

## 1,610 SF Office For Lease on Union & Chestnut by HWY 65

435 South Union Ave • Springfield, MO 65802



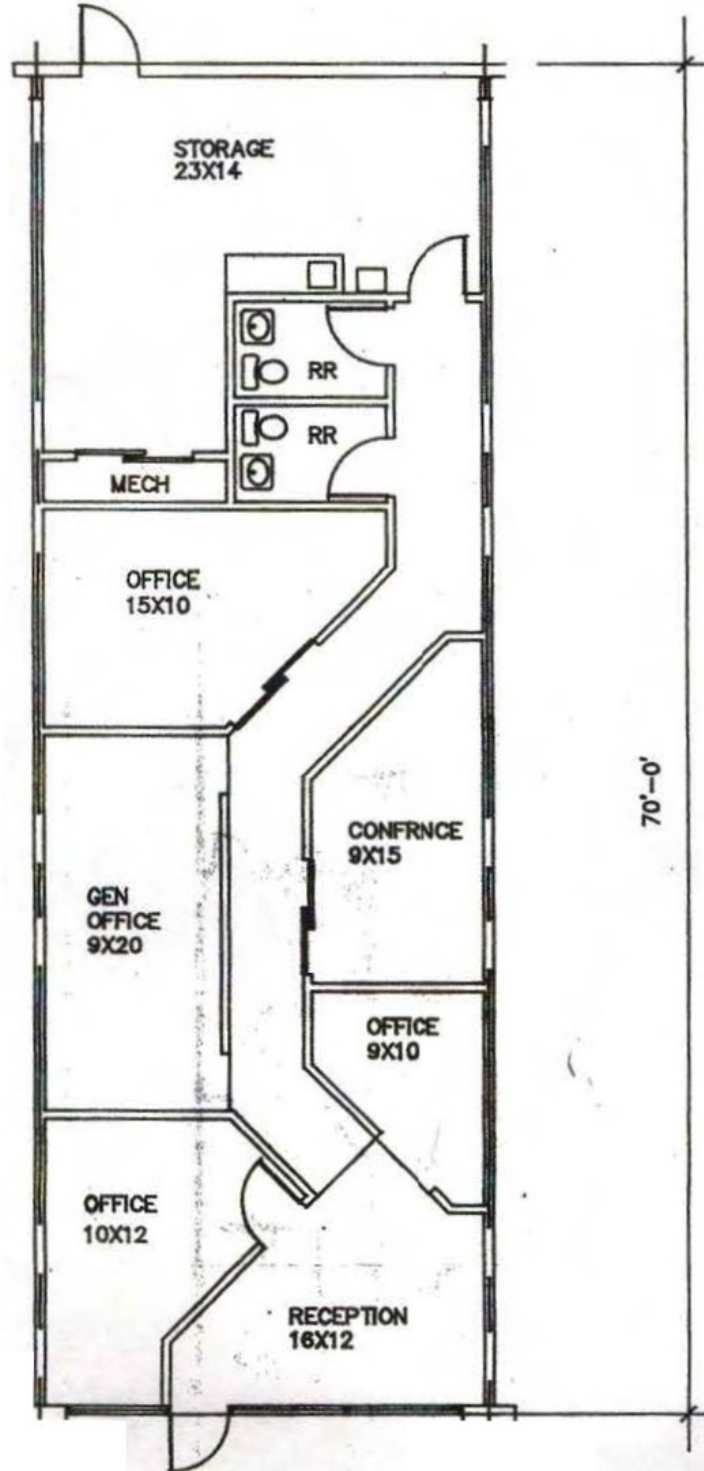
### Lease Overview

Unit Size	1,610 Square Feet
Suite #	Suite H
Lease Rate	\$6.00/SF (\$805.00/mo)
CAM	\$2.00/SF (\$268.00/mo)
Office Space	1,288 SF
Warehouse Space	322 SF
Cross Streets	Union & Elm
Zoning	GM
Market	Springfield

### Property Overview

<b>Property</b>	<p>1,610 SF Office For Lease in Springfield MO. Multiple offices with reception area, conference room and warehouse area. Warehouse area is 23' X 14' or 322 Square Feet. Unit includes multiple offices, reception, conference room, warehouse office, two restrooms and more. See the enclosed Floor Plan for current layout. For Lease at \$6.00/SF/NNN = \$805.00/mo NNN + CAM \$268.00/mo. : Total \$1,073.00/mo</p> <p>Please contact listing agent today to schedule your showing. Thank you!</p>
<b>Location</b>	<p>On Union between Chestnut Expy &amp; Cherry St, close to Hwy 65 in Springfield, MO. Local businesses include Sutherlands, Hardee's, McDonalds, Motor Cars, Rockridge Group, Reliable RV, Integrity Pharmacy, Southwest Audio Visual, Bank of Bolivar, and other local and national companies.</p>
<b>Presented by</b>	<p><b>MIKE FUSEK, CCIM</b> 417.849.5703 mike.fusek@svn.com</p>

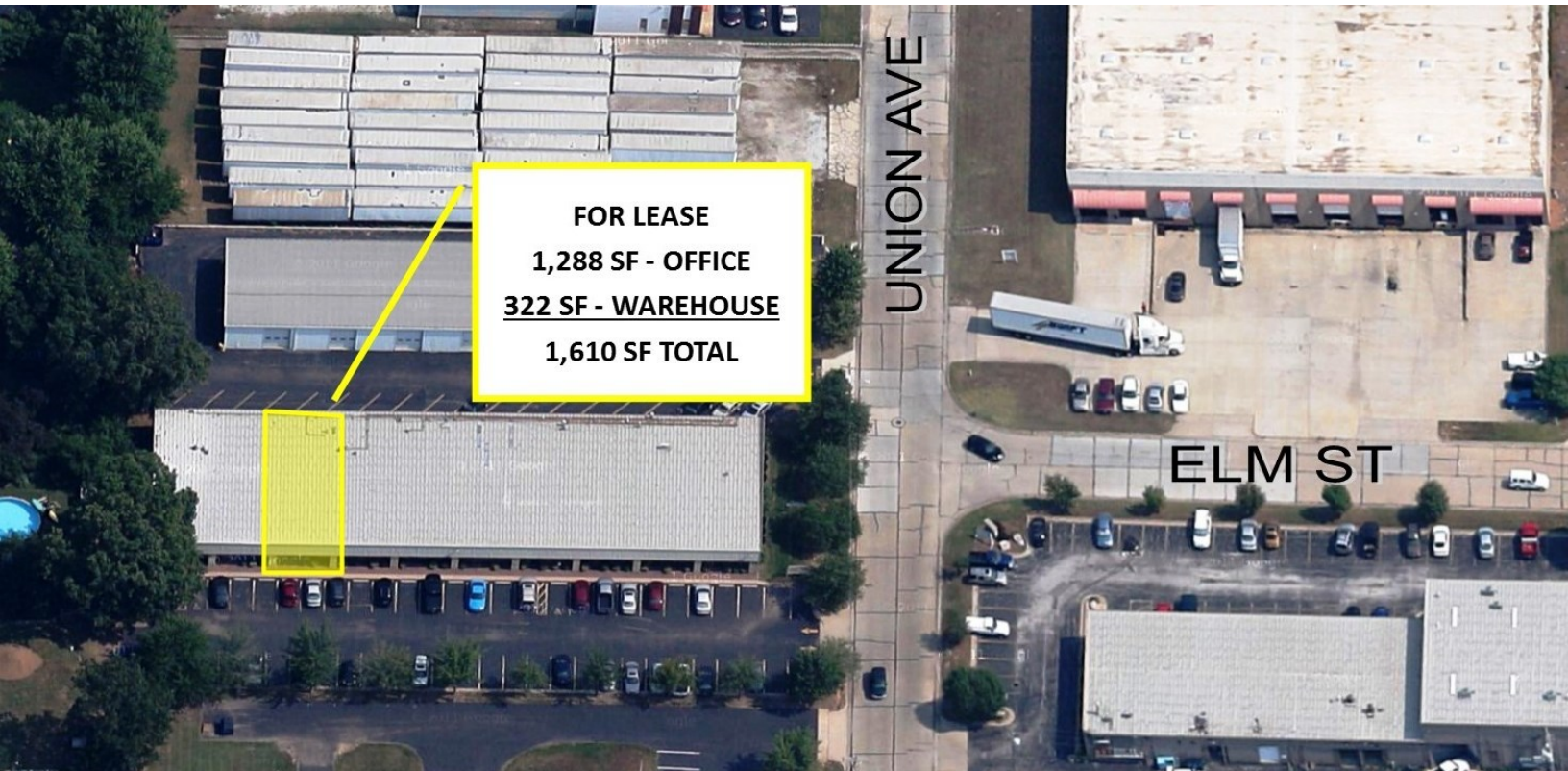
## Floor Plan



# 1,610' Office on Union & Chestnut



# 1,610' Office on Union & Chestnut



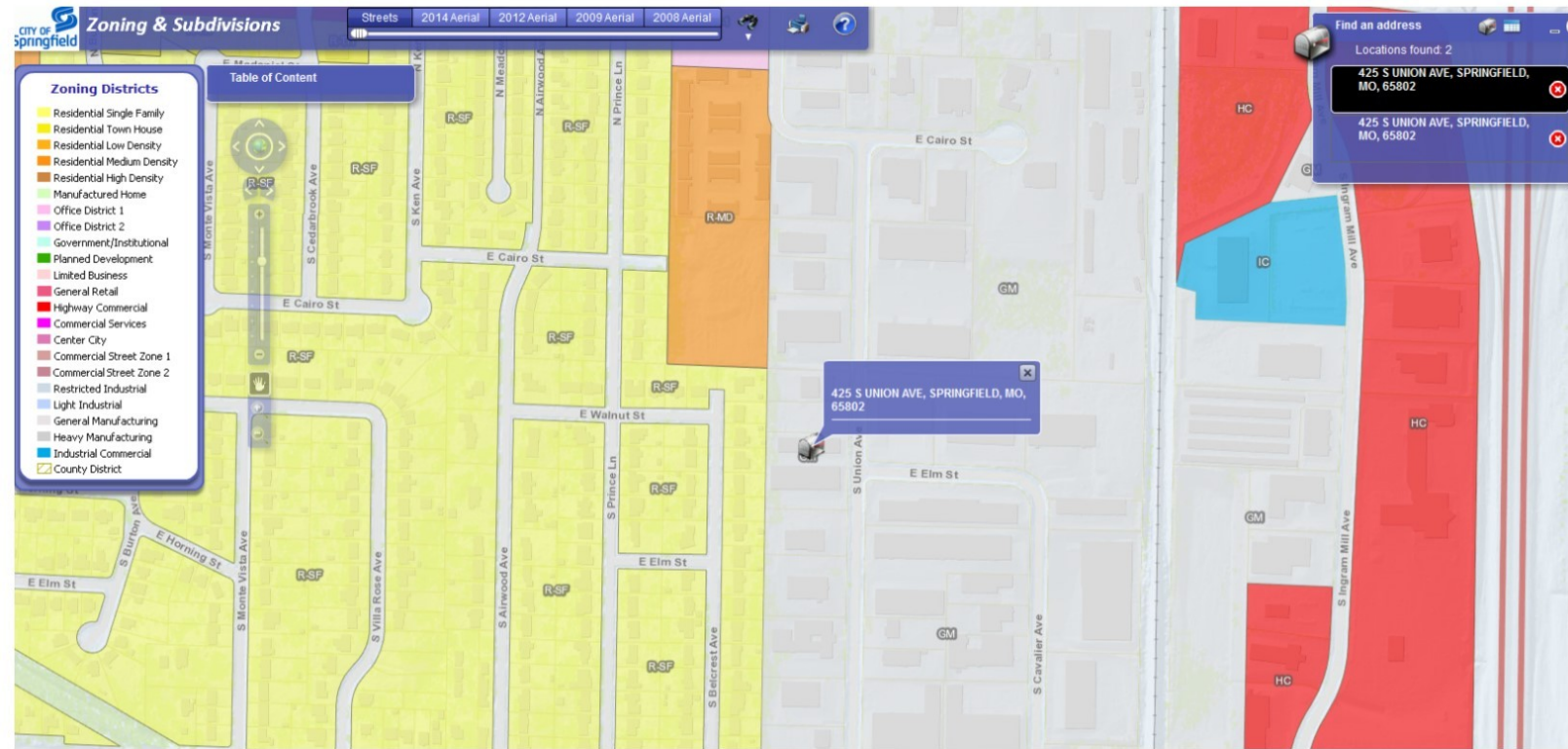
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## Mike Fusek, CCIM

### 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

Senior Advisor

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This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase 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 Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Sperry Van Ness Advisor from any liability with respect thereto.

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.