

Downtown Office Suites

Professional Offices for Lease in Branson



205 W. Atlantic Branson, MO 65616

Multiple Suites Available

Unlock your perfect office space in the heart of downtown! Suite I is 195 sq. ft. and available for lease at just \$450 per month. Suite I offers shared access to a conference room, kitchenette, restrooms, and entryway. Conveniently located and affordably priced, these spaces are ideal for professionals seeking a compact and efficient workspace. Plus, enjoy the added benefit of all utilities included in the lease, making your business setup hassle-free.

- **Move In Ready**
- **Unit I 195 sf.**
- **\$450/mo.**
- **Ideal Location**
- **Excellent Signage**


Offered By: **Chris Vinton**



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	60256676	Commercial-All Types	Office	Active
	County: Taney Aprx Lot Size (Acres): 0 Aprx Year Built: 1975 Lake/River: None Agreement Type: Exclusive Right To Lease Sign on Property: Yes Garage/Carport: No		List Price: \$450 Original List Price: \$450 List Price/SqFt: 2.31 Lease Rate (\$/SF/YR): 28.27 Lease Type: GR Lease Type: GR SqFt - Total: 195 Section: 33 Township: 23 Range: 21 Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No	

Directions: From Business 65/Veterans Blvd. turn right on W. Atlantic. Building is on the right.
Legal Description: BRANSON LTS 19 TH 24 & E 20.71' LT 18 BLK 13; CITY OF BRANSON Legal on Title shall govern.

Agent Remarks: Potential Tenant must submit application and lease must be secured by Personal Guaranty.
Marketing Remarks: Small, efficient office space available for lease on January 1, 2024! Space features a 195 sq.ft. office plus shared common access to conference room, kitchenette/break room, restrooms, and entryway. Convenient downtown location is ideal for someone who wants a single professional office space with shared amenities. Did I mention all utilities are included? Don't wait! This one won't last long. **Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.

Details		Dock Information	Tax & Legal
Financing: Cash; Lease How to Show: Call Listing Agent; Call Listing Office Showing Service: None Lockbox: LB Type: None County: Taney View: City Miscellaneous: Public Restrooms; Sign-Pole Utilities Available: Electric; High Speed Internet Access; Public Sewer; Public Water Business Type: Office	Parking: 11-15 Spaces Heating: Electric Cooling: Electric Restrooms: 2 Waterfront/View: None		Real Estate Tax: 0 RE Tax Provided By: Assessor Records Tax ID: 08-8.0-33-003-013-008.000 2023 Sub Lease: No Transaction Type: Lease Listing Info: Listing Broker Is?: Seller's Agent; Commission Buyer Agy: 5; Commission Buyer Agy Type: %; Commission Sub Agy: 0; Commission Sub Agy Type: %; Commission Trans Brkr: 5; Commission Trans Brkr Type: %

	Presented by Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 Office Phone: 417-334-9400 Agent Phone: 417-861-6314 chris@vintonrealty.com http://www.VintonRealty.com 2003020919	Listing Office: Vinton Commercial Realty 52605780 417-334-9400 <i>License #:2011009386</i> Listing Member: Christopher Vinton 526000772 <i>License #:</i> <i>2003020919</i> chris@vintonrealty.com LB Type: None Showing Instructions: Call Listing Agent. Easy to show during business hours. Please do not disturb the Tenants. Property Sub-Type: Office Sign on Property: Yes Commission Buyer Agy: Commission Buyer Agy: 5% Commission Sub Agy: 0% Commission Trans Brkr: 5%	Agent Cell Ph: 417-861-6314 Office Ph: 417-334-9400 Listing Broker Is?: Seller's Agent Owner Name: Hall Family Trust Status Change Date: 11/16/2023 Begin Date: 11/16/2023 Cumulative DOM: 62 Days On Market: 55 End Date: 11/30/2024
		Financing: Cash; Lease	

Information is deemed to be reliable, but is not guaranteed. © 2024 MLS and FBS. Prepared by Christopher Vinton on Wednesday, January 10, 2024 11:06 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



For more information contact Vinton Commercial Realty 417.334.9400 chris@vintonrealty.com www.VintonRealty.com
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