



Paladin Building

430 S Glenstone Ave, Springfield, MO 65802



Hannah Textor

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Paladin Building

\$15.50 - \$16.00 /SF/YR

Full 4,000 SF Building Now Available! Single or Two Tenant Building has appealing mid-century architecture with Modern, Professional Interior build-out and Full Length Windows featuring Great Natural Light! Near Springfield's Downtown Business District and offers High-Traffic Visibility with Excellent Signage on Main Arterial Glenstone Ave (Bus 65 Hwy). Easy Ingress & Egress with Curbside Parking. Furnishings available (not all captured in the pics) Call for more info!...

- Professional and Highly Visible Monument Signage
- Lots of Natural Light
- Open Floor Plan with Private Offices
- Well-Maintained, Professional Office Building



Aerial View 430 S Glenstone

Rental Rate:	\$15.50 - \$16.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	4,000 SF
Year Built:	1969
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Taxes:	\$0.13 USD/SF/MO
Operating Expenses:	\$0.18 USD/SF/MO
Rental Rate Mo:	\$1.33 /SF/MO

1st Floor Ste A

1

Space Available	1,440 SF
Rental Rate	\$16.00 /SF/YR
Contiguous Area	4,000 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 10 Years

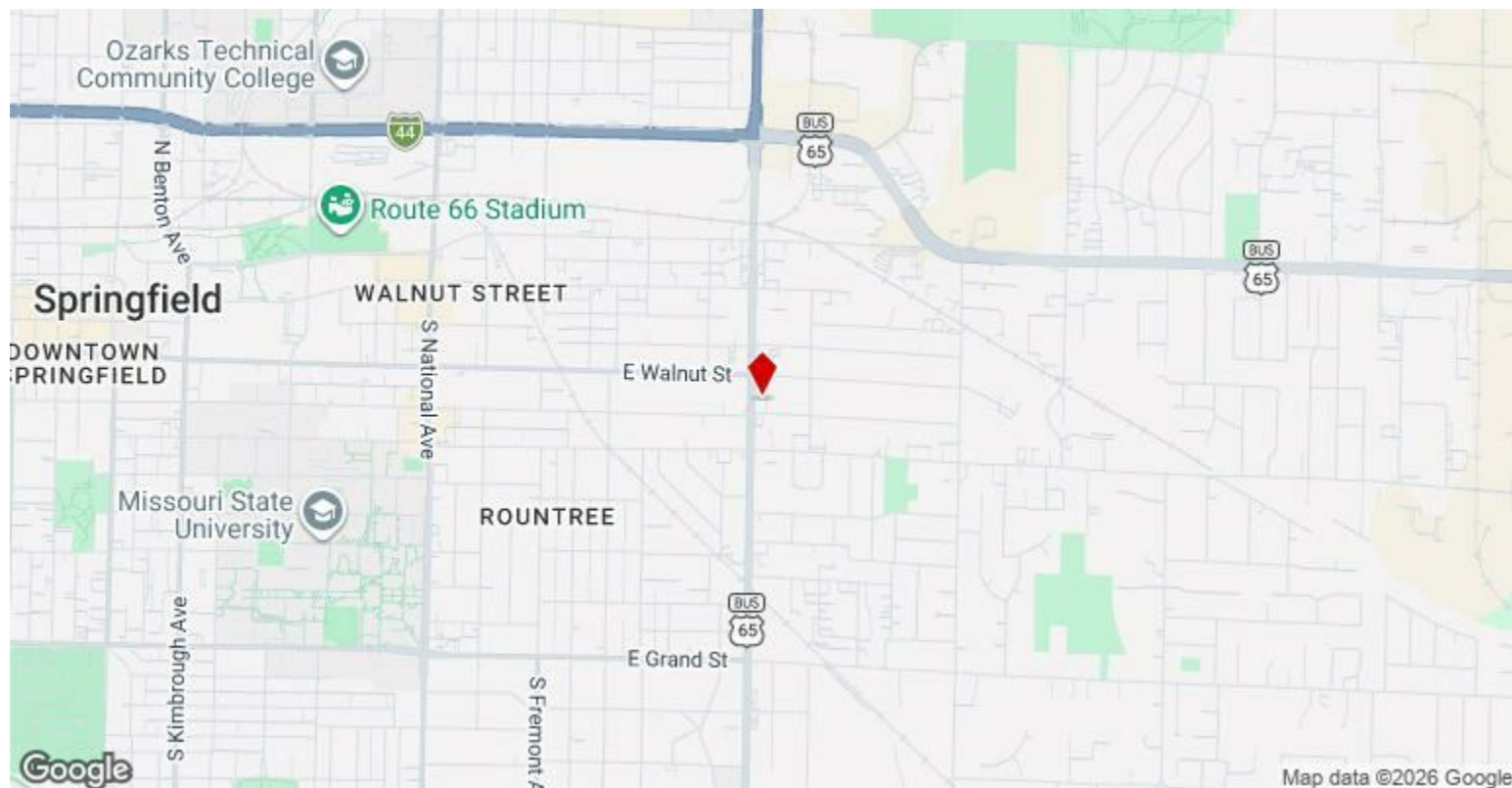
Private Office Spaces and Open Floor Plan (in-floor electric and networking) allows flexible layout. The natural lighting and prospect views of the city surroundings offers excellent workspace for a professional office environment. The space has nearly new office partitions/workspaces and desks available with space if desired. (ask for more details). Every tenant that has occupied this space has prospered and out grown this space, you can be next!

1st Floor Ste B

2

Space Available	2,560 SF
Rental Rate	\$15.50 /SF/YR
Contiguous Area	4,000 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 10 Years

Private Office Spaces and Open Floor Plan (in-floor electric and networking) allows flexible layout. The natural lighting and prospect views of the city surroundings offers excellent workspace for a professional office environment. Automatic Blinds. The space has nearly new office partitions/workspaces and desks available with space if desired. (ask for more details). Every tenant that has occupied this space has prospered and out grown this space, you can be next!



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Property Photos



Highly Visible Signage

24 HOUR TRAFFIC COUNTS

Sorted by Location

Location	Direction	24-hr Total	AM Peak Hour		PM Peak Hour		Date	Street Class
			Begin Time	Volume	Begin Time	Volume		
GLENSTONE AVE SOUTH of PYTHIAN ST	NORTHBOUND	17,903	07:30	913	16:45	1,638	11/7/2013 THURSDAY	PRIMARY ARTERIAL
	SOUTHBOUND	17,140	07:30	1,289	16:30	1,368		
	COMBINED	35,043	07:30	2,202	16:30	2,957		
GLENSTONE AVE SOUTH of SAINT LOUIS ST	NORTHBOUND	16,957	07:15	1,103	16:30	1,406	11/13/2013 WEDNESDAY	PRIMARY ARTERIAL
	SOUTHBOUND	16,864	07:30	1,038	16:30	1,554		
	COMBINED	33,821	07:30	2,130	16:30	2,960		
GLENSTONE AVE NORTH of SUNSET ST	NORTHBOUND	14,788	07:30	1,131	16:45	1,073	10/2/2013 WEDNESDAY	EXPRESSWAY
	SOUTHBOUND	15,619	08:45	729	16:45	1,565		
	COMBINED	30,407	07:30	1,822	16:45	2,638		
GLENSTONE AVE SOUTH of SUNSET ST	NORTHBOUND	14,635	07:30	1,179	16:45	1,068	10/2/2013 WEDNESDAY	EXPRESSWAY
	SOUTHBOUND	15,394	08:30	756	16:30	1,434		
	COMBINED	30,029	07:30	1,868	16:45	2,495		
GLENSTONE AVE NORTH of SUNSHINE ST	NORTHBOUND	16,701	07:15	1,325	04:30	1,296	11/14/2012 WEDNESDAY	PRIMARY ARTERIAL
	SOUTHBOUND	18,450	07:30	982	04:30	1,696		
	COMBINED	35,151	07:30	2,269	04:30	2,992		
GLENSTONE AVE SOUTH of SUNSHINE ST	NORTHBOUND	16,659	07:15	1,218	04:15	1,350	11/14/2012 WEDNESDAY	PRIMARY ARTERIAL
	SOUTHBOUND	16,471	08:45	914	04:30	1,626		
	COMBINED	33,130	07:30	2,089	04:30	2,967		

Property Photos



Kitchen / Break Room



View of Suite A

Property Photos



Suite A



Suite A Corner Office or Conf Room

Property Photos



Property Photos

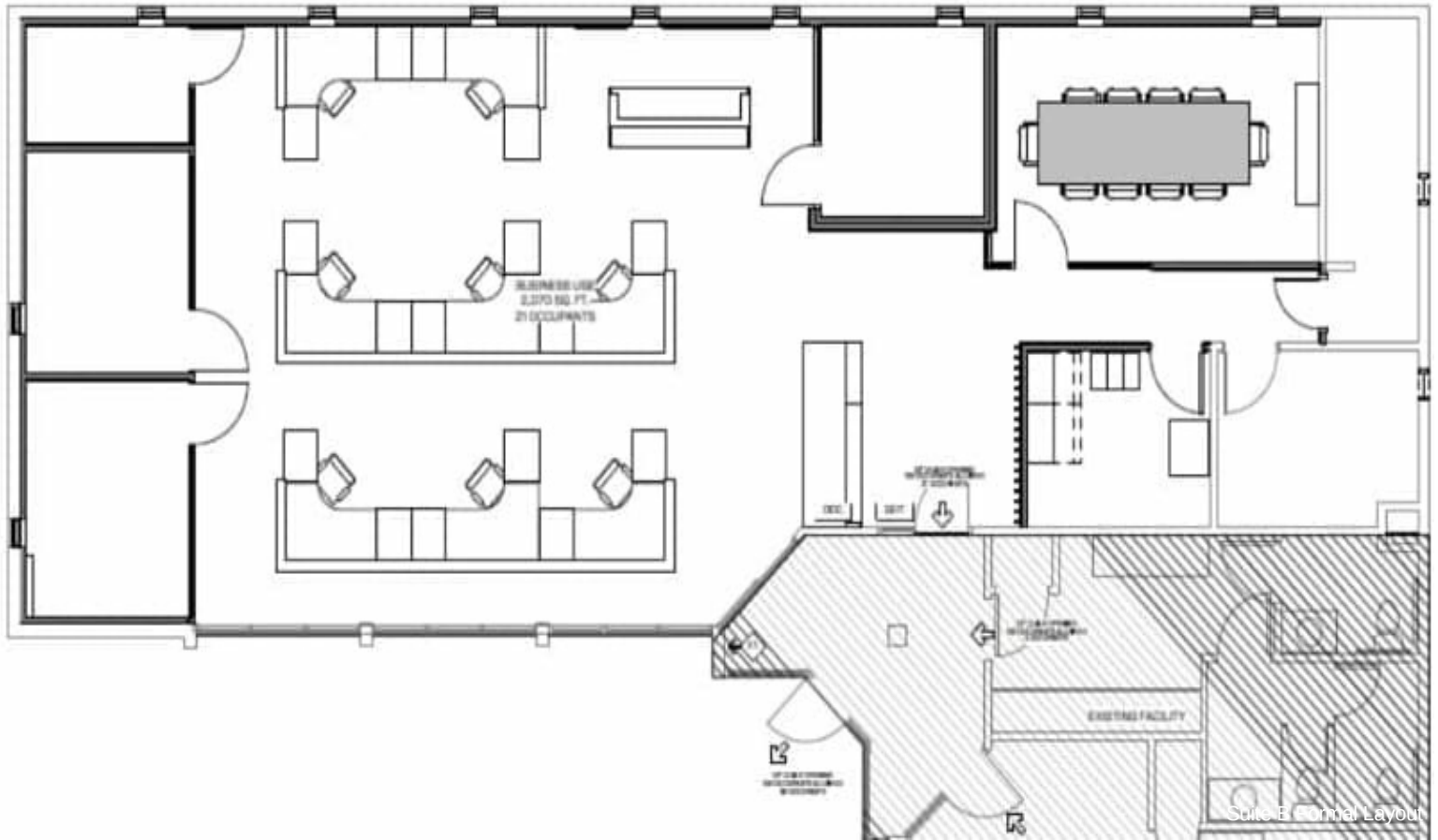


Suite A



Building Photo

Property Photos



Property Photos



Property Photos



Suite B Conference Room



Suite B Conference Room

Property Photos



Suite B Open Floor Plan



Suite B

Property Photos



Building Photo