

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

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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

	0.3 MILES	0.5 MILES	1 MILE
Total Households	191	874	3,827
Total Population	355	1,634	7,264
Average HH Income	\$59,762	\$63,415	\$63,421

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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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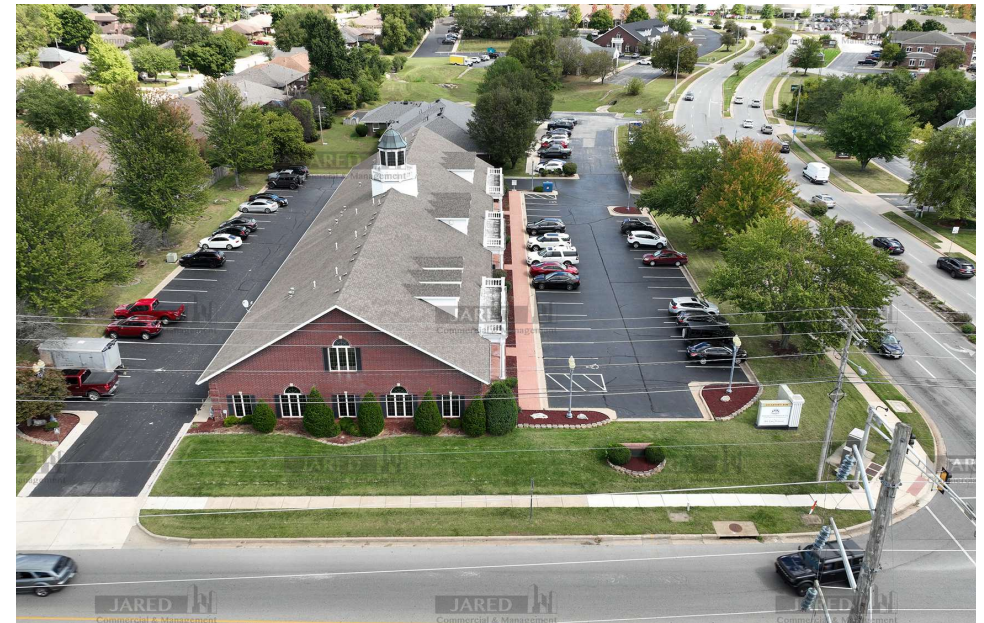
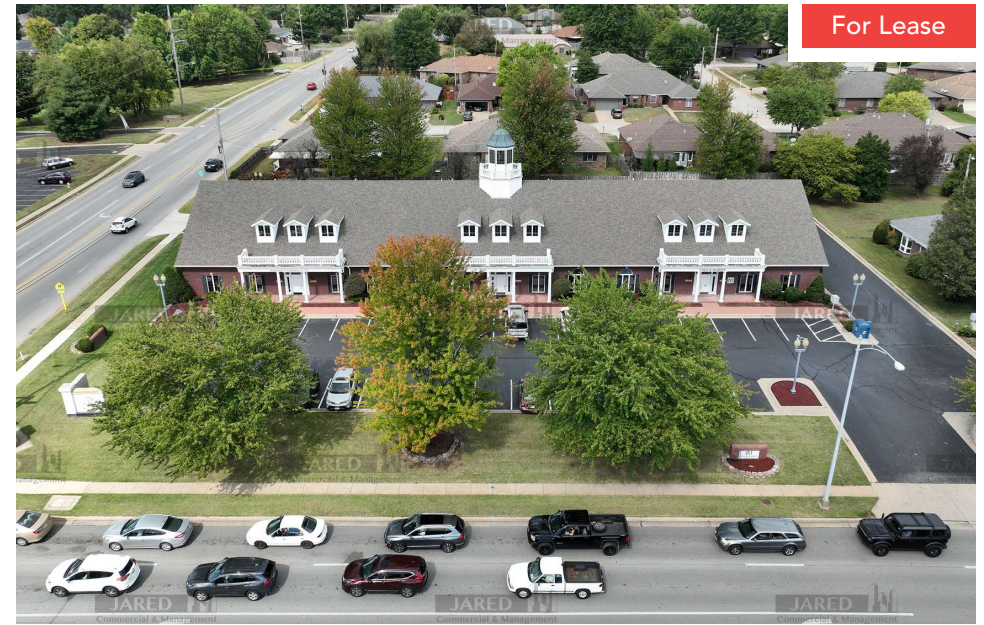
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ADDITIONAL PHOTOS



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SITE PLAN

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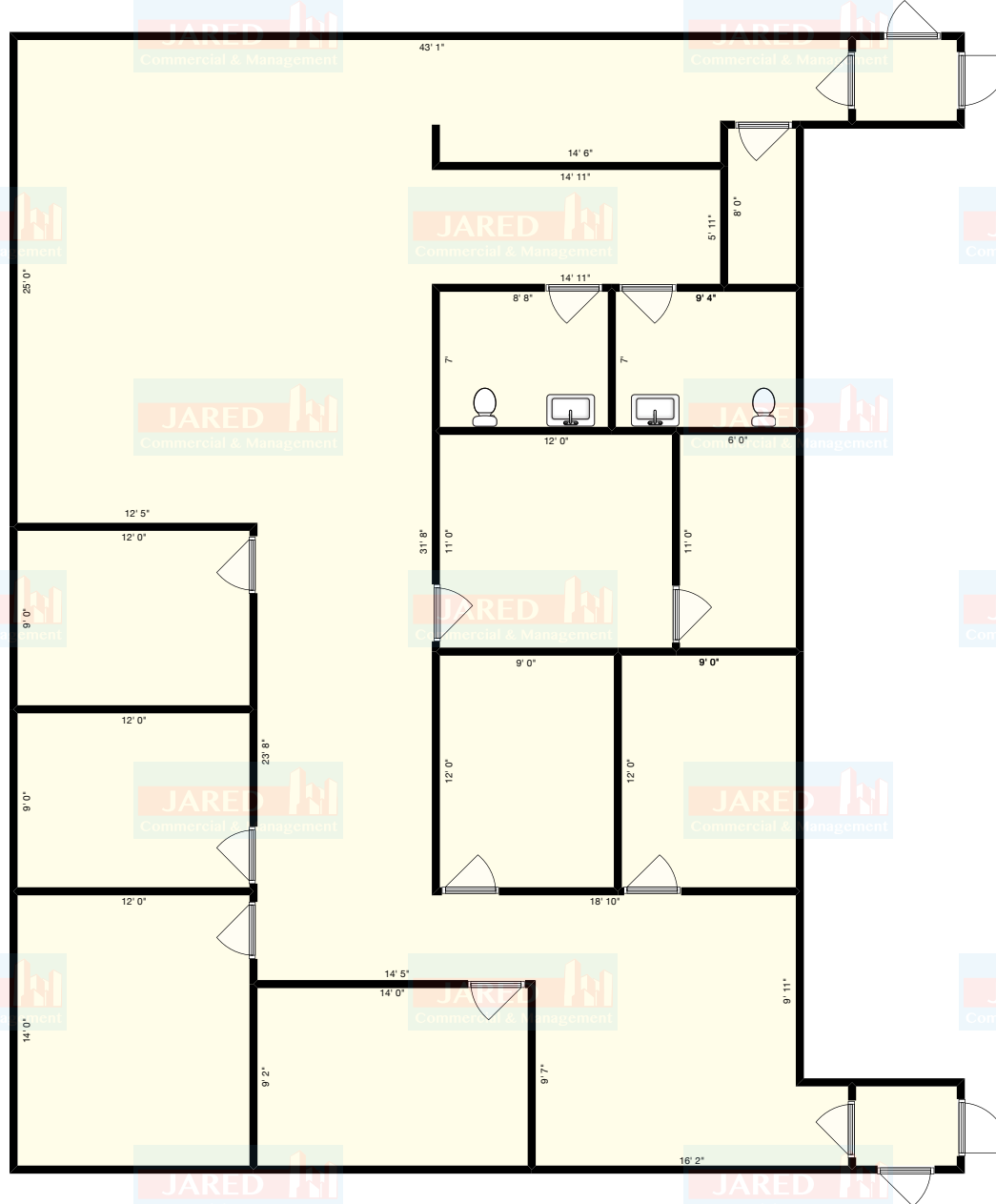
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FLOOR PLAN

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RETAILER MAP



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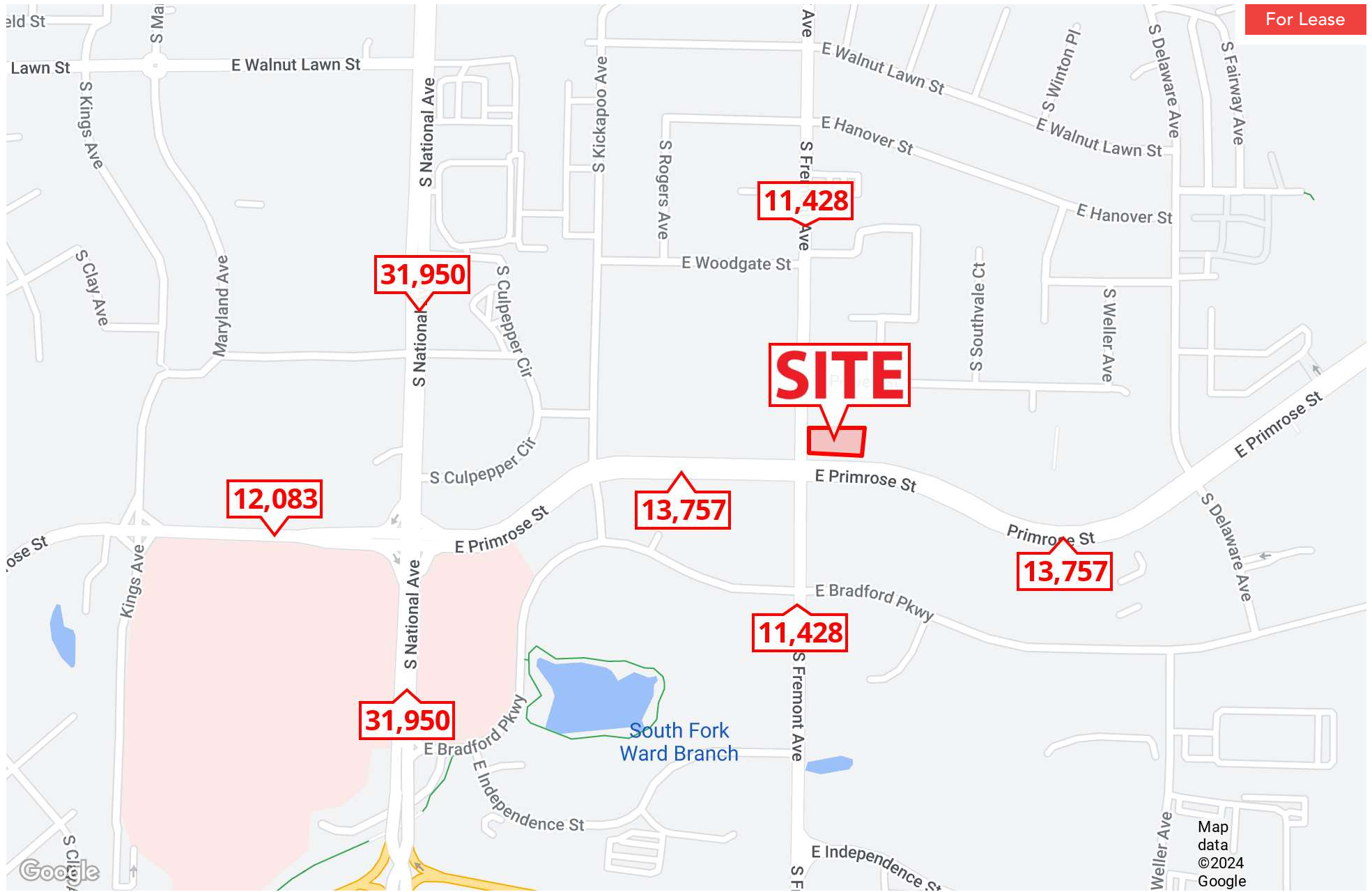
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TRAFFIC COUNT MAP



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DEMOGRAPHICS MAP & REPORT

For Lease

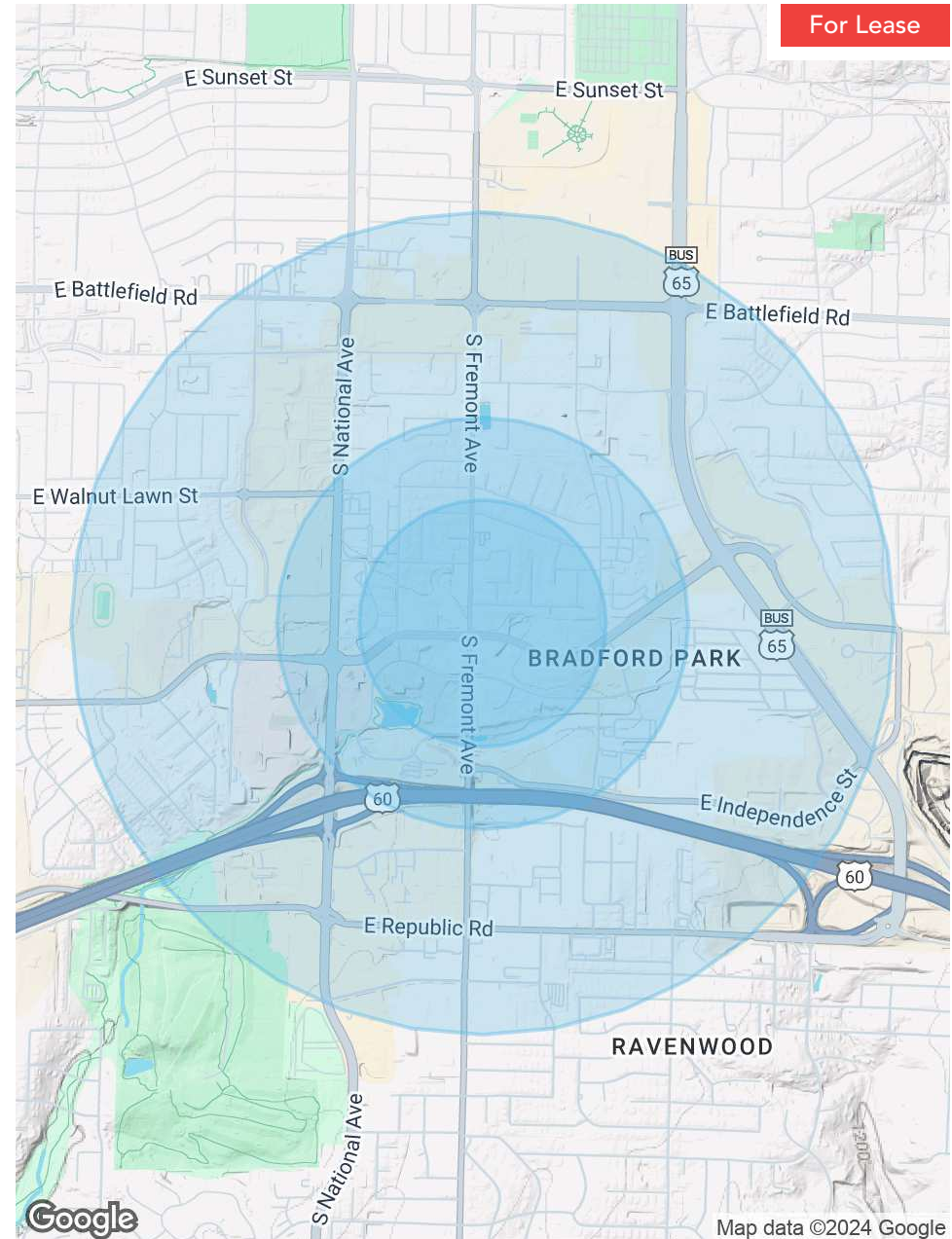
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	355	1,634	7,264
Average Age	47	47	47
Average Age (Male)	42	43	43
Average Age (Female)	50	50	50

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	191	874	3,827
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$59,762	\$63,415	\$63,421
Average House Value	\$211,839	\$219,978	\$229,482

Demographics data derived from AlphaMap



Google

Map data ©2024 Google

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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
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