

*"Distinctly Professional"*  
*Let your location speak for it's self!*

**BRANSON HILLS OFFICE PARK**  
BRANSON HILLS PARKWAY, BRANSON, MO 65616



## Commercial Office/ Retail Lease Opportunity

### Design Own Space

**Commercial Development**  
**Branson Hills Parkway**  
**Branson, Missouri 65616**

### Property Highlights

- ~Single level on a flat site, door-side parking, all brick exterior and a outside eating area
- ~Center of affluent \$200+ million residential golf community Branson Hills (over 266 lots currently sold) featuring the \$31 million Payne Stewart Championship Golf Course
- ~Convenient location to highway access, ideal for professional based business.
- ~Existing property owners include developers, banks, and attorney offices. -Great mediactl site
- ~Build out will encompass over 800 roof tops
- ~Convenient location by main highway, hospital, and shopping
- ~Strong Market fundamentals, fully improved vacant pad.



### FOR LEASE

Currently leasing 7455 sq. feet in Building 2.

Price Per Square Foot	\$13.50
Common Area Maintenance	\$2.25 per sq. ft.
Building Allowance	\$30,000

**SPECIAL INCENTIVES:** Tenant to take occupancy in warm white box condition (all HVAC, drywall, electrical in place). Land lord will include up to \$30.00 per sq ft to finish the tenant build out.