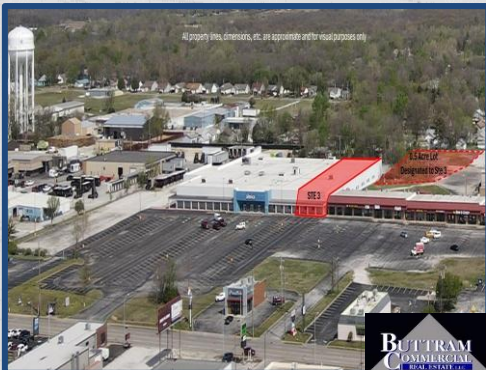


FOR LEASE

1717 WEST 7th St. Ste. 3, Joplin, MO



PROPERTY INFORMATION

Former retail/office building well-suited to those uses or industrial conversion. All new HVAC throughout the building. Pricing is for "as-is" condition; landlord will entertain additional Tenant Improvements with modified pricing. One adjacent suite has been leased to a long term regional tenant. Contact

GENERAL INFORMATION:

SUITE 3:

SIZE:	29,000 SF
TERM:	Negotiable
RENTAL RATE:	\$6/SF/Year
RENT TYPE:	Triple-Net
YEAR BUILT/RENOVATED:	1987/2003

[INTERACTIVE MAP](#)

[VIEW MORE LISTINGS](#)

[ADDITIONAL INFORMATION](#)

[CONTACT US](#)

WHY CONSIDER JOPLIN?

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

CONTACT ALAN OR PATRICK BUTTRAM

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*Joplin's #1 Commercial MLS Agent
Since 1993*

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