±1,879 -USF

Mercy Finance - Mercy 620 Glenstone  
10218631.95  
±1,970 -USF

Scale: 0' 1' 6' 24' 56'

Mercy Clinic Business Center  
2nd Floor

Last Surveyed Date: 9/21/2021  
Revision Generated By: Rosalie R.



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FLOOR 3

