



www.billbeall.com

AVAILABLE: 04/01/21

10,500 SF - FOR LEASE

**3550 N. Glenstone - Suites E-K
Springfield, MO**



HIGHLIGHTS

- 10,500 SF
- Neighborhood Center
- Front Door Parking
- Zoned GR = General Retail
- Front Door Parking
- Located in the high growth Valley Water Mill area.

FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

(417) 887-5535 email: beall@billbeall.com

3550 N. Glenstone - Suites E-K Springfield, MO

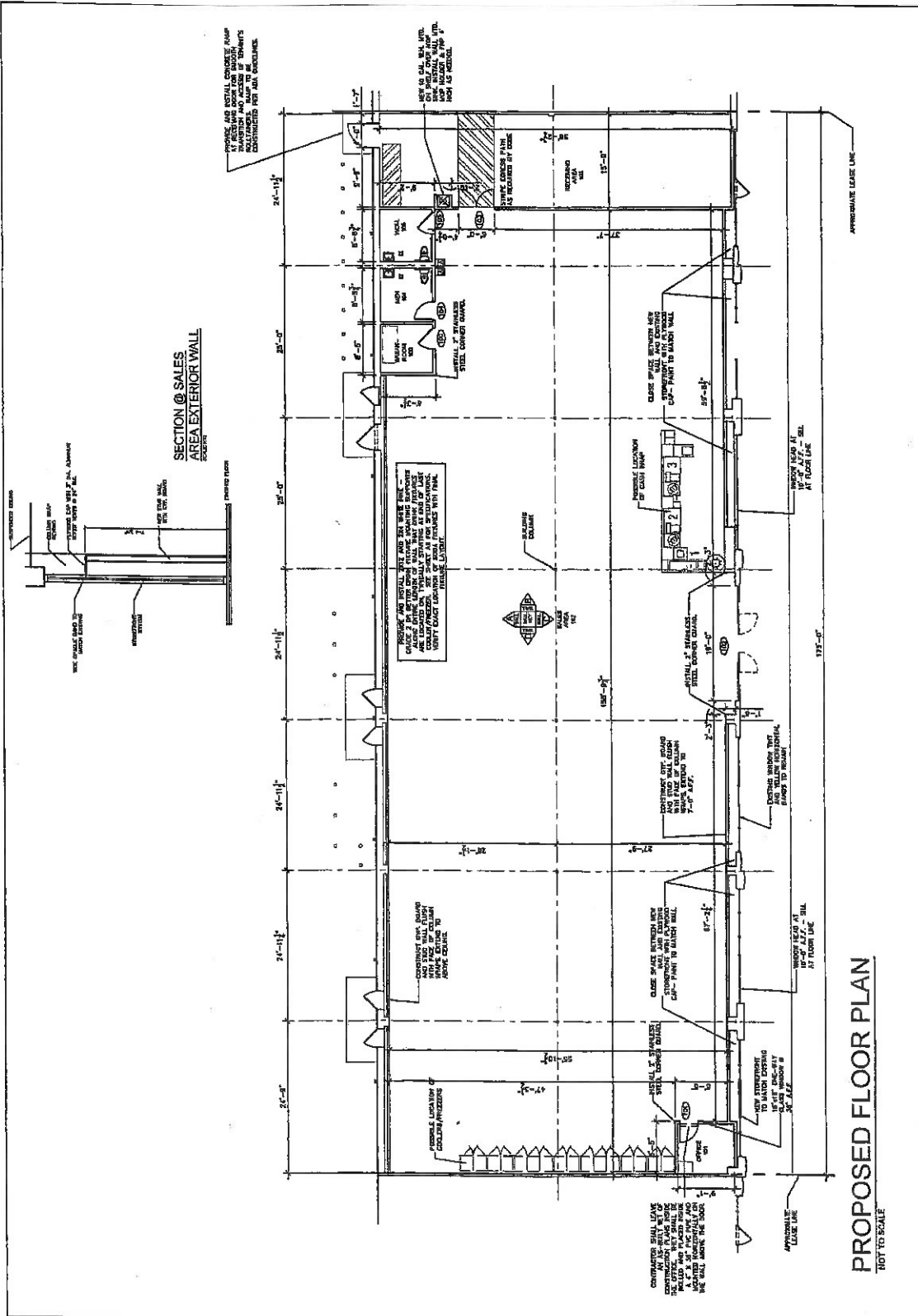


Executive Summary

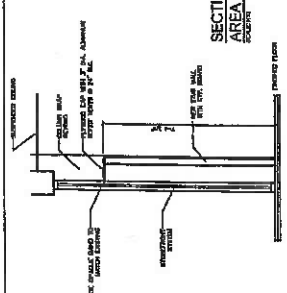
Square Footage:	10,500 SF (Suites E - K)
Zoning:	GR - General Retail
Existing Tenants:	Neighborhood Pizza, MO Farm Bureau, B&C Accounting, Seremeta
Lease Rate:	\$ 7.50 / SF = \$6,562.50
NNN:	\$ 2.75 / SF = \$2,406.25
Est. Monthly Payment:	\$8,968.75



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SECTION @ SALES AREA EXTERIOR WALL
 FINISH



IF THIS SECTION IS TO BE USED FOR ANY OTHER PURPOSE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND MATERIALS TO BE USED.

REMOVE AND INSTALL THE WALL AND THE WALL FINISH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND MATERIALS TO BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND MATERIALS TO BE USED.

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND MATERIALS TO BE USED.

PROPOSED FLOOR PLAN
 NOT TO SCALE

APPROXIMATE LEASE LINE

APPROXIMATE LEASE LINE

APPROXIMATE LEASE LINE

APPROXIMATE LEASE LINE