

FOR LEASE

# CLASS A OFFICE SPACE

1850 S BLACKMAN RD

Springfield, MO 65804

PRESENTED BY:

ARCH WATSON

O: 417.887.8826 x113

arch.watson@svn.com





## OFFERING SUMMARY

LEASE RATE:	\$20/psf
CURRENT NNN'S:	\$6.00 SF
LEASE TYPE:	NNN
MARKET:	SE Springfield
YEAR BUILT:	2021
PARKING SPACES:	139

## PROPERTY OVERVIEW

This newly built Class A office building has two available spaces with 5,453/SF each. The property offers common area restrooms, rooftop patio, plenty of parking. The landlord is offering a \$35/psf tenant infill allowance with rooftop units in place. The current estimated additional NNN charges for the property are \$6.00/psf, which includes utilities!

## LOCATION OVERVIEW

Highly desired Southeast Springfield office location on Blackman Rd. just south of Sunshine St. Easy access to Highway 65 from Sunshine St. and the Battlefield & Hwy 65 Interchange as well. The location offers plenty of nearby restaurants and personal services.

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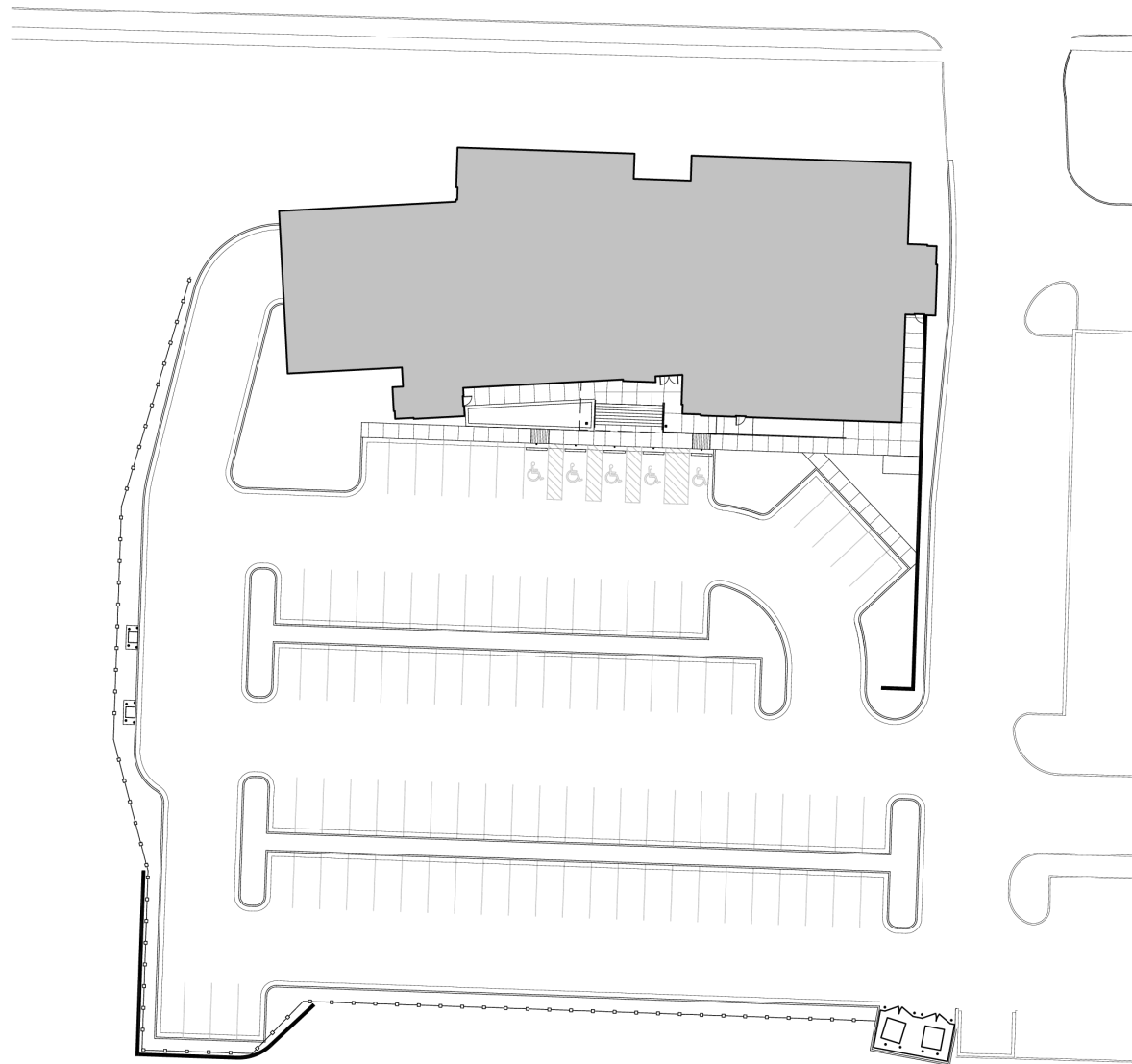


Upper Level  
5,453/SF  
For Lease

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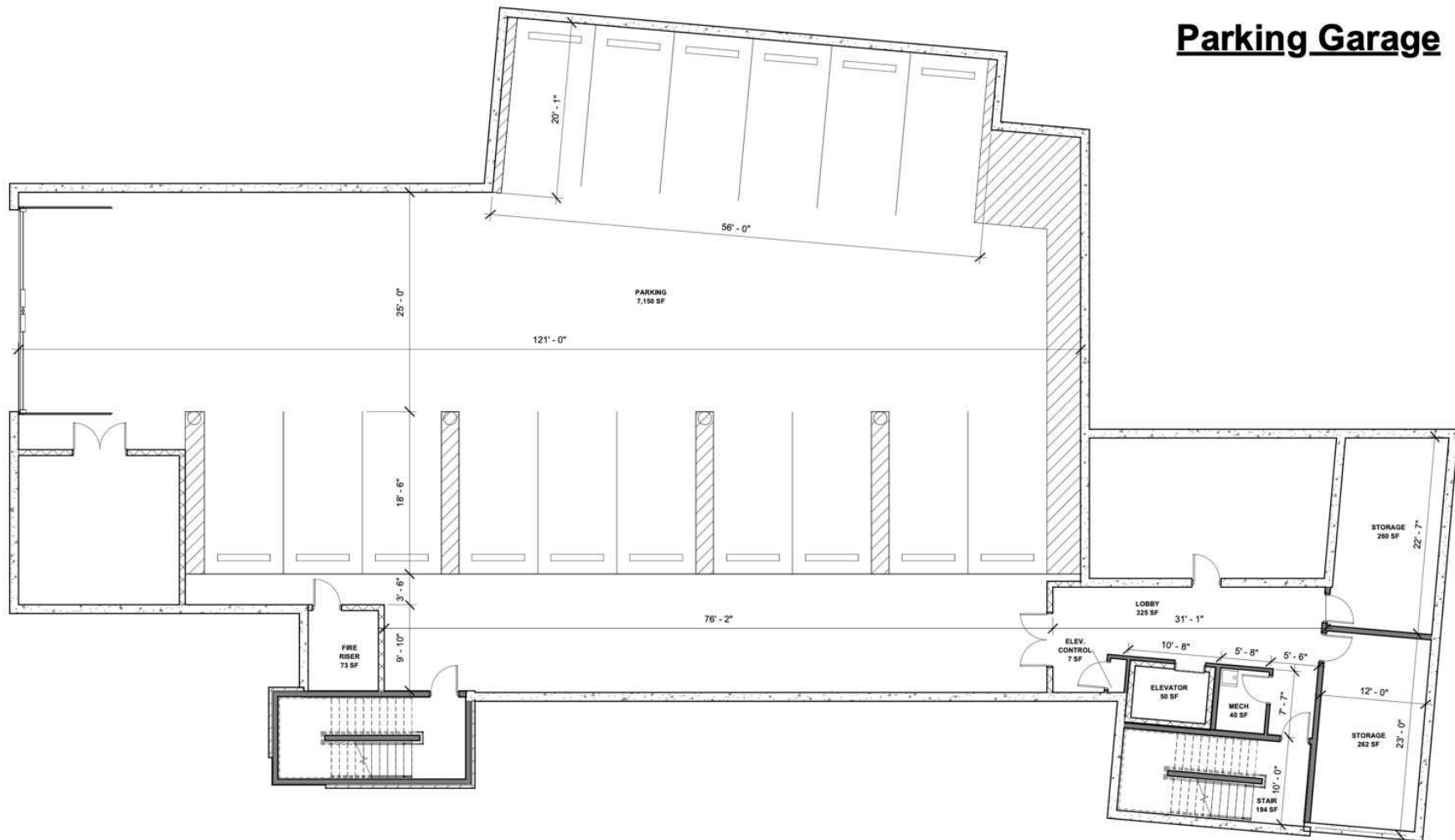


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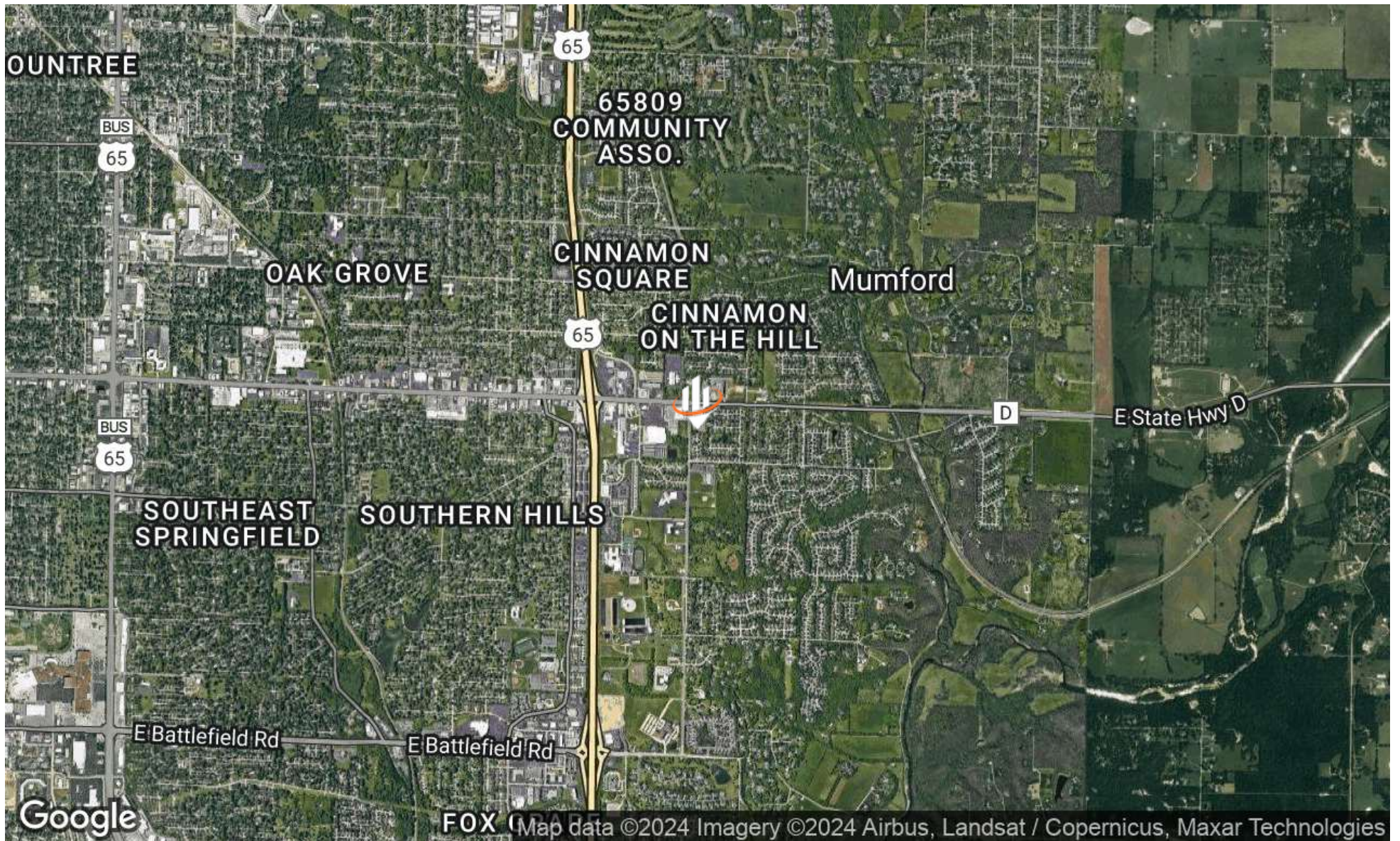
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# Parking Garage



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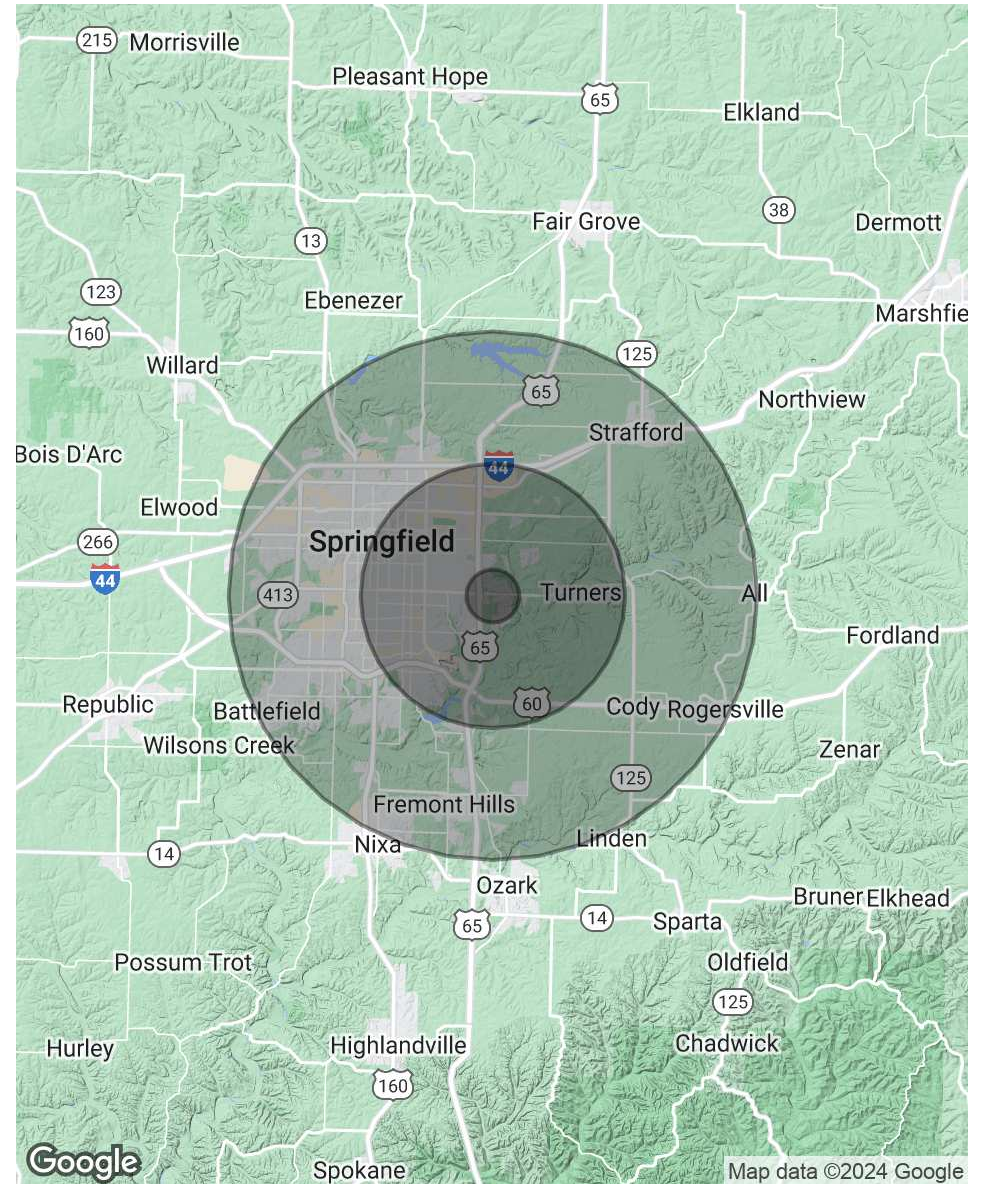
## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,695	90,680	271,164
AVERAGE AGE	41.3	37.4	36.3
AVERAGE AGE (MALE)	38.6	35.8	35.3
AVERAGE AGE (FEMALE)	43.3	38.9	37.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,167	39,921	116,061
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$77,323	\$61,279	\$54,780
AVERAGE HOUSE VALUE	\$223,150	\$197,320	\$166,541

\* Demographic data derived from 2020 ACS - US Census



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## ARCH WATSON

Senior Advisor

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**Direct:** 417.887.8826 x113 | **Cell:** 417.773.9022

### PROFESSIONAL BACKGROUND

Arch Watson serves as a Senior Advisor for SVN/Rankin Company, specializing in the sale and leasing of industrial, office & retail property in Springfield and Southwest Missouri.

He has ranked in the Top 10% of all SVN National Advisors since 2014 and has earned the SVN Certified Specialist designation for activity in both the Retail and Office asset class since 2018.

Prior to joining SVN, Watson had a seventeen year management career. He started his career with Wal-Mart, the worlds largest retailer in the Sam's Club Division. While with Wal-Mart, Arch was able to experience three markets which include: Springfield, MO; Atlanta, GA; and Kansas City MO. Arch then was the owner operator of a specialized printing company that sold its products to other printing companies throughout the United States. As a owner and user of commercial property Watson has a unique insight when helping clients select property for their use or investment.

Arch served on the Board of Directors of the Boys & Girls Clubs of Springfield for 7 years and Board President in 2008.

### EDUCATION

Arch has a Bachelor of Science in Economics from Missouri State University.

### MEMBERSHIPS

Springfield Board of Realtors  
Missouri Association of Realtors  
National Association of Realtors

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