



1500 SF to 4500 SF Office or Retail

3000 E Division St, Springfield, MO 65802



Barbara Beyer CCIM

Beyer Commercial Realtors

E, Springfield, MO 65808

barbarabeyer@sbcglobal.net

(417) 886-1706



1500 SF to 4500 SF Office or Retail

\$11.50 /SF/YR

Attractive office or retail building with plenty of parking, well lit on a corner lot on E Division at N. Belcrest, just 1/2 mile to Highway 65 with a mixture of professional and service business tenants.

Currently, there is a 1500 SF space that has a reception area/waiting room, , 2 offices, conference/ break area handicapped accessible restroom. New carpet and paint!

Also a 3,000 SF space for lease with 2 ADA restrooms, large open bullpen area. break room/ kitchenette,...

- CORNER LOCATION JUST HALF MILE WEST OF HWY 65 and ONE MILE FROM INTERSTATE 44
- HIGH TRAFFIC COUNT
- HIGH VISIBILITY and ACCESSIBILITY
- HIGH INCOME DEMOGRAPHICS WITHIN 3 MILES
- WELL LIGHTED, ATTRACTIVE EXTERIOR WITH LOT OF GLASS
- LOTS OF PARKING FOR TENANTS AND CUSTOMERS



Rental Rate:	\$11.50 /SF/YR
Min. Divisible:	1,500 SF
Property Type:	Office
Building Class:	B
Rentable Building Area:	12,000 SF
Year Built:	1995
Walk Score ®:	29 (Car-Dependent)
Taxes:	\$0.14 USD/SF/MO
Operating Expenses:	\$0.10 USD/SF/MO
Rental Rate Mo:	\$0.96 /SF/MO

Ground Ste F,G,H

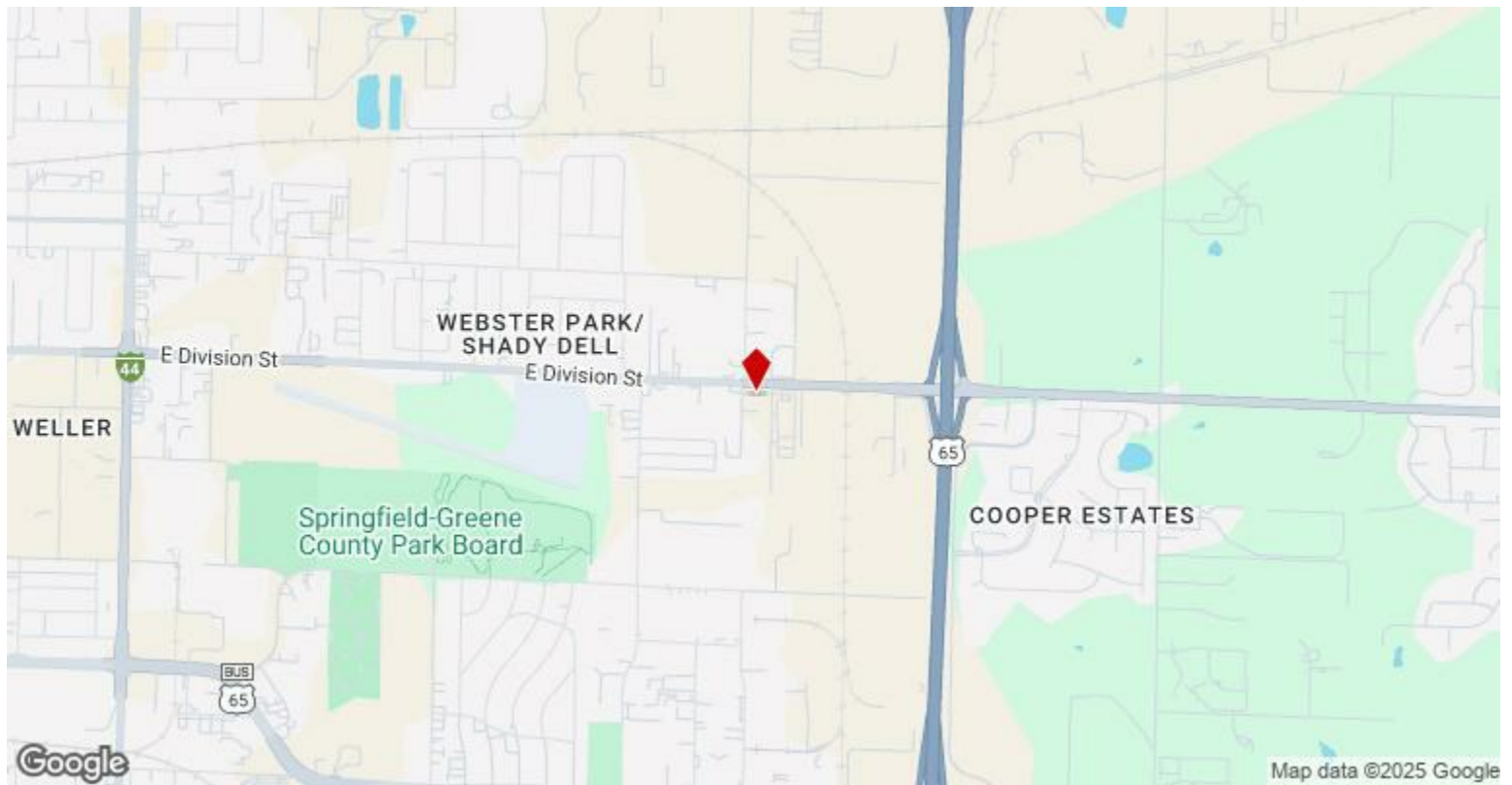
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Space Available	1,500 - 4,500 SF
Rental Rate	\$11.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

1,500 to 4,500 Sq Ft of attractive office or retail space with lots of windows for natural light. High visibility location on a corner lot with quick, easy access to Highway 65 only 1/2 mile away. Current tenants include AFLAC Insurance, The Enrollment Firm and Clay Physical Therapy, Past tenants include a law firm, Certified Public Accounting firm and a Credit Union. Corporate offices for several companies, a medical clinic

Major Tenant Information

Tenant	SF Occupied	Lease Expired
AFLAC	-	
B & G Investments, LLC	-	
Horton Electric	-	
Link Media Outdoor	-	
Metro Credit Union	-	
Physical therapist	-	
Q & Company	-	



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Also a 3,000 SF space for lease with 2 ADA restrooms, large open bullpen area. break room/ kitchenette, 5 private offices and a conference room.

These two spaces can be combined easily into one space

Property Photos



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Property Photos



Property Photos



Property Photos



Property Photos



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