

FOR SALE

BRADFORD PLACE OFFICE CONDOMINIUMS

1531 E. BRADFORD PKWY

SPRINGFIELD, MO 65804



DONNA  **CLEOUS**
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1531 E. BRADFORD PARKWAY UNIT 300

PROPERTY SUMMARY - UNIT 300

Price	\$490,000
Office Size	1,942 Total Sq. Ft.
Zoning	Office
Parking	Paved Lot - 121 Spaces/1 Covered



Impressive Class-A office suite for sale in the prestigious Bradford Place Office Condominiums. Encompassing approximately 1,942 square feet, this beautifully designed and furnished space welcomes guests with a generously sized reception and greeting area that also functions perfectly as a showcase or display space—ideal for firms that value strong first impressions or desire a large collaborative workspace. The reception features a built-in desk and an inviting adjacent coffee bar/bistro lounge, creating a polished yet comfortable environment for clients and visitors. The suite includes three expansive executive offices, a dedicated conference room, and a spacious copy/work room with abundant cabinetry and storage, offering flexibility for a variety of professional uses. Architectural details enhance the space throughout, including slate flooring, soaring ceilings with exposed wood beams, distinctive designer lighting, and large windows that fill the office with natural light. Thoughtfully appointed with tasteful décor and a warm, sophisticated aesthetic, this office provides an exceptional professional setting within a highly sought-after business environment. The property is fully ADA-compliant and ideally located near the James River Freeway, providing convenient access to Springfield's Medical Mile and established office district. Vacant and available for immediate occupancy, this premium office suite represents a rare opportunity to own a high-quality office space in a high-demand location. Contact us today to schedule a private showing or request additional details.

- Taxes \$3.49 / Sq. Ft.
- Insurance (Condo) \$.066 / Sq. Ft.
- CAM \$3.49 Sq. Ft.



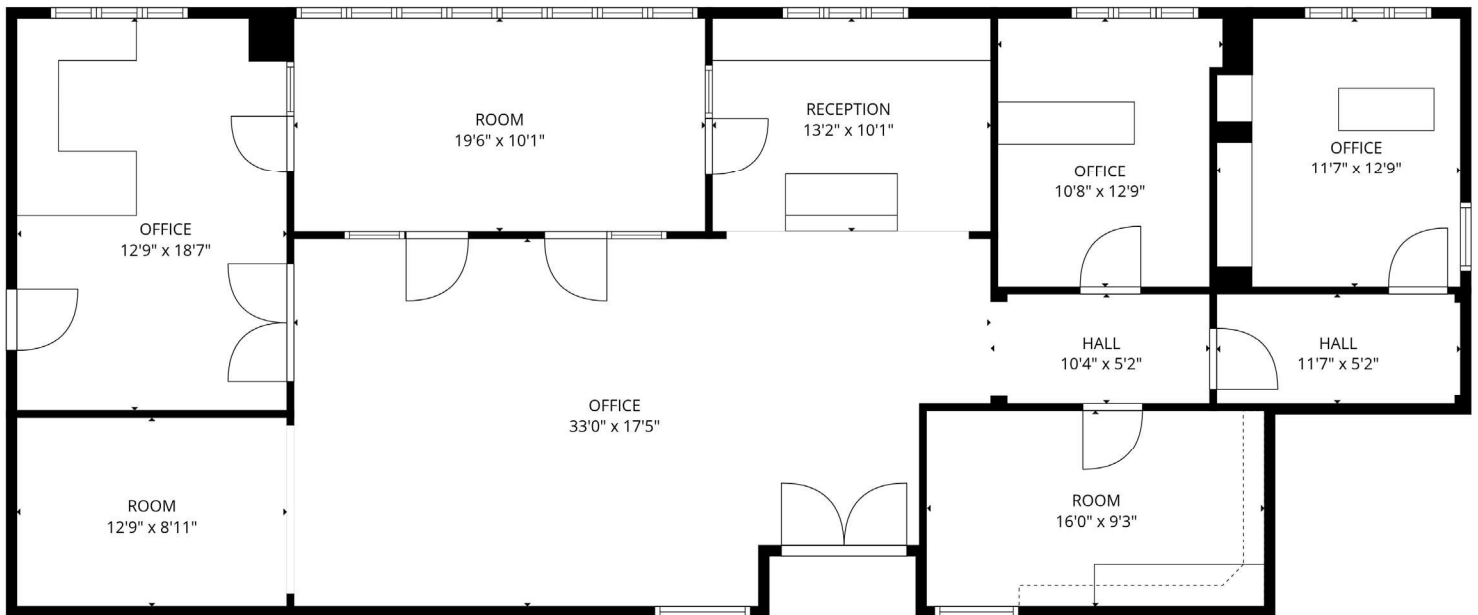
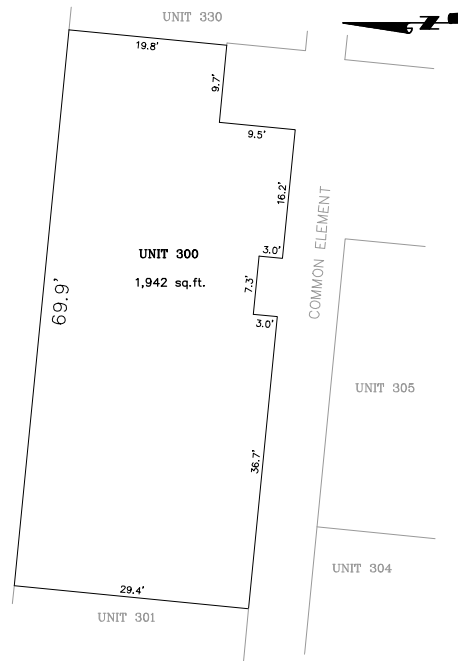
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FLOORPLAN - 300



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1531 E. BRADFORD PARKWAY UNIT 300



300



300



300



300



300



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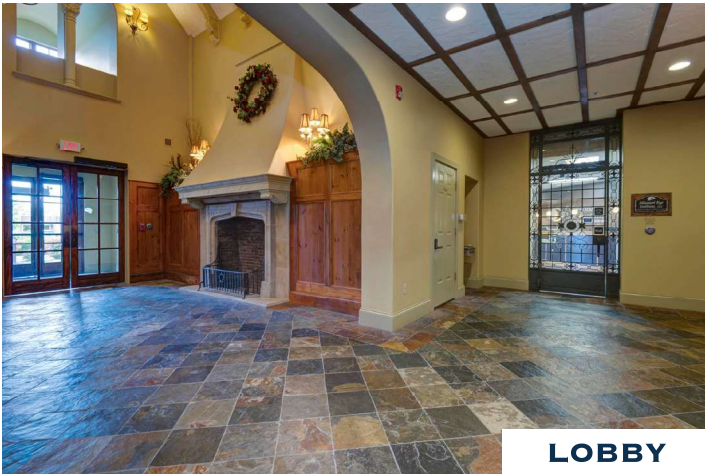
1531 E. BRADFORD PARKWAY COMMON AREAS



EXTERIOR



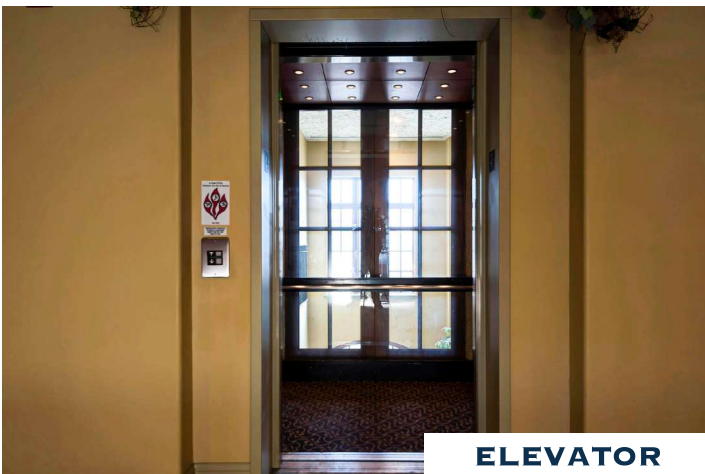
EXTERIOR



LOBBY



LOBBY



ELEVATOR



RESTROOMS

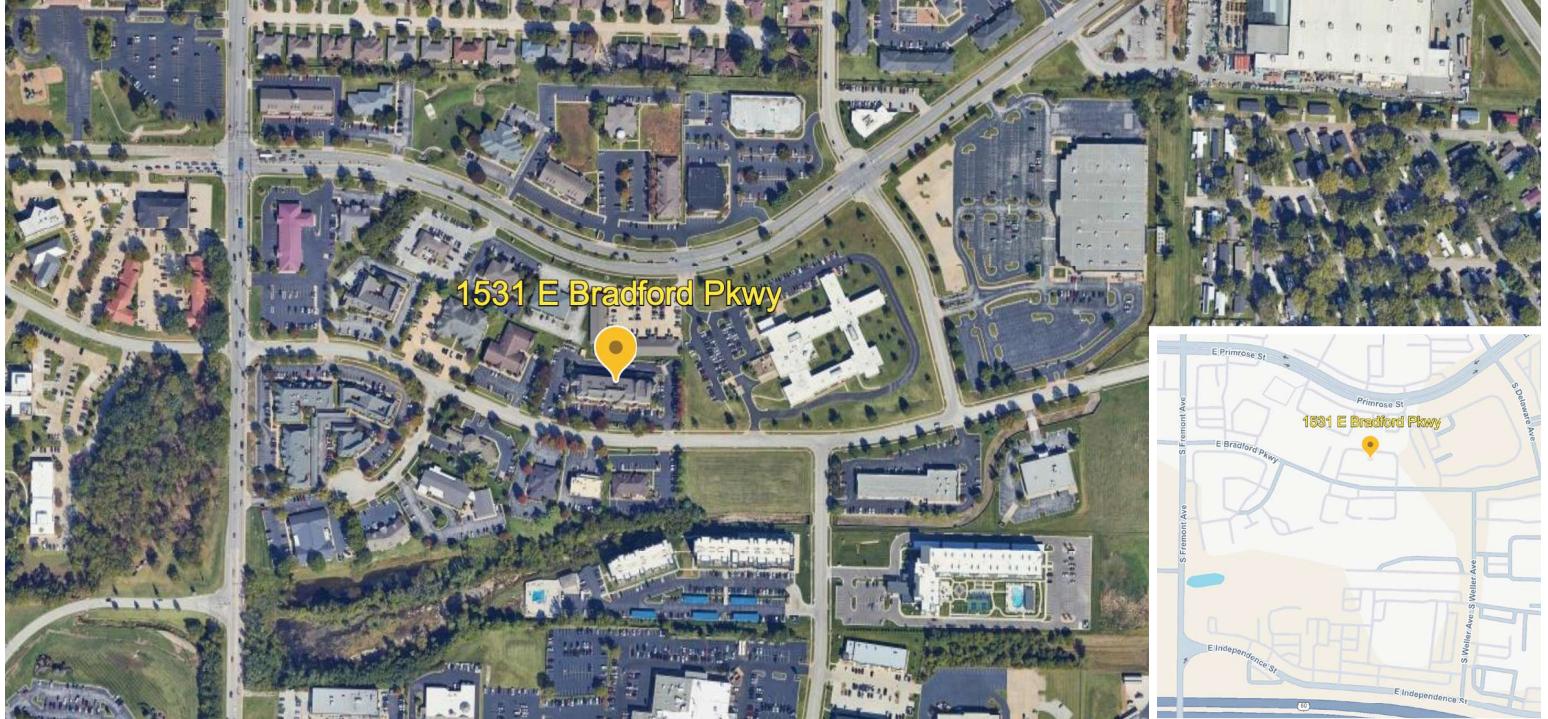
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AERIAL VIEW



BRADFORD PLACE BUILDING TENANTS:

- + MISSOURI EYE INSTITUTE
- + BRADFORD PLACE LASER & SURGERY CENTER
- + STAGGS FINANCIAL SERVICES
- + VISIONARY WEALTH ADVISORS
- + HOME TEAM PROPERTIES
- + RECALLHQ
- + MITCHELL & ASSOCAITES
- + OZARKS LEGACY LAW
- + DENNIS JOHNSON, AMERPRISE FINANCIAL
- + SECOND MILE SCHOOL THERAPY
- + SECURE WEALTH FINANCIAL GROUP
- + JOY FOR YOUR JOURNEY, LLC
- + ALPHA WEALTH MANAGEMENT
- + IDEAL INSURANCE
- + FAIRBAIRN FINANCIAL
- + FARMERS INSURANCE GROUP DISTRICT OFFICE

BRADFORD PLACE PROPERTY FEATURES:

- + CLASS "A" OFFICE CONDOMINIUM
- + AUTHENTIC OLD WORLD DESIGN, LUSH LANDSCAPING & MANICURED GROUNDS
- + BEAUTIFUL COMMON LOBBY
- + PROFESSIONAL PROPERTY MANAGEMENT & NIGHTLY SECURITY PATROL
- + PARKING RATIO APPROX. 4 SPACES PER 1,000 SQ FT INCLUDING EXECUTIVE COVERED PARKING
- + ADA COMPLIANT BUILDING
- + CONVENIENTLY LOCATED NEAR THE MEDICAL MILE & JAMES RIVER FREEWAY