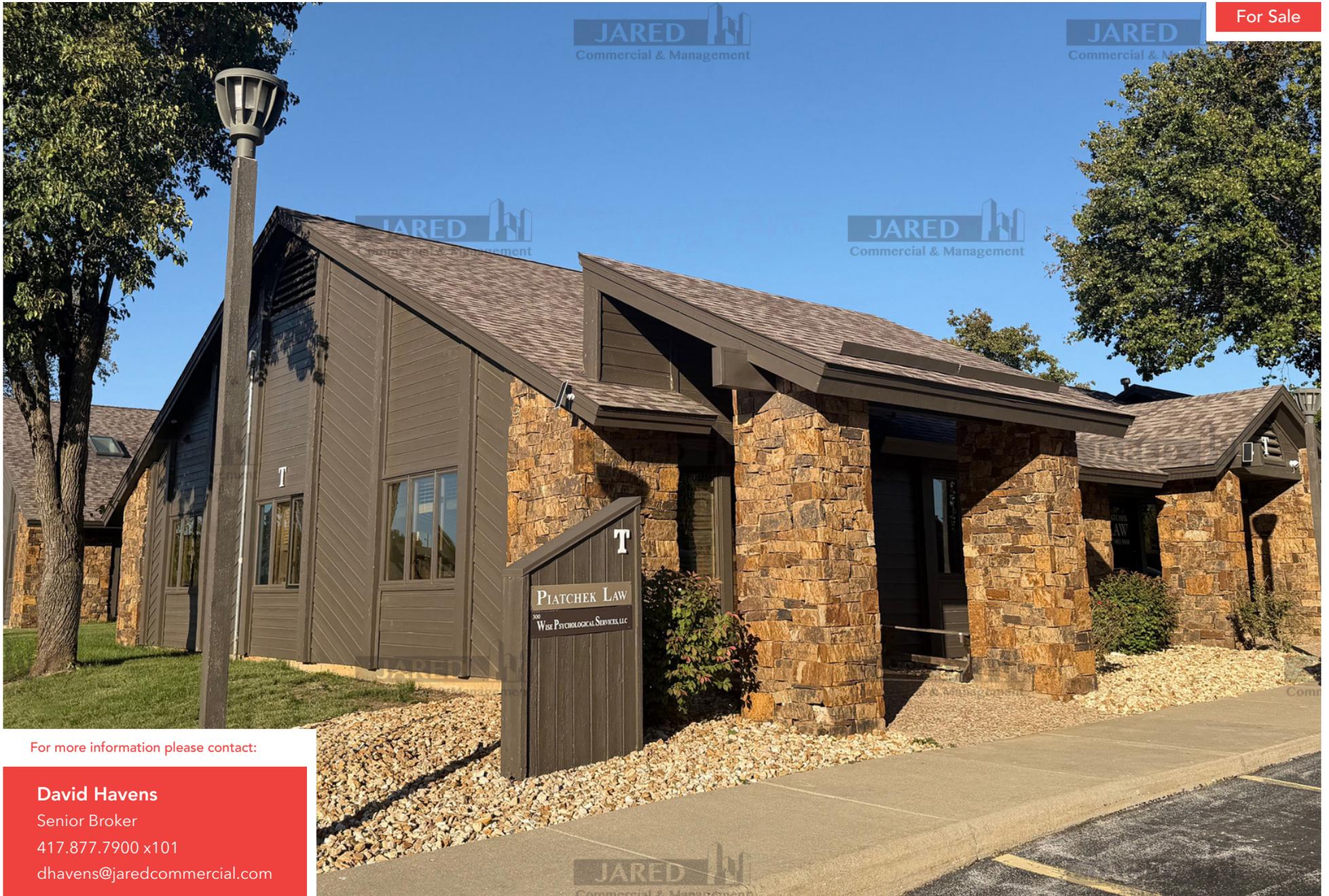


Woodhurst Office Park Suite T



1200 E WOODHURST DR, SPRINGFIELD, MO 65804

For Sale



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



Woodhurst Office Park Suite T



1200 E WOODHURST DR, SPRINGFIELD, MO 65804

PROPERTY SUMMARY

For Sale



PROPERTY DESCRIPTION

Introducing a compelling investment opportunity in Springfield, MO: a well-appointed 3,500 SF office building with one unit, ideally suited for the discerning office building investor. Built in 1984 and zoned PD, this property boasts a professional, well-maintained exterior, abundant natural light, and ample parking to accommodate both employees and visitors. The current user is set to vacate the space by June 1, 2026, presenting a prime chance for a seamless transition. Conveniently located with easy access to major roads and situated within the prestigious Woodhurst Office Park, this sharp office condo exemplifies modern functionality and enduring appeal. Secure your position in the thriving Springfield market with this exceptional investment opportunity.

PROPERTY HIGHLIGHTS

- User will vacate the space by June 1, 2026
- Ample parking for employees and visitors.
- Convenient access to major roads.
- Natural light & professional and well-maintained exterior.
- Sharp office condo located in the Woodhurst Office Park.

OFFERING SUMMARY

Sale Price:	\$700,000
Number of Units:	1
Building Size:	3,500 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,184	36,452	79,723
Total Population	10,038	75,962	180,152
Average HH Income	\$60,999	\$79,763	\$81,129

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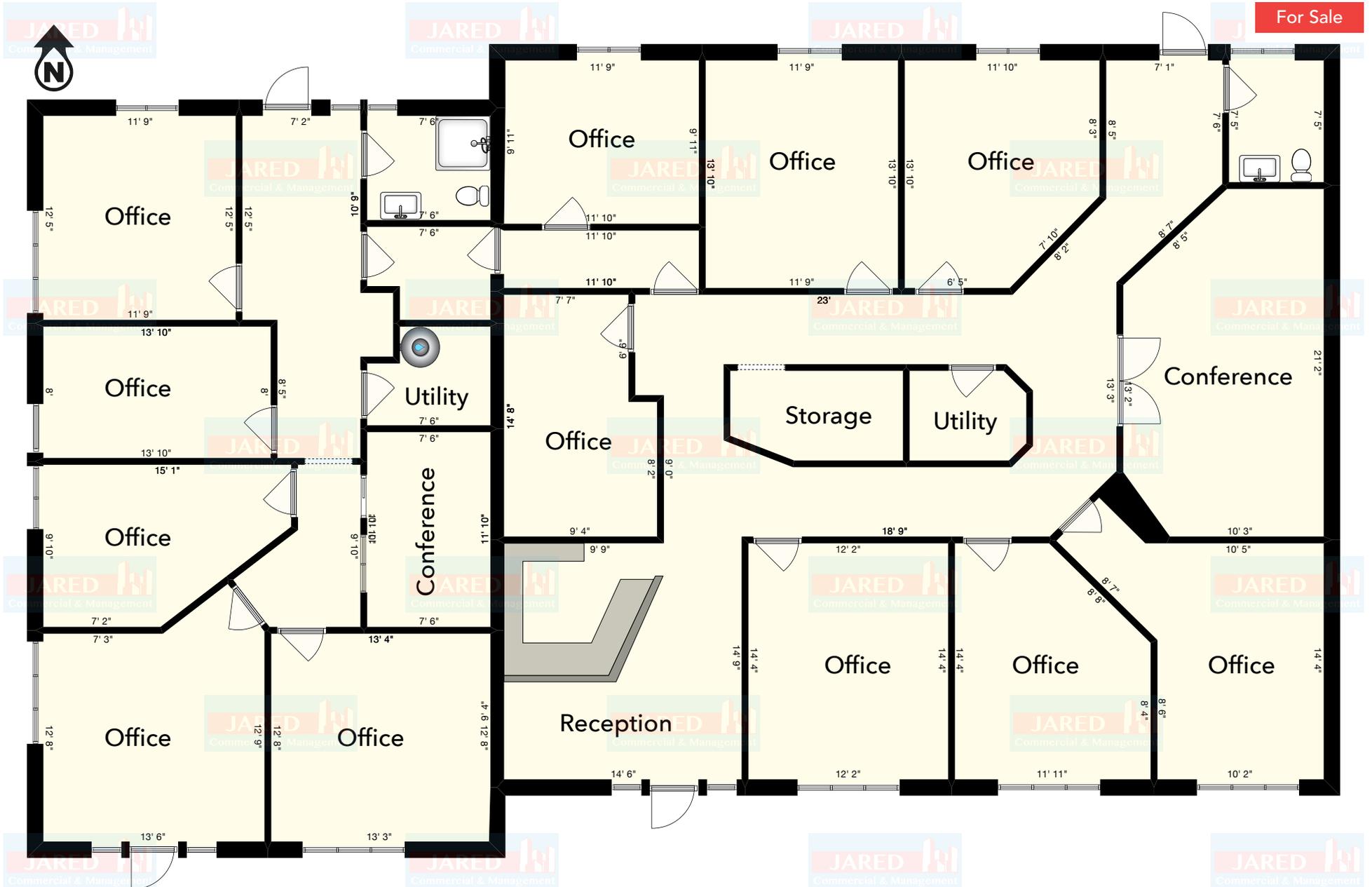
Woodhurst Office Park Suite T



1200 E WOODHURST DR, SPRINGFIELD, MO 65804

FLOOR PLAN

For Sale



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Woodhurst Office Park Suite T



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PHOTOS



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Woodhurst Office Park Suite T



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RETAILER MAP



Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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DEMOGRAPHICS MAP & REPORT

POPULATION

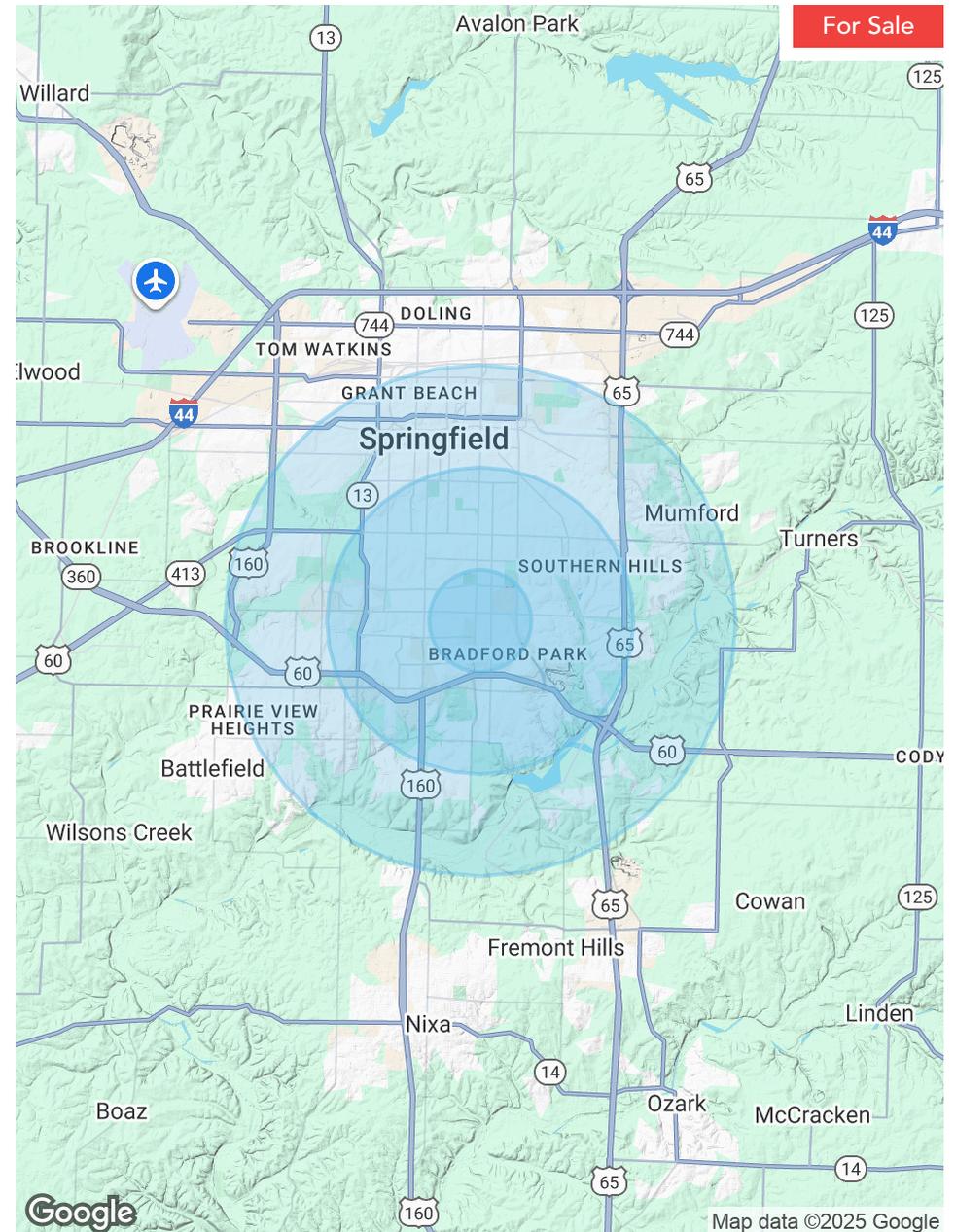
	1 MILE	3 MILES	5 MILES
Total Population	10,038	75,962	180,152
Average Age	43	42	40
Average Age (Male)	41	40	39
Average Age (Female)	46	44	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,184	36,452	79,723
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$60,999	\$79,763	\$81,129
Average House Value	\$187,029	\$246,260	\$244,642

Demographics data derived from AlphaMap

For Sale



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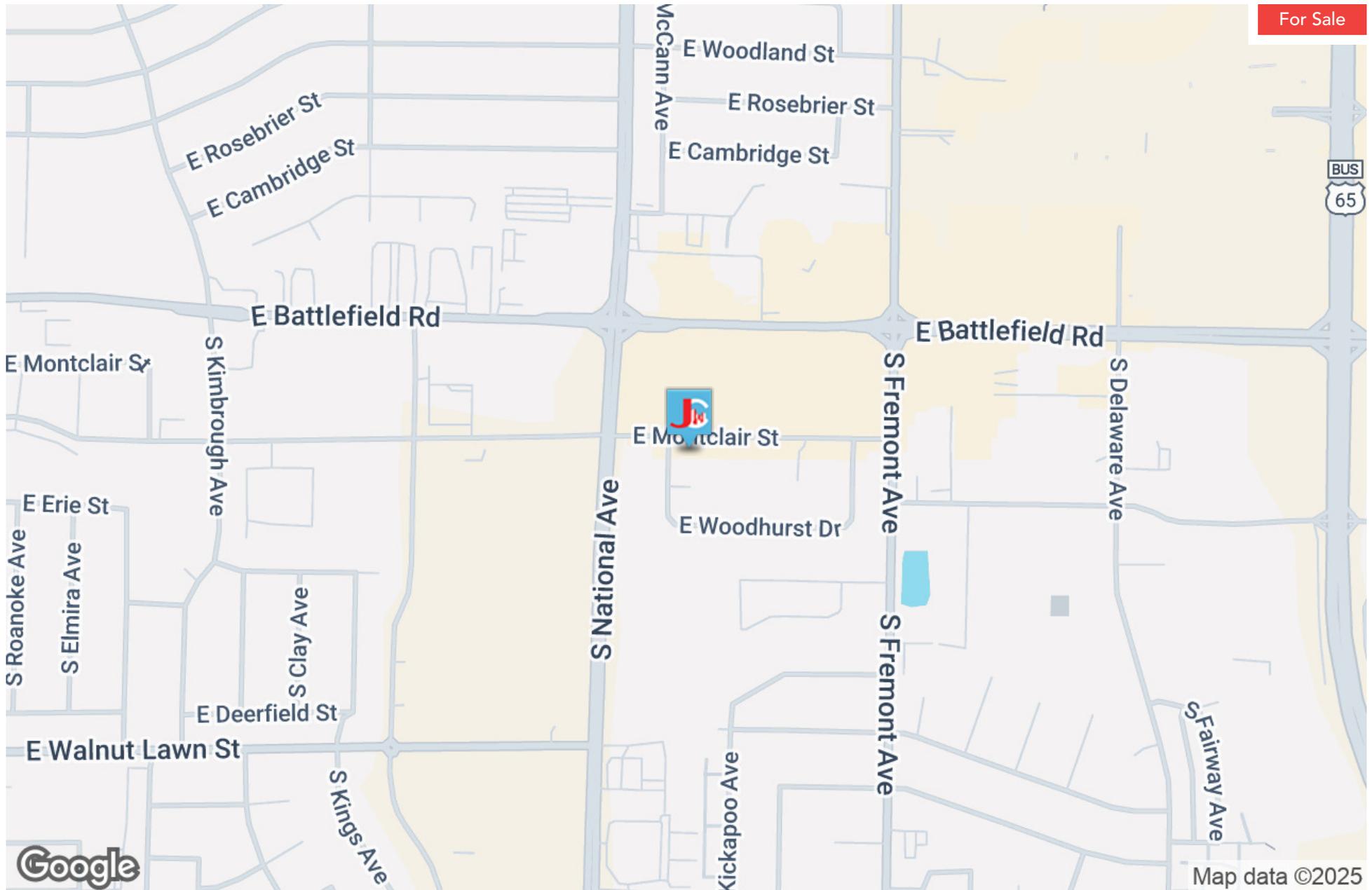
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LOCATION MAP



Google

Map data ©2025

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1200 E WOODHURST DR, SPRINGFIELD, MO 65804

ADVISOR BIO

For Sale



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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