



12 OFFICE SUITES FOR LEASE NEAR FREMONT AND BRADFORD PARKWAY

1426 E BRADFORD PARKWAY
SPRINGFIELD, MO 65804

Gerald Zamora
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Property Summary



OFFERING SUMMARY

Space Type:	Office
Lease Rate:	\$200 - \$2,050 per month
Available RSF:	76.95 rsf to 1,114.41 rsf
Common Area Kitchen:	Yes
Common Area Conference:	Yes
Signage:	office door & panel sign
Parking:	Shared
Utilities:	Tenant
Internet:	Tenant

PROPERTY OVERVIEW

Thank you for looking at this newly remodeled office condominium near Fremont and Bradford Parkway. 11 private offices, 1 office suite, conference room and break room.

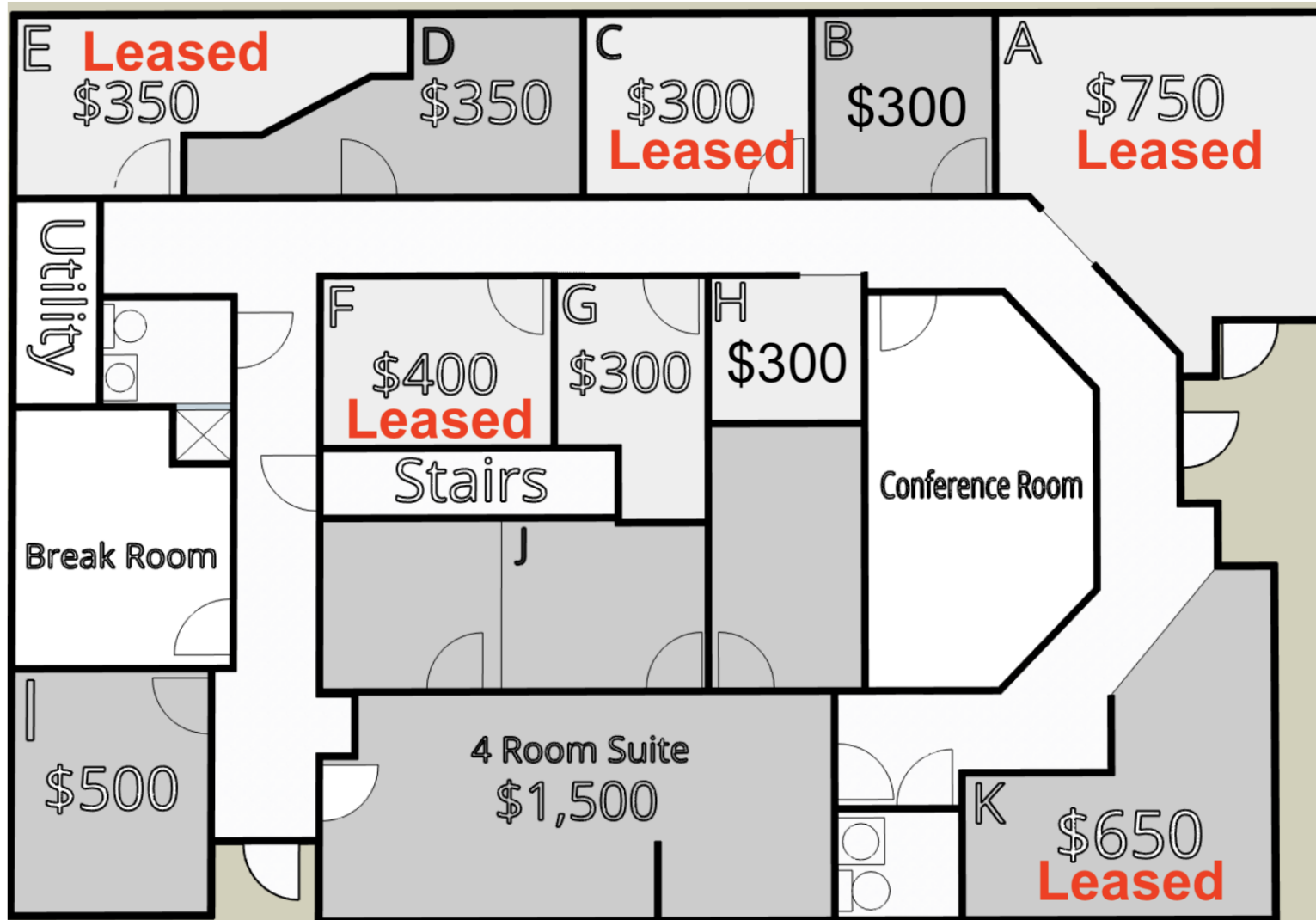
Suite A is 319.38 RSF LEASED
Suite B is 112.96 RSF at \$300 per month
Suite C is 141.45 RSF LEASED
Suite D is 172.58 RSF at \$350 per month
Suite E is 177.72 RSF at LEASED
Suite F is 135.43 RSF at LEASED

Suite G is 110.06 RSF \$300 per month
Suite H is 76.95 RSF at \$300 per month
Suite I is 165.49 RSF at \$500 per month
Suite J is 759.22 RSF at \$1,500 per month
Suite K is 246.61 RSF LEASED
Suite L is 1,114.41 RSF at \$2,050 per month

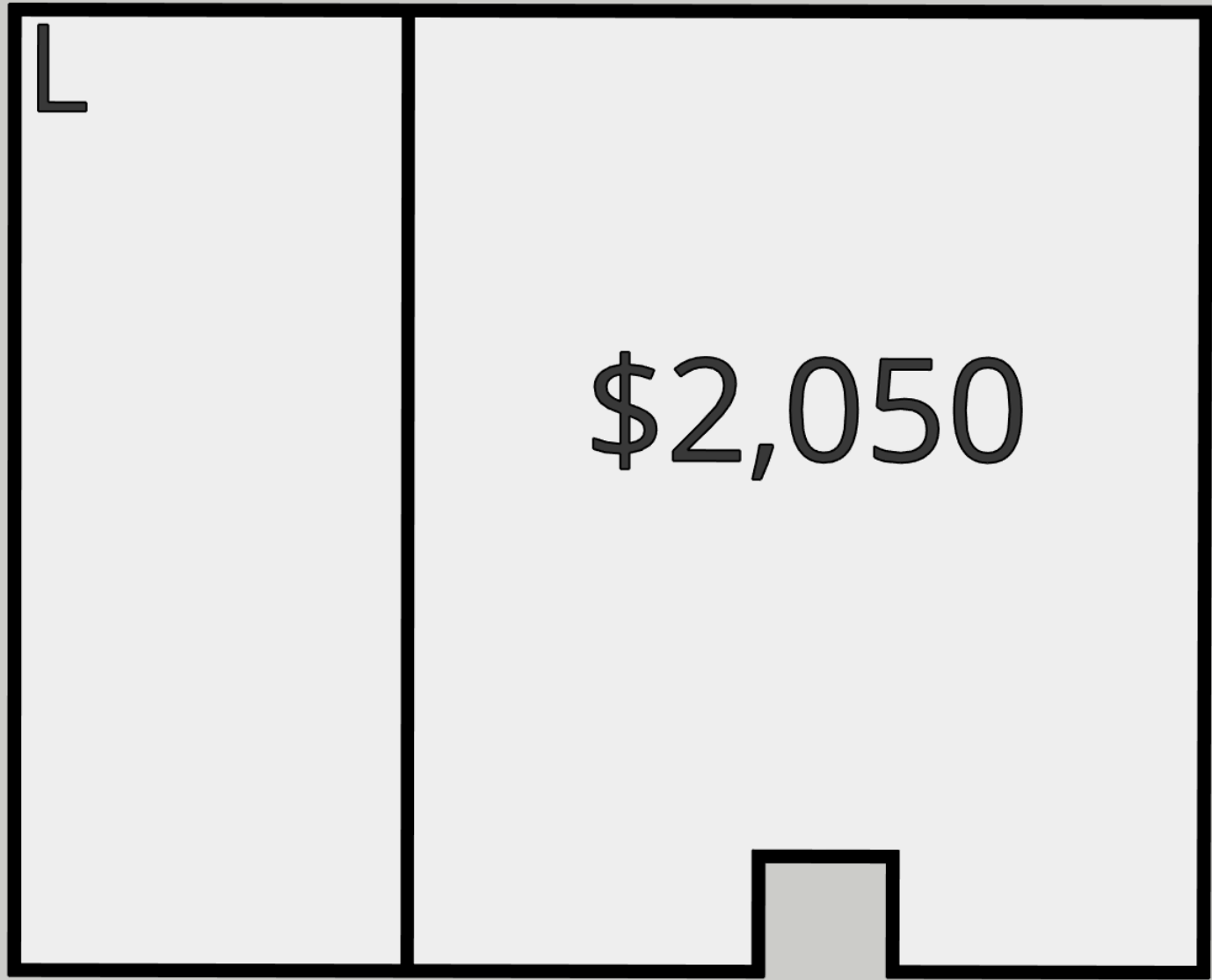
LOCATION OVERVIEW

Located in Cox South medical mile on Primrose and Fremont. Neighboring businesses include Cox Medical Center South, Cox HealthCare and Advanced TeleHealth Solutions, Burrell Center, McAlister's Deli, Great Southern Loan Center and other local and national companies.

Floor Plans 1st Floor



Floor Plans 2nd Floor



Available Spaces

LEASE RATE: \$200.00 - 2,050.00 PER MONTH

LEASE TYPE: MG

TOTAL SPACE: 77 - 1,114 SF

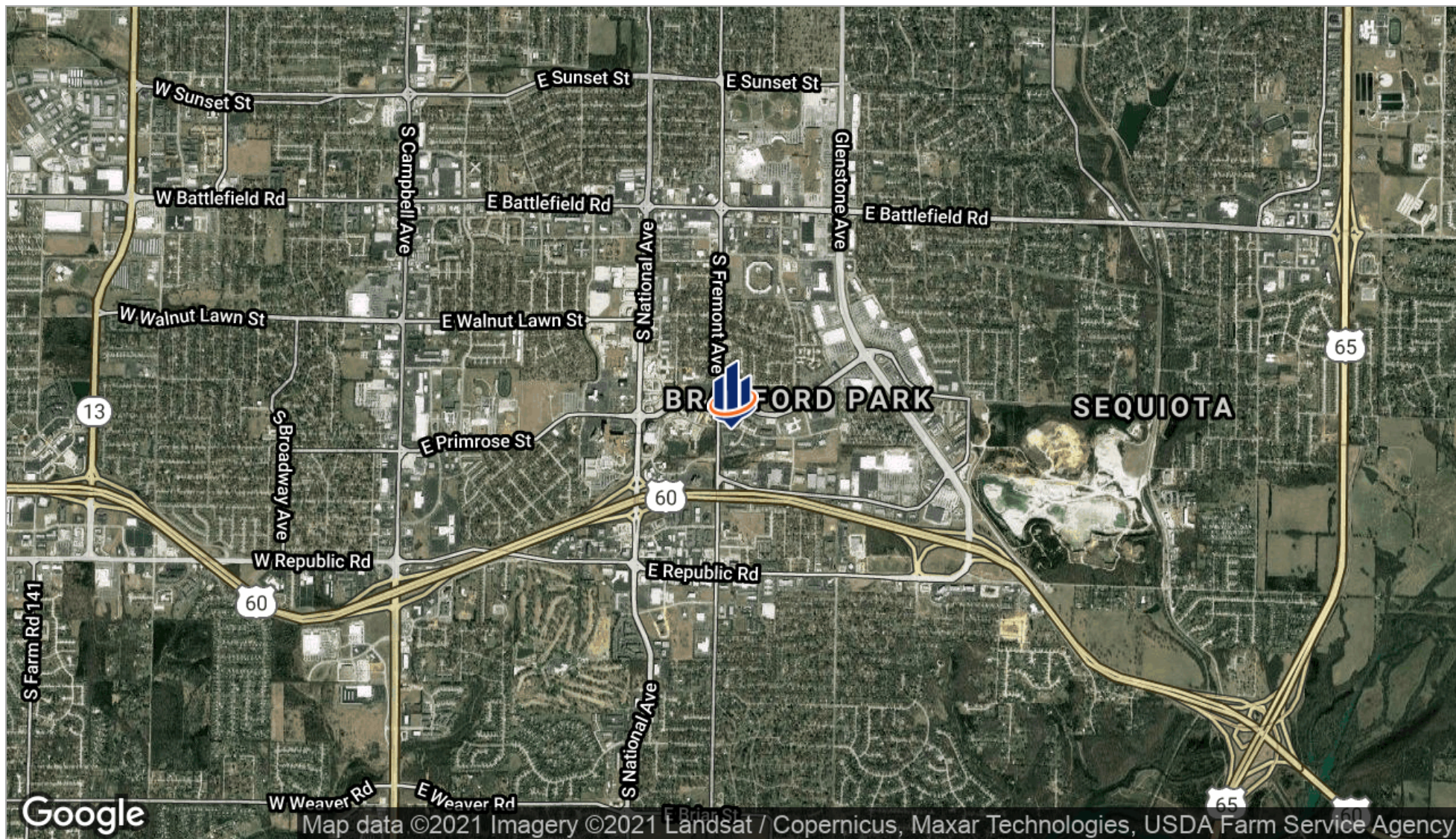
LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite B 112.96 rsf	Office Condo	\$250 per month	Modified Gross	112 SF	Negotiable	
Suite D 172.58 rsf	Office Condo	\$350 per month	Modified Gross	316 SF	Negotiable	
Suite E 177.72 rsf	Office Condo	\$350 per month	Modified Gross	177 SF	Negotiable	
Suite F 135.43 rsf	Office Condo	\$400 per month	Modified Gross	135 SF	Negotiable	
Suite G 110.06 rsf	Office Condo	\$300 per month	Modified Gross	110 SF	Negotiable	
Suite H 76.95 rsf	Office Condo	\$200 per month	Modified Gross	76 SF	Negotiable	
Suite I 165.49 rsf	Office Condo	\$500 per month	Modified Gross	165 SF	Negotiable	
Suite J 759.22 rsf	Office Condo	\$1,500 per month	Modified Gross	759 SF	Negotiable	
Suite L 1,114.41 rsf		\$2,050 per month	Modified Gross	1,114 SF	Negotiable	

Exterior Photos



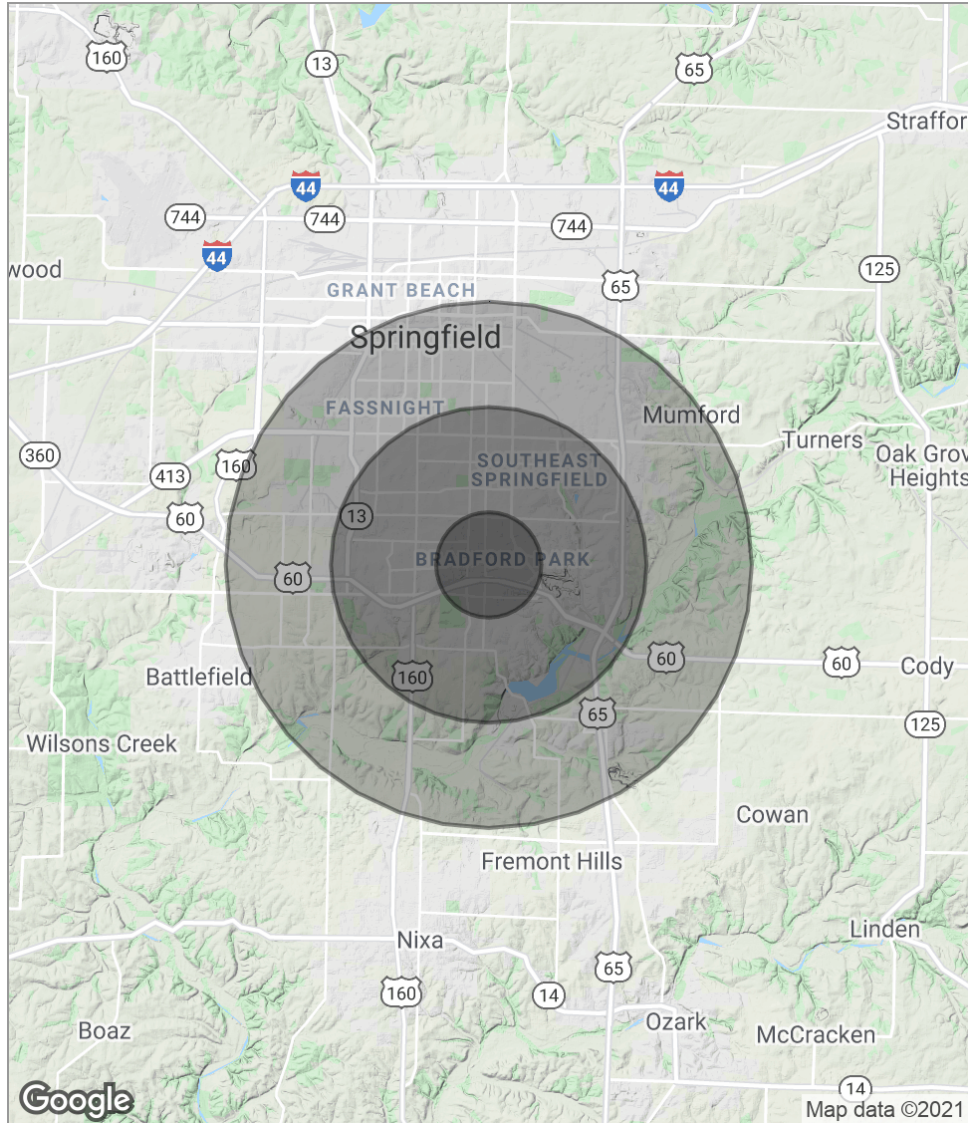
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,434	61,454	151,918
Median age	46.9	40.3	35.9
Median age (Male)	43.5	37.9	34.3
Median age (Female)	50.0	42.5	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,557	30,019	67,820
# of persons per HH	1.8	2.0	2.2
Average HH income	\$49,921	\$55,866	\$53,731
Average house value	\$111,710	\$181,568	\$187,817

** Demographic data derived from 2010 US Census*

Advisor Bio 1



GERALD ZAMORA

Advisor

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PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with SVN / Rankin Company and specializes in the Springfield Missouri metro area. In 2015, Gerald joined Mike Fusek, CCIM and SVN Commercial and has successfully brokered over 120 commercial transactions within 24 months.

Prior to joining SVN Commercial, Zamora served as founder and broker for The Real Estate Broker of Springfield and Branson, a residential and commercial brokerage company in Southwest Missouri. Gerald has 14 years of extensive real estate knowledge with Office, Retail, Warehouse and Restaurant.

His extraordinary understanding of the commercial real estate industry and his passion for offering a “high level service” is Gerald’s passion. Additionally, Gerald is involved in Leadership Springfield and has completed CCIM 101 & 102.

MEMBERSHIPS

Leadership Springfield Class of 32

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