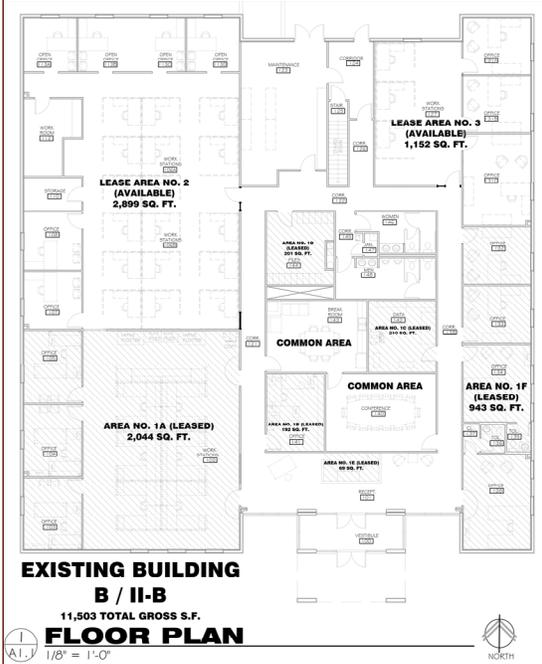


**3057 East Cairo Street
 Springfield, Missouri 65802**

PROPERTY OVERVIEW

The building's international architectural design is reflected in simple geometric forms, accent lines, and material combinations. This building features structural precast concrete exterior walls, open office cubicle spaces, private offices, updated interior finishes, and recently replaced mechanical systems. Common areas include entry vestibule, open reception area, corridors, restrooms, conference room, break area, and data room. The building is provided with an automatic fire sprinkler system, security system, basement, with parking available in front and behind. Great location just blocks from Highway 65 & Chestnut Expressway.

ZONING:	GM (General Manufacturing)
TOTAL BUILDING SIZE:	12,820 GSF (Main Level 11,503 GSF / Basement 1,317 GSF)
PARKING SPACES:	46 Total
CURRENT TENANTS:	Buddy Webb & Company (Architects, Land Surveyors, Real Estate)



LEASE OFFERING SUMMARY

AVAILABLE SPACE:	2,899 SF (Area No. 2) 1,152 SF (Area No. 3)
LEASE TYPE:	Full Service
LEASE RATE:	\$18.00 SF (Annually) Includes utilities, refuse service, security system, common area cleaning, lighting replacement, pest control, lawn maintenance, and snow removal.
TERM:	Negotiable
AVAILABLE:	Immediately
NOTATIONS:	Tenant required to provide tenant insurance

