



FOR LEASE 4,624 SQUARE FEET PREMIUM OFFICE SPACE...  
UNIT 100-104... 333 S. JEFFERSON SPRINGFIELD, MO 65806

Corner Location.... One of Downtowns Busiest & Successful Commercial Corridors



FOR INFORMATION CONTACT REECE COMMERCIAL...

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**FOR LEASE PREMIUM OFFICE SPACE... 333 S. JEFFERSON SPRINGFIELD, MO 65806**  
**UNIT 100-104... 333 S. JEFFERSON SPRINGFIELD, MO 65806**

**BUILDING SUMMARY:**

Located on one of Center City's most successful corners, the intersection of S. Jefferson and E. Walnut. Minutes away from MSU; City, County, State Federal Government offices and Hammons Tower; surrounded by restaurants; retail shops; galleries; apartment/lofts and other downtown venues. Four University/collages nearby with a student population of approximately 40,000 and 25,000 people working in the central district. Suite 100/104, spanning 4,835+/- square feet on the first floor, provides a welcoming reception area, a well-appointed conference room, private offices, and several open collaborative workspaces. Additionally, the convenience of a full kitchen and two private bathrooms.

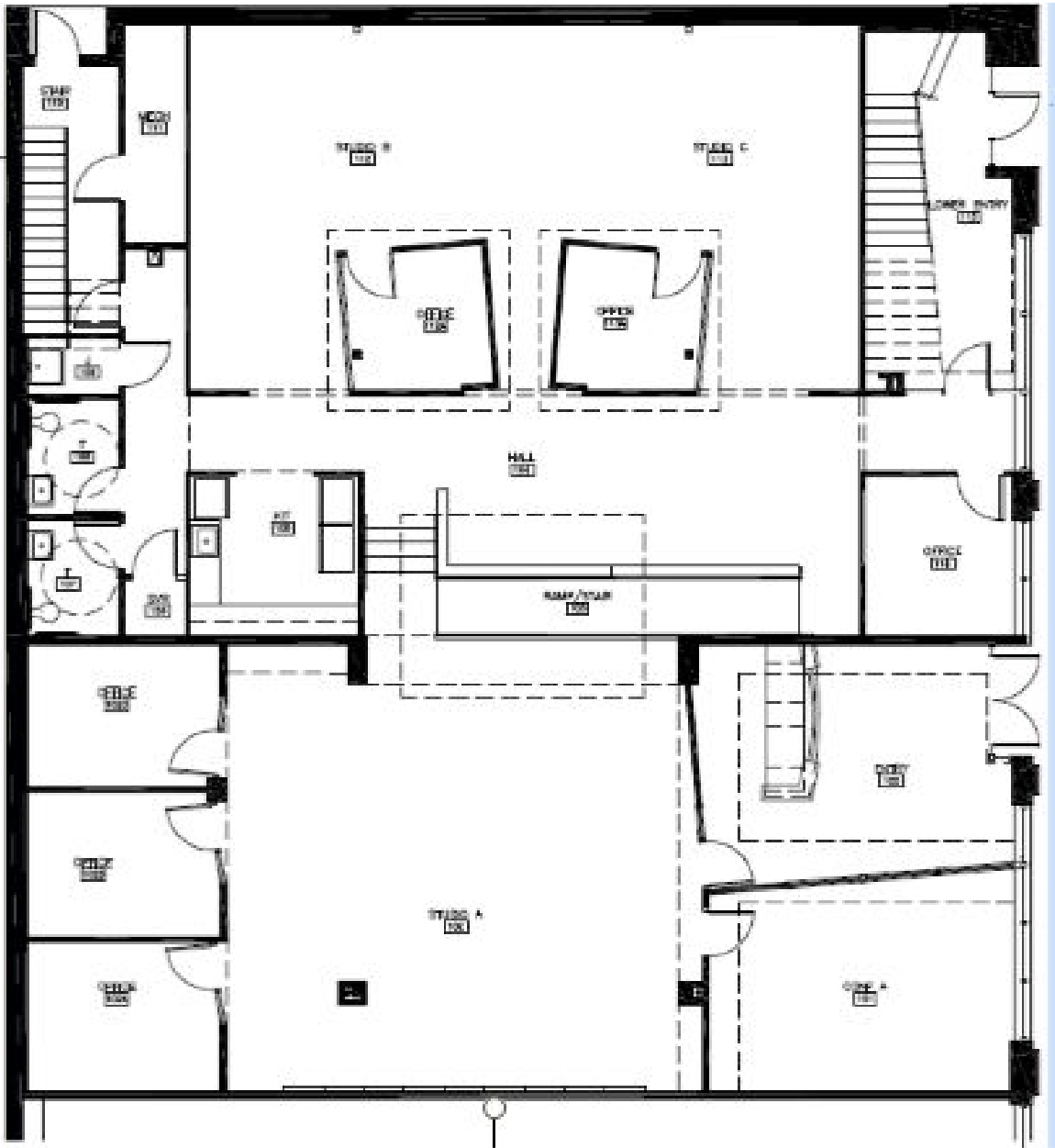


**BUILDING HIGHLIGHTS:**

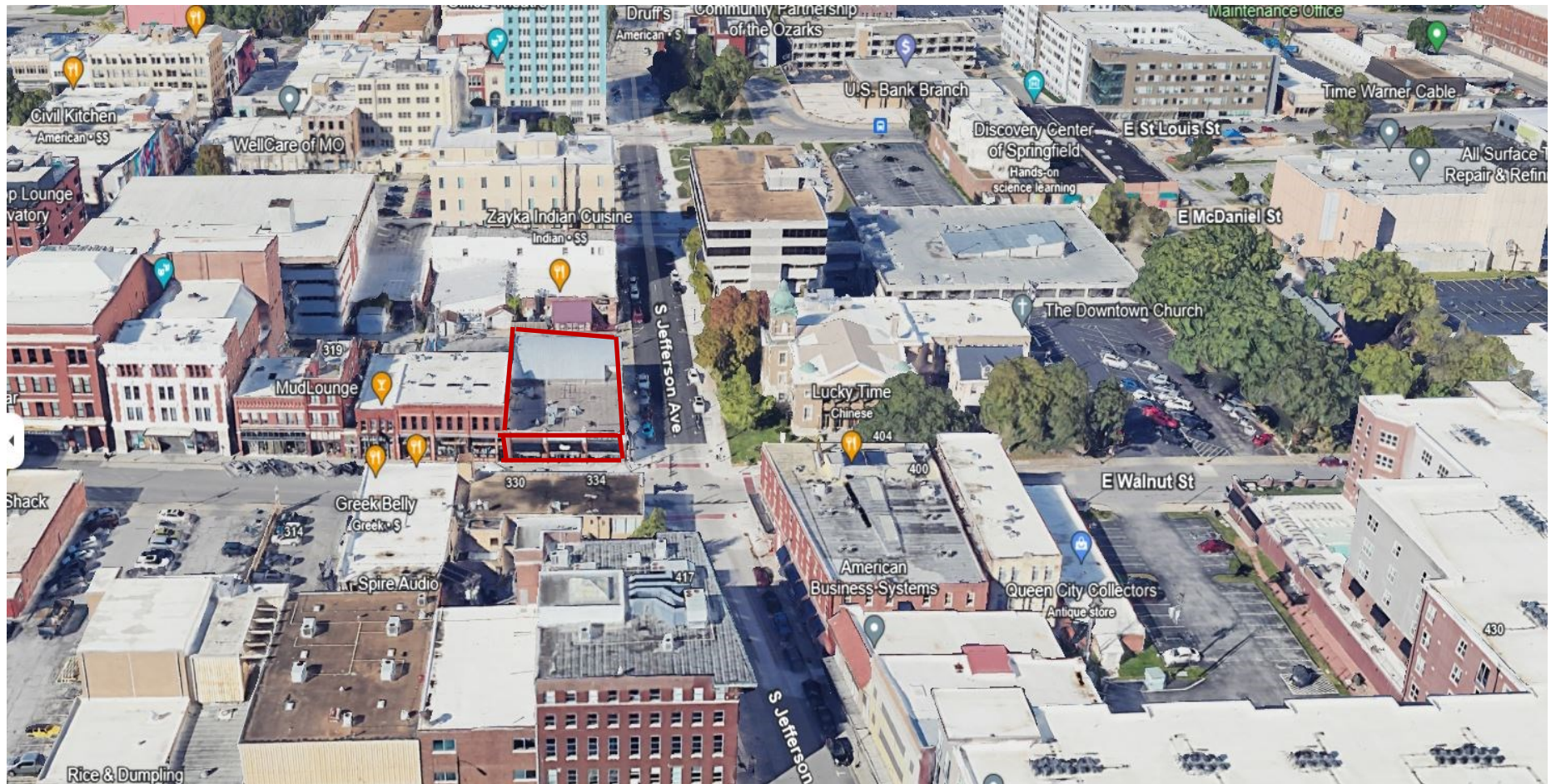
Zoned:	Center City (CC)
Located:	Historical District
Acres:	1707
Built:	1998
Square Feet:	Suite 100-104 4,835+/-
Frontage:	East Jefferson
Cross Street:	East Walnut
Ceilings:	Varied heights
HVAC:	Central:
Flooring:	Carpet & tile
Utilities:	All available
Fiber Optic Access:	Spring-Net
Occupancy:	30-days or less
2023 R.E. Taxes:	\$1,4913.26

**Base Rent:** 6,766 monthly  
**Estimated Triple Net:** \$2.62 SQ. Ft.  
**Sub-Lease until September 30, 2026**

Suite 100-104 4,863 +/- Square Feet



**FOR LEASE... 333 S. JEFFERSON SPRINGFIELD, MO 65806**  
**TWO FIRST CLASS OFFICES... 4,624 SF & 2,585 SF ... LEASE SEPERATELY OR TOGETHER**



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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	19,965	99,297	184,847
2023 Estimate	19,122	96,827	180,231
2010 Census	15,754	89,872	167,189
Growth 2023 - 2028	4.41%	2.55%	2.56%
Growth 2010 - 2023	21.38%	7.74%	7.80%
<b>2023 Population by Hispanic Origin</b>	864	5,467	9,472
<b>2023 Population</b>	19,122	96,827	180,231
White	15,489 81.00%	82,614 85.32%	157,479 87.38%
Black	1,424 7.45%	6,019 6.22%	9,189 5.10%
Am. Indian & Alaskan	232 1.21%	1,083 1.12%	1,679 0.93%
Asian	1,144 5.98%	2,559 2.64%	4,585 2.54%
Hawaiian & Pacific Island	36 0.19%	246 0.25%	358 0.20%
Other	797 4.17%	4,306 4.45%	6,940 3.85%
U.S. Armed Forces	0	13	58
<b>Households</b>			
2028 Projection	8,232	42,020	80,070
2023 Estimate	7,794	40,884	77,972
2010 Census	5,919	37,637	72,167
Growth 2023 - 2028	5.62%	2.78%	2.69%
Growth 2010 - 2023	31.68%	8.63%	8.04%
Owner Occupied	1,224 15.70%	17,079 41.77%	38,531 49.42%
Renter Occupied	6,570 84.30%	23,805 58.23%	39,442 50.58%
<b>2023 Households by HH Income</b>	7,795	40,885	77,973
Income: <\$25,000	4,358 55.91%	15,914 38.92%	25,987 33.33%
Income: \$25,000 - \$50,000	2,044 26.22%	12,509 30.60%	22,760 29.19%
Income: \$50,000 - \$75,000	860 11.03%	6,677 16.33%	13,828 17.73%
Income: \$75,000 - \$100,000	216 2.77%	2,667 6.52%	6,471 8.30%
Income: \$100,000 - \$125,000	120 1.54%	1,521 3.72%	4,039 5.18%
Income: \$125,000 - \$150,000	66 0.85%	903 2.21%	2,236 2.87%
Income: \$150,000 - \$200,000	68 0.87%	364 0.89%	1,582 2.03%
Income: \$200,000+	63 0.81%	330 0.81%	1,070 1.37%
<b>2023 Avg Household Income</b>	\$32,055	\$43,181	\$50,908
<b>2023 Med Household Income</b>	\$21,757	\$32,374	\$37,126



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6/12/2024

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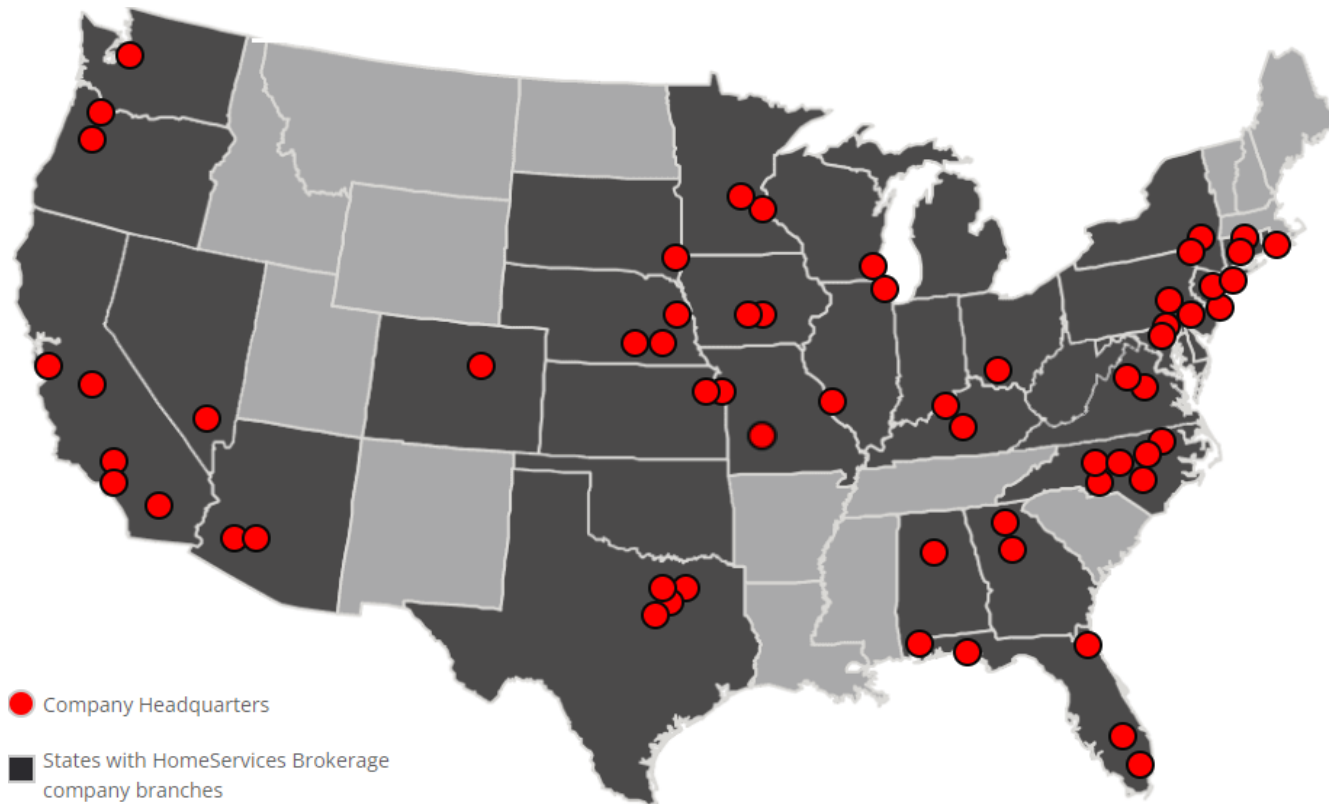


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Our global reach and our national affiliation with Berkshire Hathaway, combined with our local/regional knowledge of the market will connect you with active buyers, sellers, tenants and Landlords



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