



FOR LEASE...COMMERCIAL SPACE
THE VUE ON WALNUT
426 S. JEFFERSON
DOWNTOWN... WALKING DISTANCE TO MSU



Offered Exclusively By:
A.L. "Skip" Liebman

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REECE COMMERCIAL 3600 S. National / Springfield, MO 65807 Office: 417.882.5710 / Agent Direct: 417-888-3231

AVAILABLE FOR RENT

Lease Rate \$14.00 Sq. Ft.

Lease Type: Modified Gross (MG)

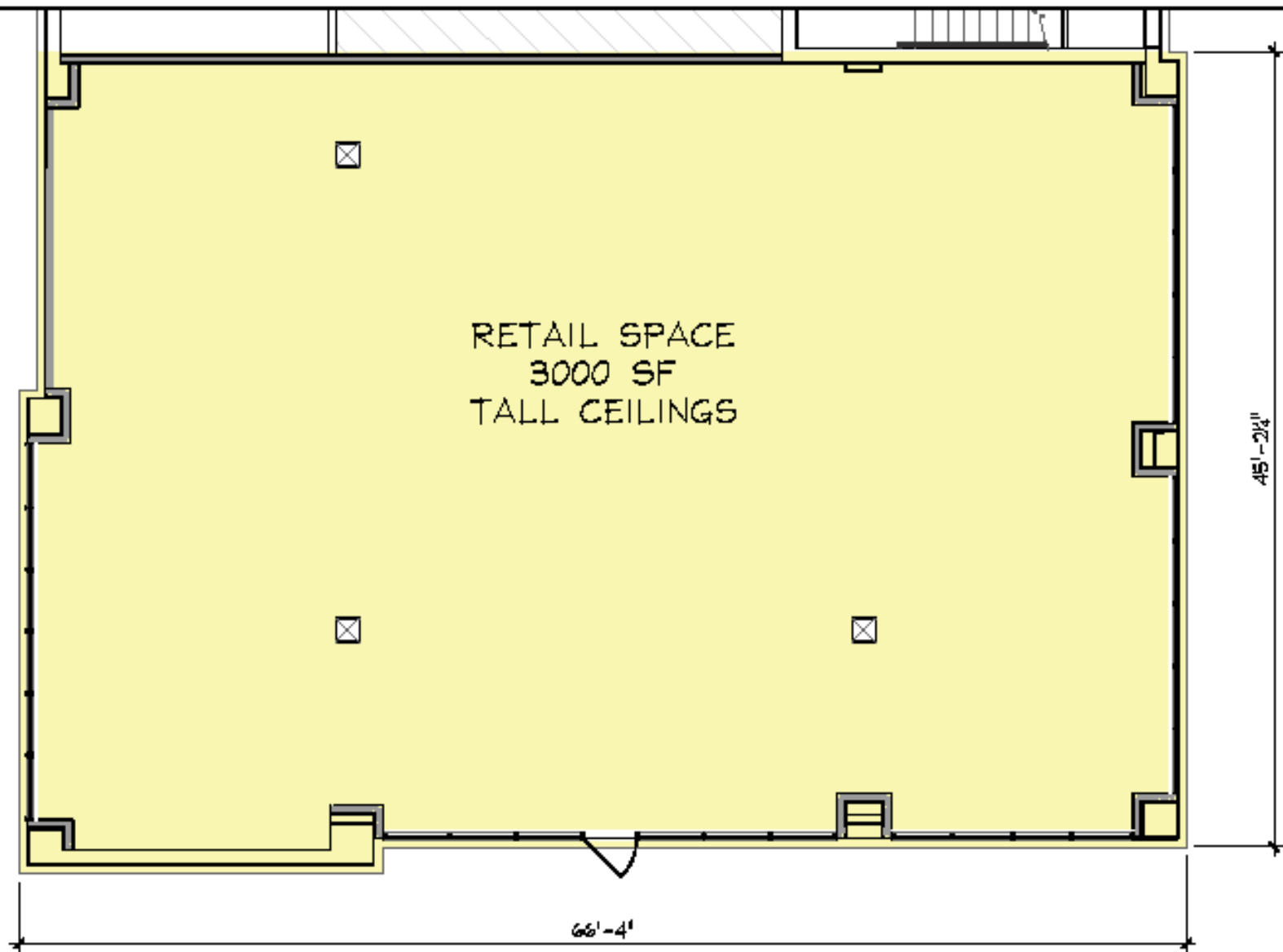
Lease Term: %-Years Preferred

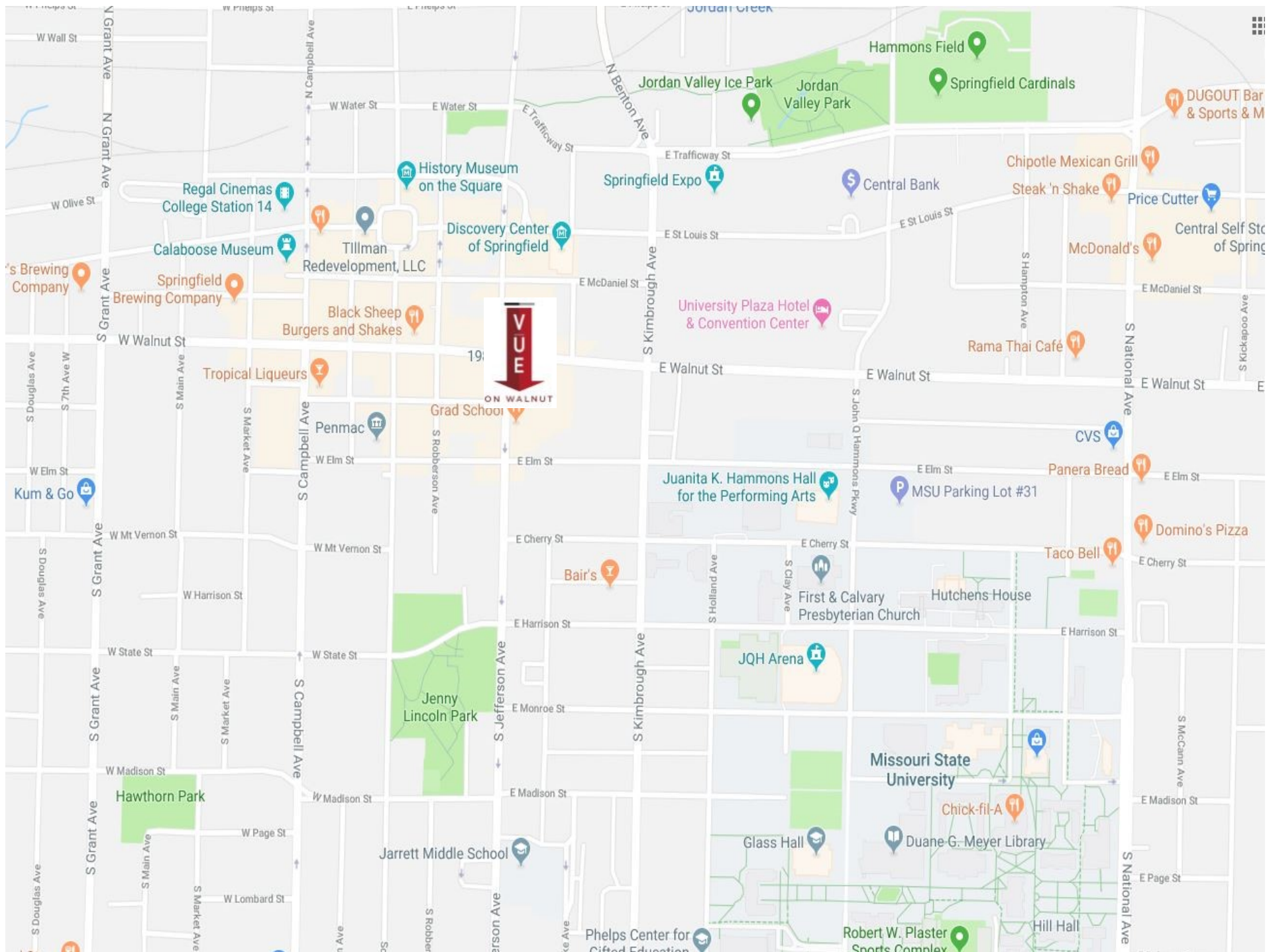


Suite Square Foot	Base Rent Square Foot	Monthly Base Rent	Annual Base Rent	NNN	Term	Comments
3,000	\$14.00(MG)	\$3,500.00	\$42,000	\$0.00	Minimum 3-Years Preferred	3,000 sq. ft. total. Base Rent includes: electric service panel; plumbing rough-in through floor; HVAC unit installed in space, with main trunk line run. All other Tenant Infill negotiable.
2,000	\$14.00 (MG)	\$2,333.33	\$28,000	\$0.00		
1,500	\$14.00 (MG)	\$1,750.00	\$21,000	\$0.00		



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DISCLAIMER

The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty.

You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision.

It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters.

Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.

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