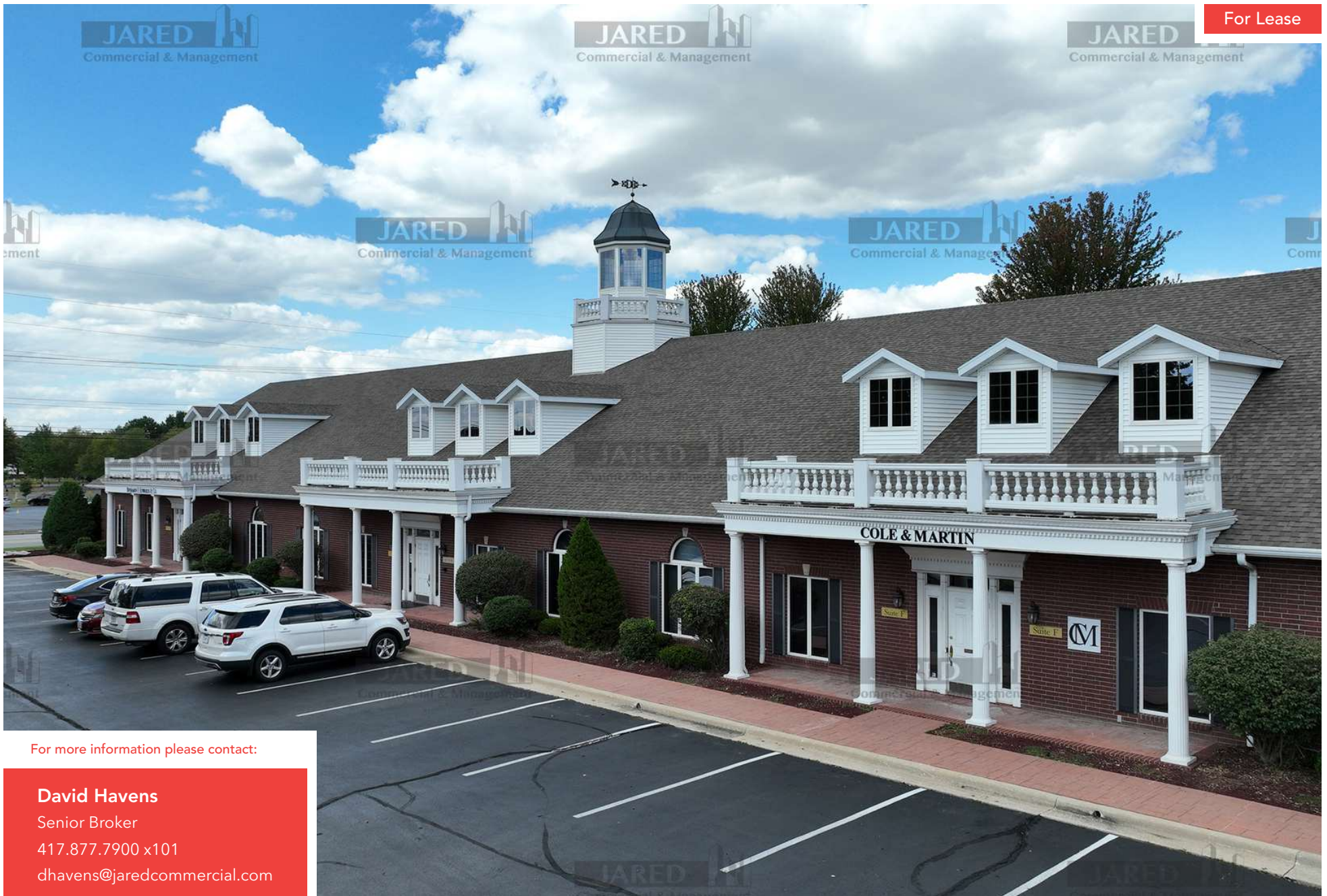


# Governor's Row Office Building



1411 E PRIMROSE ST, SPRINGFIELD, MO 65804

For Lease



For more information please contact:

**David Havens**

Senior Broker

417.877.7900 x101

[dhavens@jaredcommercial.com](mailto:dhavens@jaredcommercial.com)

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# Governor's Row Office Building



1411 E PRIMROSE ST, SPRINGFIELD, MO 65804

## PROPERTY SUMMARY

For Lease



### PROPERTY DESCRIPTION

Introducing a prime leasing opportunity in Springfield, MO! This incredibly located property sits on a signalized corner lot, providing excellent visibility and effortless access for tenants and clients. With a generous 59 parking spaces, parking will never be a concern. Available from January 1, 2025, this property offers a promising start to the new year for potential tenants. Situated in the bustling Professional/Medical Office District, this space is tailor-made for those seeking a strategic location to expand their business. Don't miss the chance to make this exceptional property the new home for your business in 2025!

### PROPERTY HIGHLIGHTS

- Signalized Corner Lot.
- Great Visibility & Easy Access.
- 59 Parking Spaces.
- Available January 1, 2025.
- Located in the Professional/Medical Office District.

### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	6
Available SF:	2,466 SF
Lot Size:	58,234 SF
Building Size:	14,024 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,827	33,440	68,739
Total Population	7,264	69,807	152,471
Average HH Income	\$63,421	\$84,269	\$85,040

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# Governor's Row Office Building



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LEASE SPACES

For Lease



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,466 SF	Lease Rate:	\$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
C	Available	2,466 SF	NNN	\$18.00 SF/yr	Office-Space.

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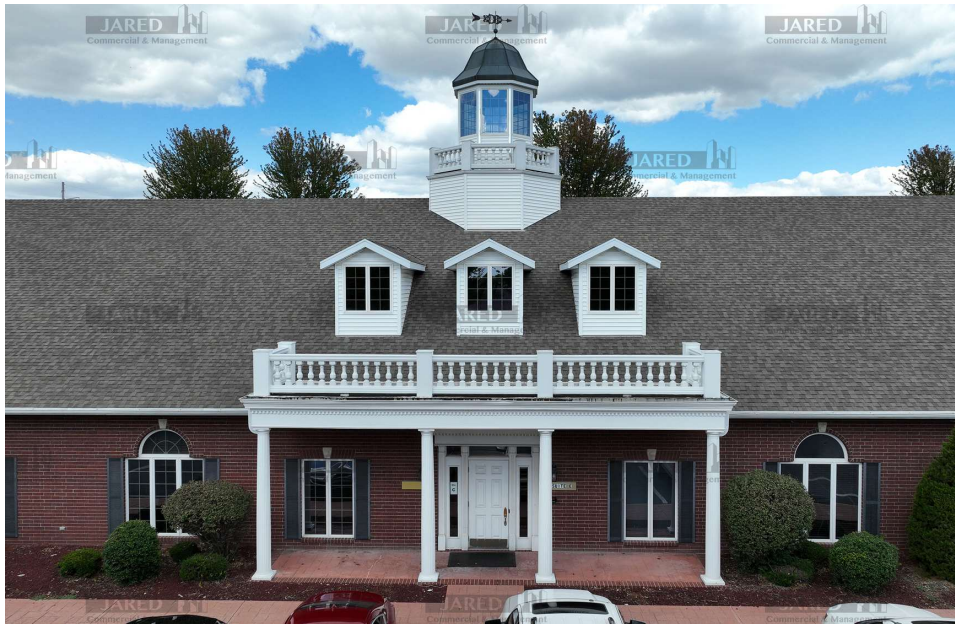


# Governor's Row Office Building



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ADDITIONAL PHOTOS



For Lease



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SITE PLAN



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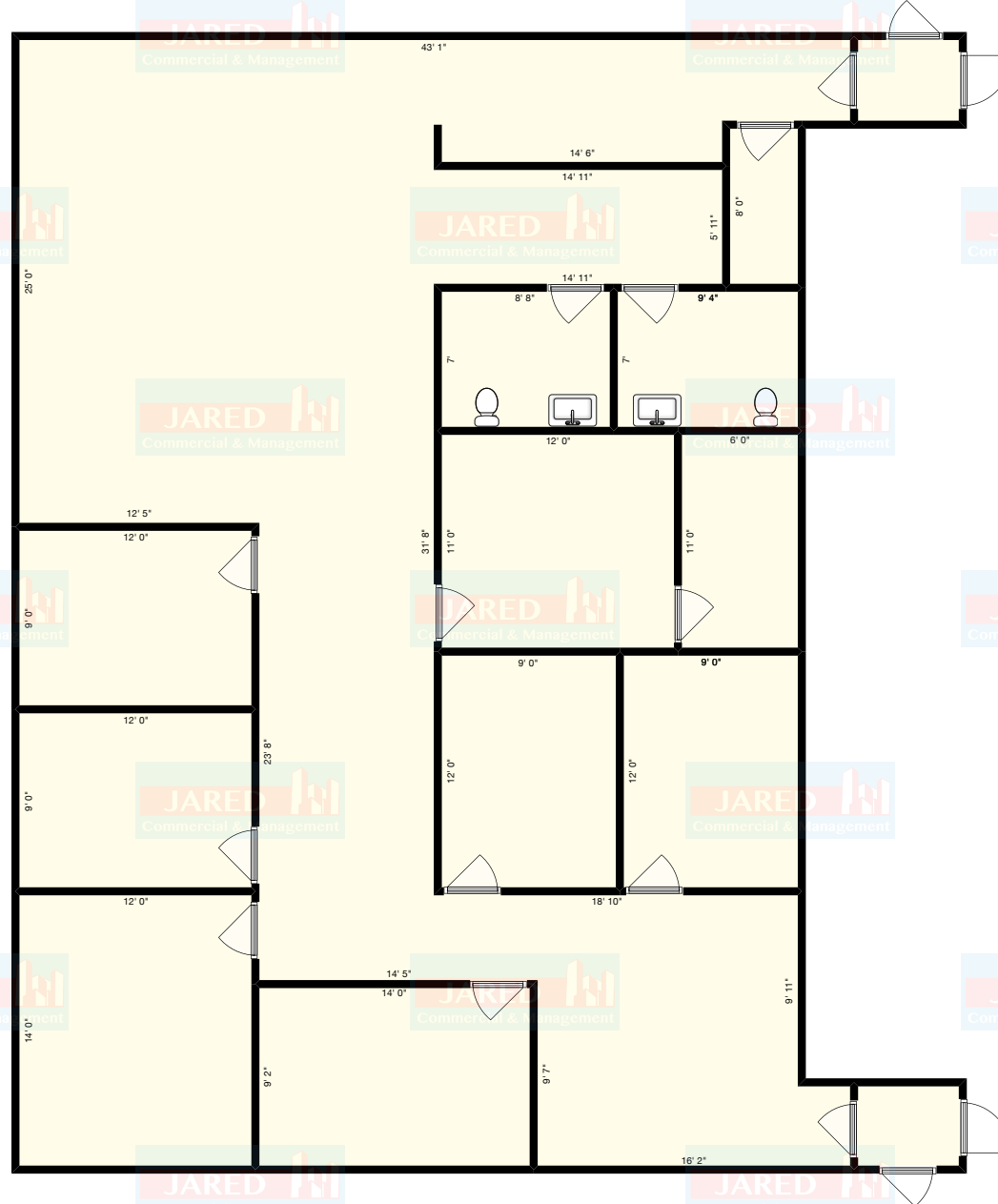
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FLOOR PLAN

For Lease



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**JARED**  
Commercial & Management

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# Governor's Row Office Building



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## RETAILER MAP



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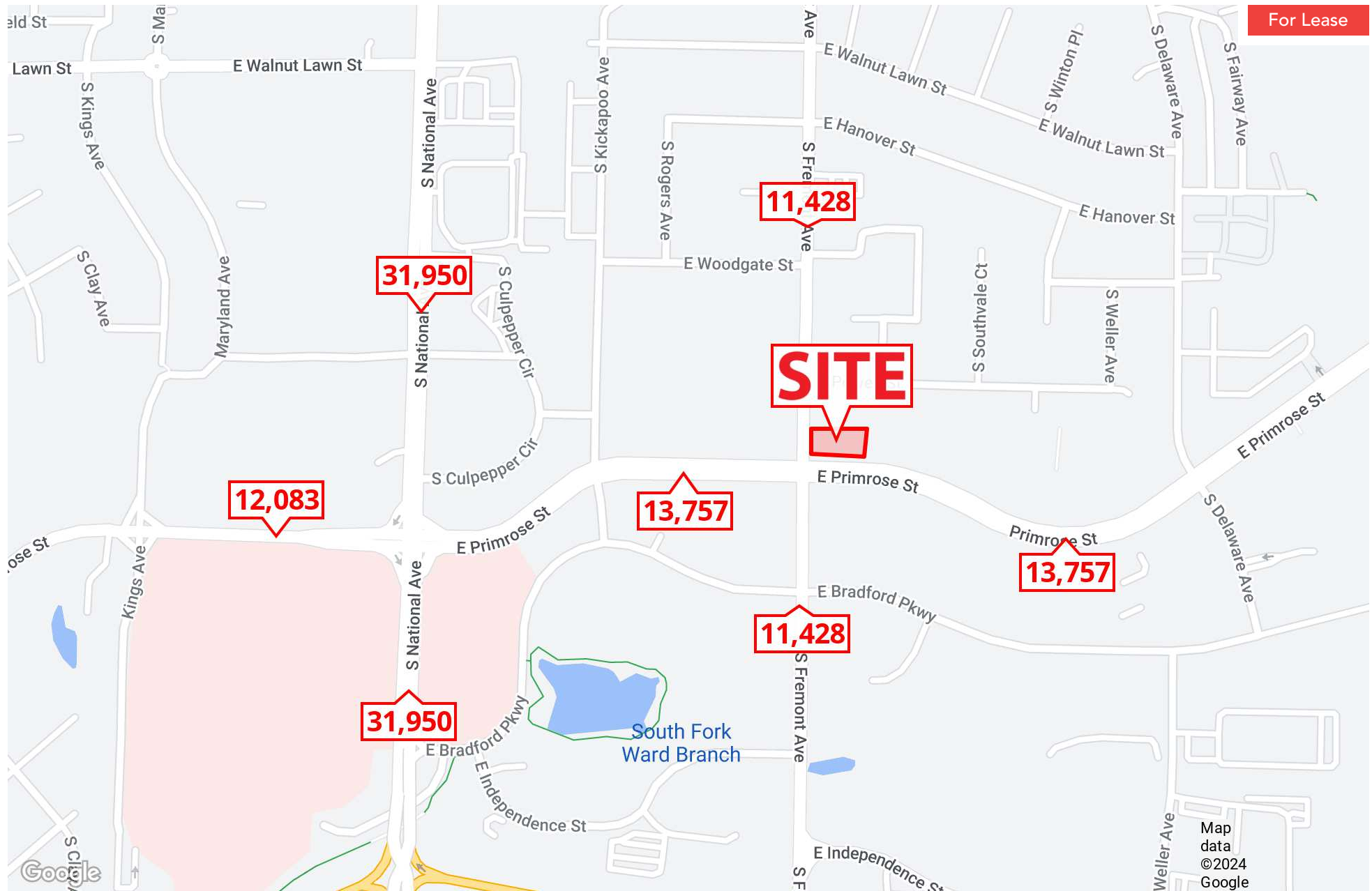


# Governor's Row Office Building



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TRAFFIC COUNT MAP



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## DEMOGRAPHICS MAP & REPORT

### POPULATION

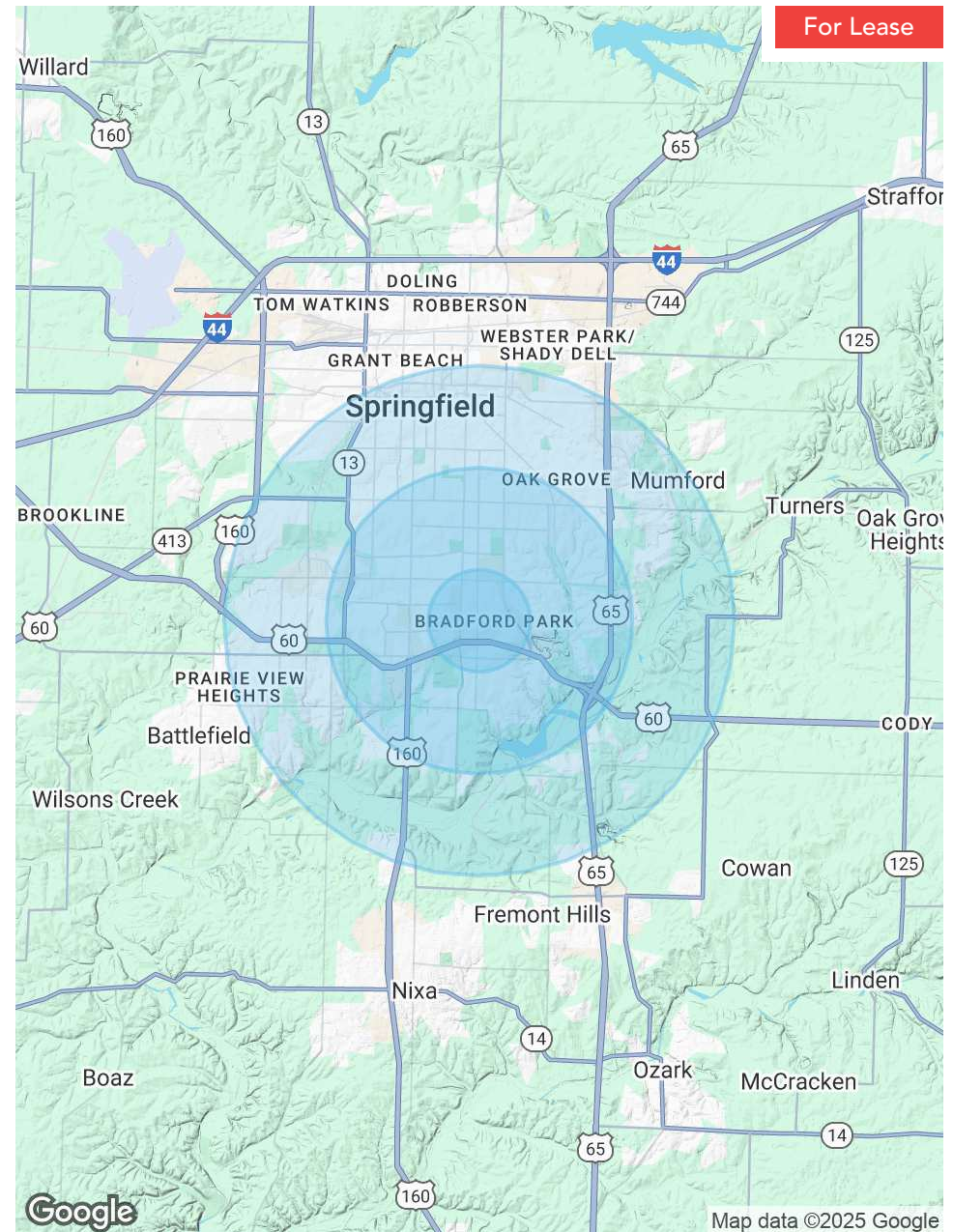
	1 MILE	3 MILES	5 MILES
Total Population	7,264	69,807	152,471
Average Age	47	43	40
Average Age (Male)	43	41	39
Average Age (Female)	50	45	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,827	33,440	68,739
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$63,421	\$84,269	\$85,040
Average House Value	\$229,482	\$254,395	\$258,354

Demographics data derived from AlphaMap

For Lease



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# Governor's Row Office Building



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ADVISOR BIO

For Lease



## DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: 417.877.7900 x101 | Cell: 417.350.4771

MO #2015037234

## EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.

Entrepreneurship Certificate from University of Northern Colorado

CCIM Candidate

Missouri and Colorado Real Estate License

Business Brokerage Certificate- VR

## MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

### Jared Commercial

2870 S Ingram Mill Rd Ste A

Springfield, MO 65804

417.877.7900

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