

FOR LEASE

2345 1/2 WEST KEARNEY ST. | SPRINGFIELD, MO 65803



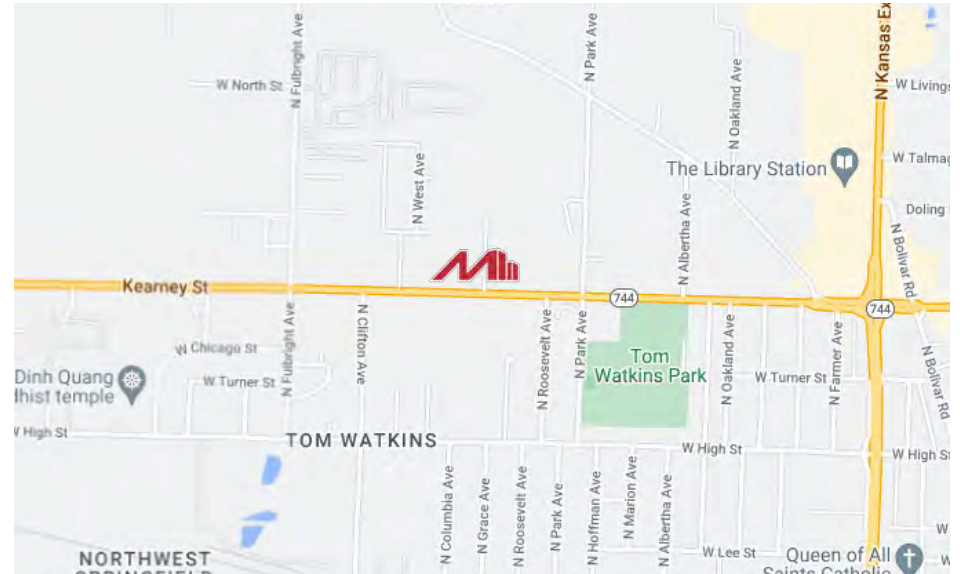
OFFICE PROPERTY

- 1,800 SF m/l
- Free standing office building
- Recently remodeled
- Parking striped for 8 vehicles
- 0.169 Acres M/L
- Zoned Highway Commercial
- Landlord pays RE taxes

Mark Kerivan | 417-575-1271 | mkerivan@murney.com

 **MURNEY COMMERCIAL**
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

EXECUTIVE SUMMARY



PROPERTY SUMMARY

LEASE PRICE	\$1,500
LEASE RATE	\$10 SF MG
LOT SIZE	0.169 acres
BUILDING SIZE	1,800 SF
PARKING	Paved Lot
ZONING	HC
MARKET	Springfield
TAXES	\$5,407.57

PROPERTY OVERVIEW

Great free standing office building. Large open clerical area, 5 offices, 2 restrooms. Parking striped for 8 autos. Recently remodeled, paint, plank flooring. Zoned HC Highway Commercial. \$10 sf Modified gross lease. Landlord pays RE taxes, building shell insurance. Tenant pays utilities, interior maintenance, internet, janitorial, trash, mowing, snow removal and general liability insurance. Tenant pays any T&I increases after base year. Located just off W. Kearney St on N Grace St Springfield MO.

Call Agent to view property.

ADDITIONAL PHOTOS



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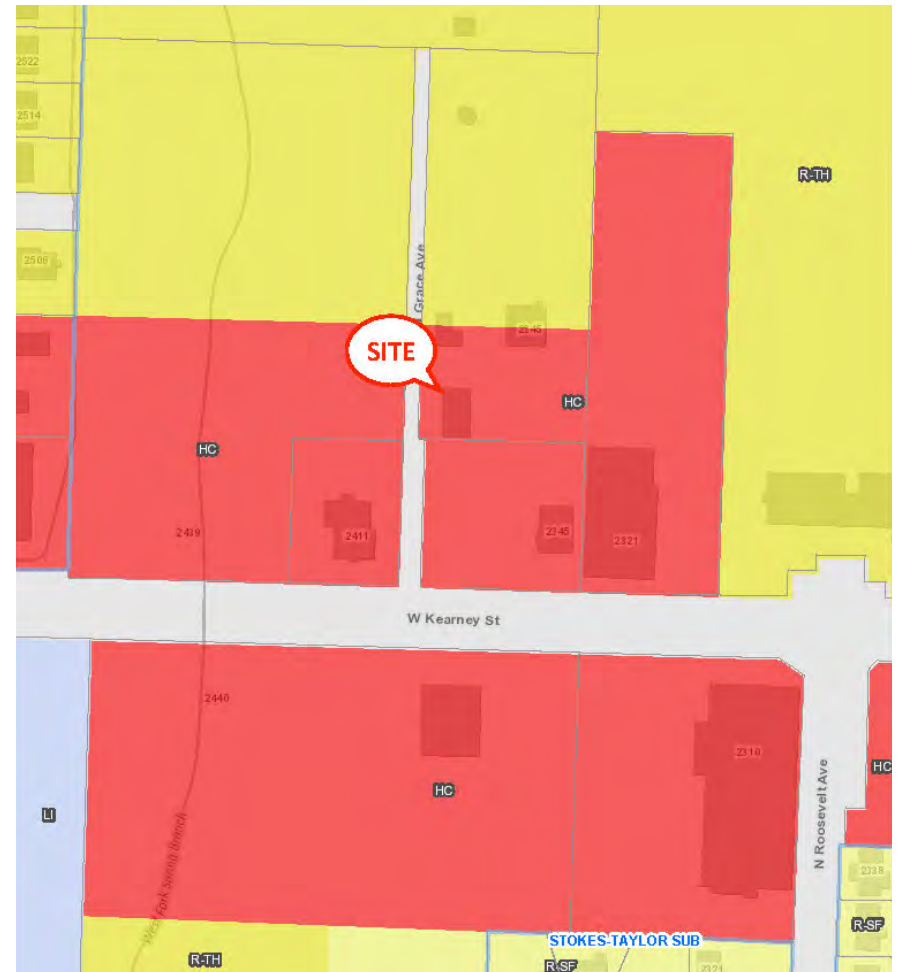


AERIAL MAP VIEW

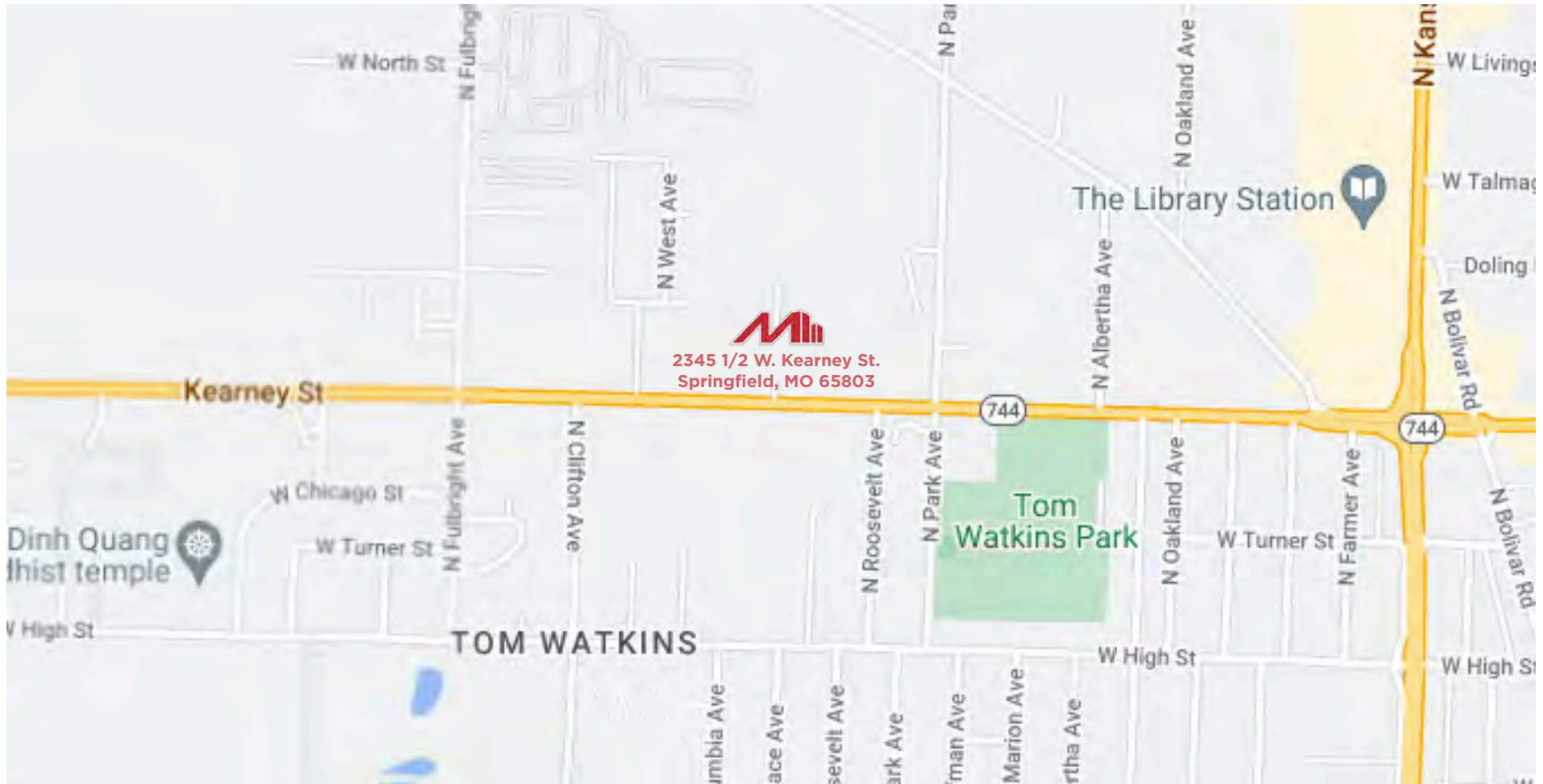
AERIAL MAP



ZONING MAP



SITE LOCATION



DISCLAIMER

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The only party authorized to represent the Owner in connection with the lease of the Property is Murney Associates, Realtors listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to Murney Associates, Realtors upon their request.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Murney Associates, Realtors nor any of their agents, offers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Murney Associates, Realtors from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective lessee proceeds at its own risk.

**OFFICE
PROPERTY**

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