

# 1,610 +/- Office/Warehouse For Lease in Springfield MO

435 South Union Ave • Springfield, MO 65802



## Lease Overview

Unit Size	1,610 Square Feet
Suite #	Suite H
Lease Rate	\$6.00/SF
Lease Type	NNN
Office Space	1,288 SF
Warehouse Space	322 SF
Cross Streets	Union & Elm
Zoning	GM
Market	Springfield

## Property Overview

### Property

1,610 +/- SF Office/Warehouse For Lease in Springfield MO.  
Multiple offices with reception area, conference room and warehouse area  
Warehouse area is 23' X 14'

For Lease at \$6.00/SF/NNN

Unit includes multiple offices, reception, conference room, warehouse office, two restrooms and more.

See the enclosed Floor Plan for current layout.

Please contact listing agent today to schedule your showing. Thank you!

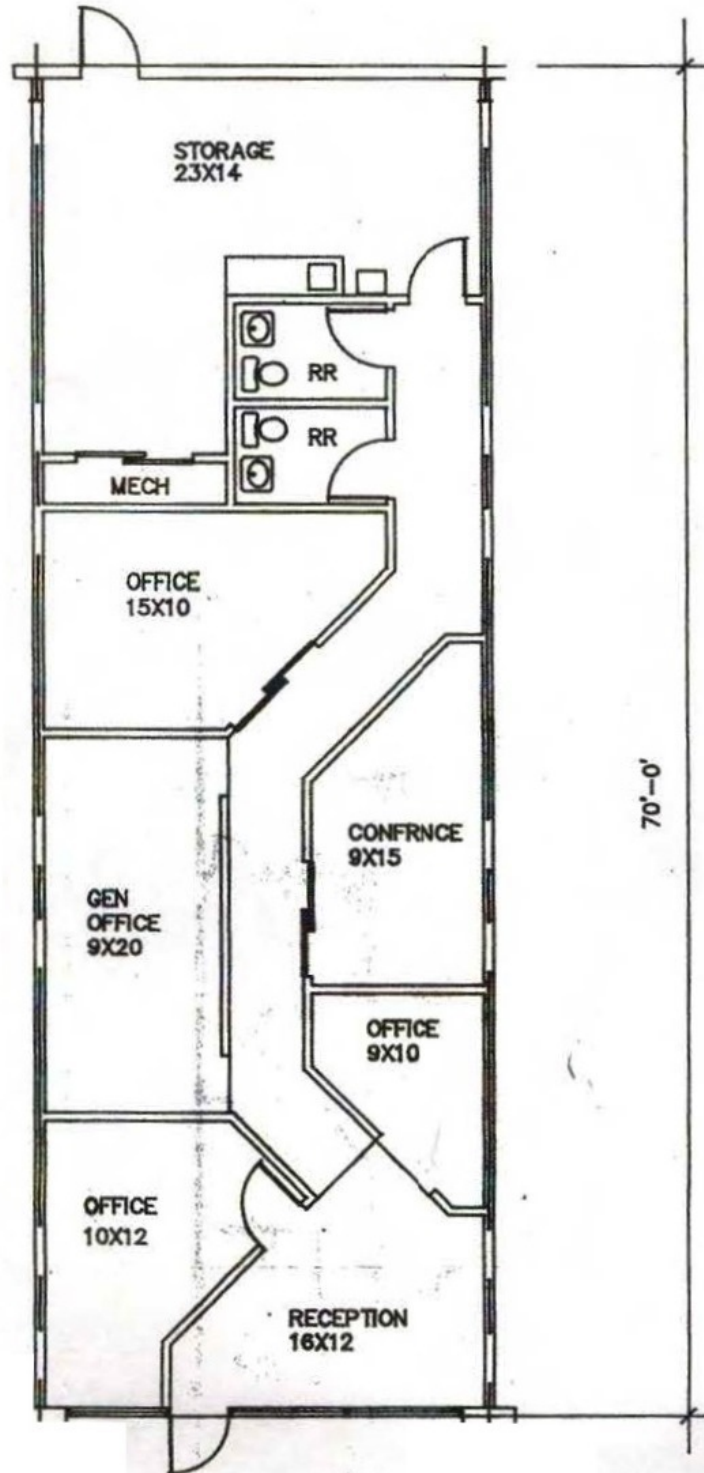
### Location

On Union between Chestnut Expy & Cherry St, close to Hwy 65 in Springfield, MO.

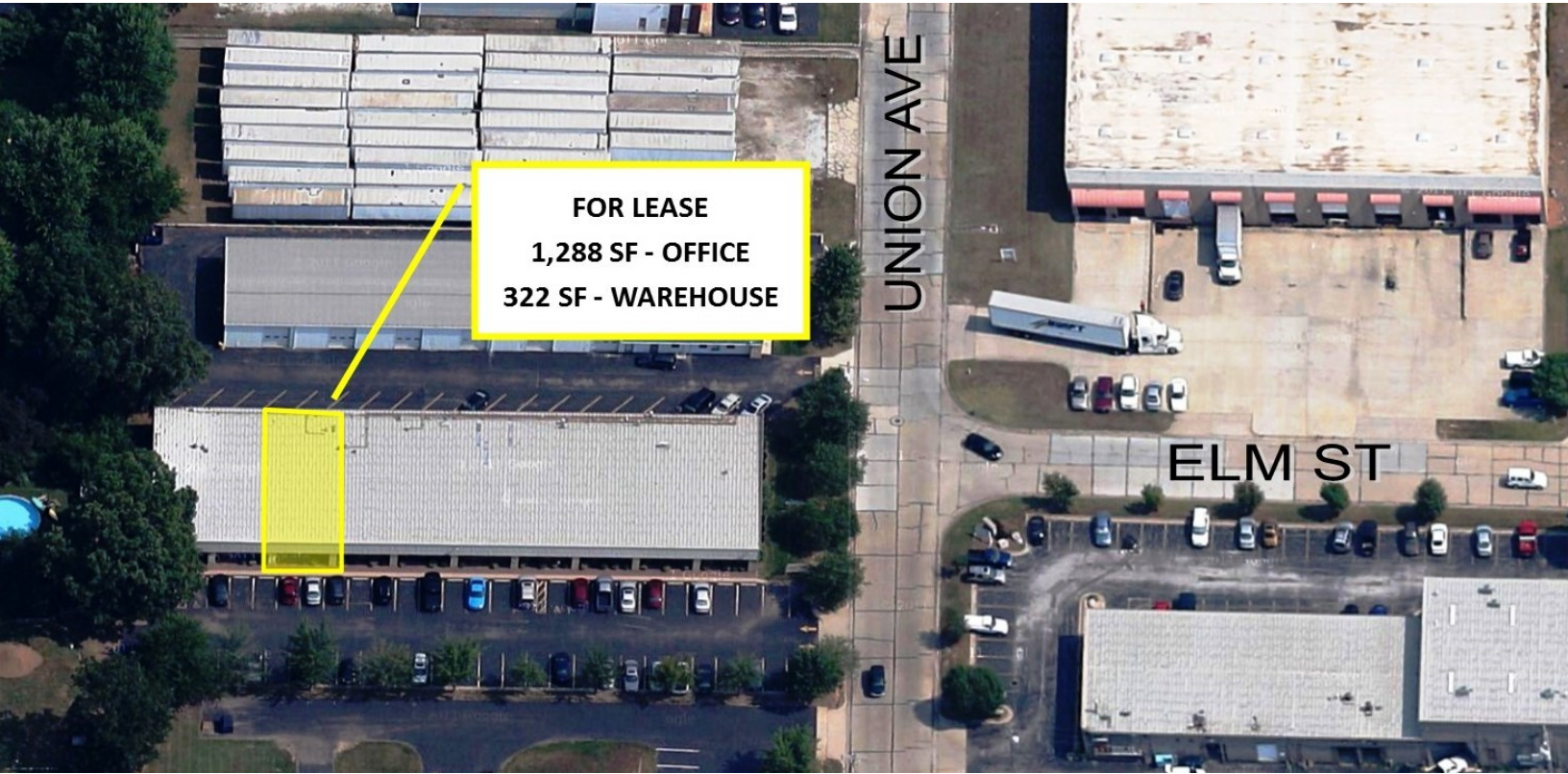
### Presented by

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Floor Plan

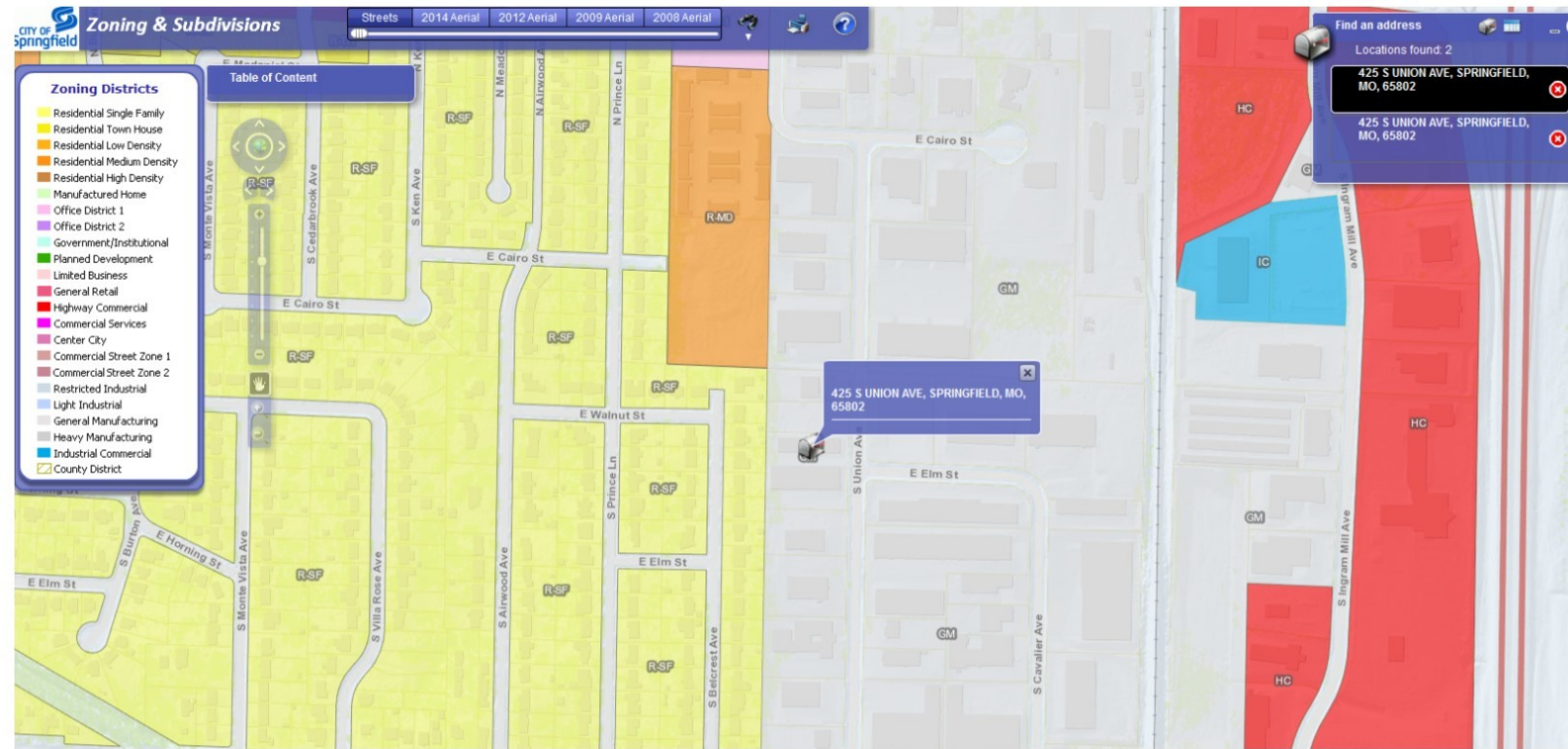














## Mike Fusek, CCIM

### Senior Advisor

Sperry Van Ness/ Rankin Company, LLC

Mike Fusek, CCIM serves as a senior advisor for Sperry Van Ness specializing in the sale and leasing of office and retail properties in Springfield, Missouri. Fusek has 20+ years of experience in investment property analysis that enables him to help investors wisely choose the “right property” that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining Sperry Van Ness, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of Sperry Van Ness. As an experienced investor, Fusek has an exceptional understanding of client’s needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked in the Top 1% or 2% of all Sperry Van Ness International, Fusek was ranked the #6 National Advisor for 2013, #13 National Advisor for 2012, #7 National Advisor for 2011, and the #18 National Advisor for 2010. Sperry Van Ness has more than 950 National Advisors.

### Mike Fusek, CCIM

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