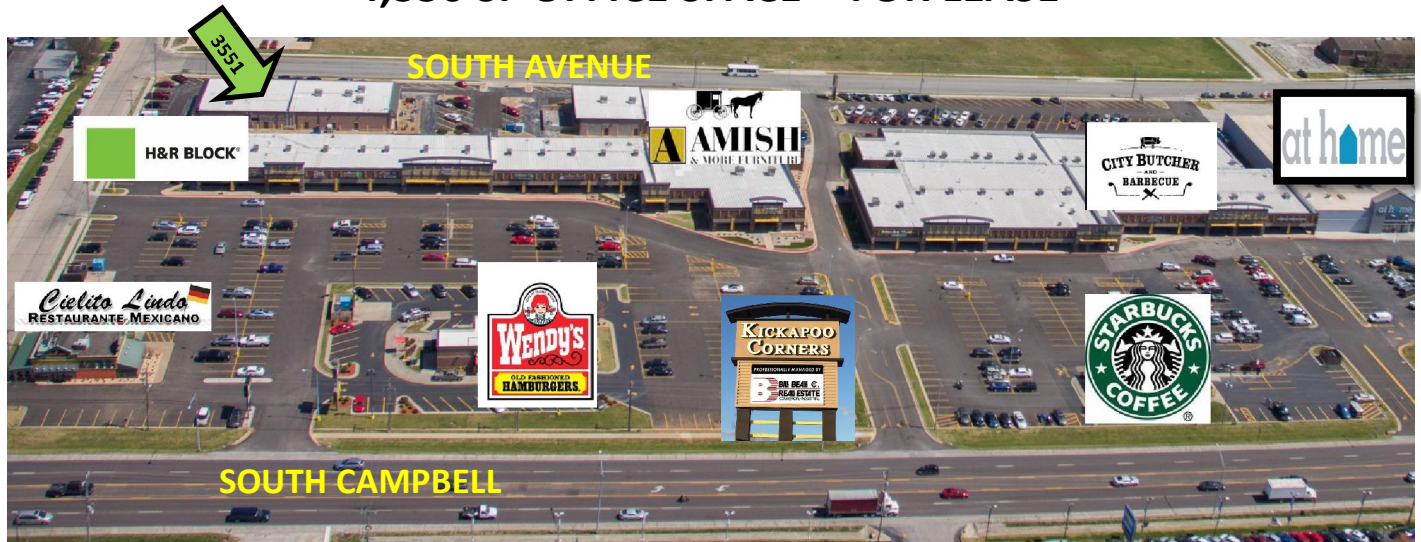




3551-55 South Ave.
Springfield, MO 65807

www.billbeall.com

4,350 SF OFFICE SPACE - FOR LEASE



HIGHLIGHTS

- 4,350 SF Office Space
- Private Offices, Open Work Areas & +/- 520 SF of Warehouse
- Located on S. Campbell in the Kickapoo Corners Shopping Center
- Lease Rate: \$8.00 / SF (\$2,900.00 / Month)
- NNN : \$2.75 / SF (\$997.00 / Month)
- Estimated Monthly Payment: \$3,897.00



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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

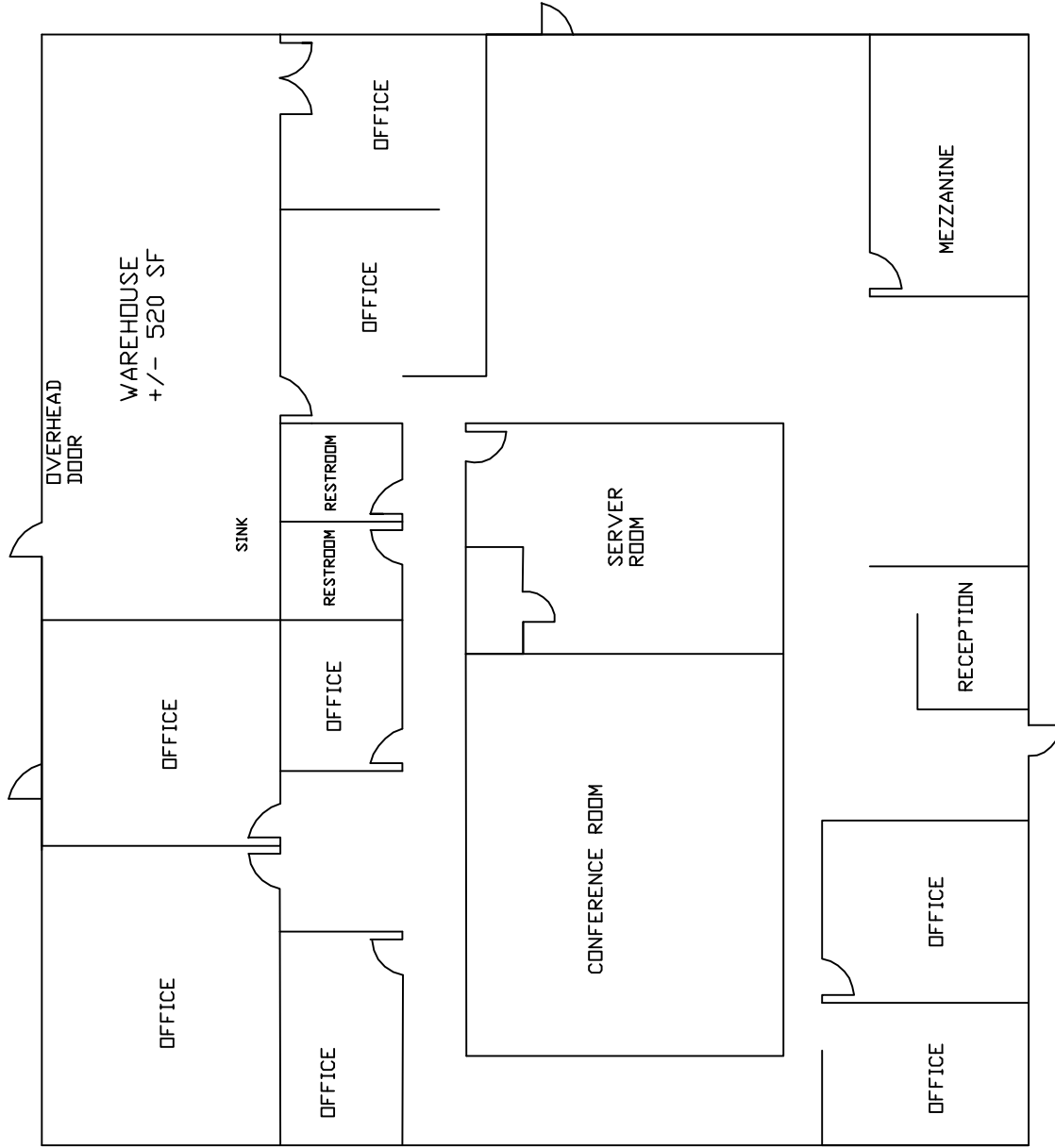


Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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

70.0'



62.15'



3551-55 SOUTH AVE.

Kickapoo Corners Shopping Center



Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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

Kickapoo Corners Shopping Center



Kickapoo Corners View to the North

Kickapoo Corners View to the South



Bill Beall Co., Inc.
 2921 S. National Ave., Springfield, MO 65804
 (417) 887-5535 email: beall@billbeall.com