

## New Finished Office Space

### 2885 E. Battlefield Road, Springfield, MO



**850-1090 Square Feet**

**Four floor plans to choose from - Available June 2008**

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# Executive Summary

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2885 E. Battlefield  
 Springfield, MO 65804

Total Building Size:	10,050 SF
Available Space:	A = 1090 SF (2 Units) - \$1,650/month
	B = 1090 SF (2 Units) - \$1,650/month
	C = 850 SF (2 Units) - \$1,275/month
	D = 980 SF (2 Units) - \$1,470/month

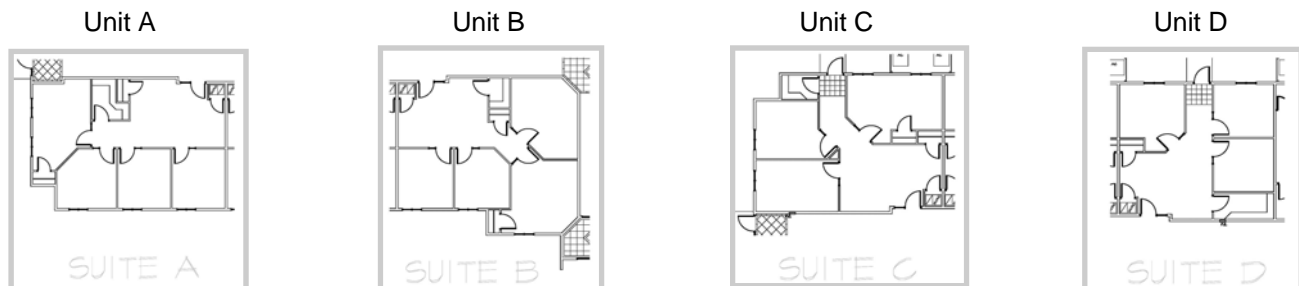
### Lease or Sale Information

Base Rent: (Per Month):	\$1,275 - \$1,650 per month
Taxes & Insurance:	Approximately \$3.00 PSF
Total Monthly Rent:	\$1,450 - \$1,925

### Property Description

Available:	June 2008	
Parking:	4.5 spaces per 1000 square foot	
Condition:	New Construction	
Traffic Count:	Battlefield West of Hwy 65 = 27,911	Battlefield East of Lone Pine = 31,202
Zoning:	Office	
Infill Allowance:	Infill Complete - Ready for Occupancy	

Four Floor Plans Available to Choose From:

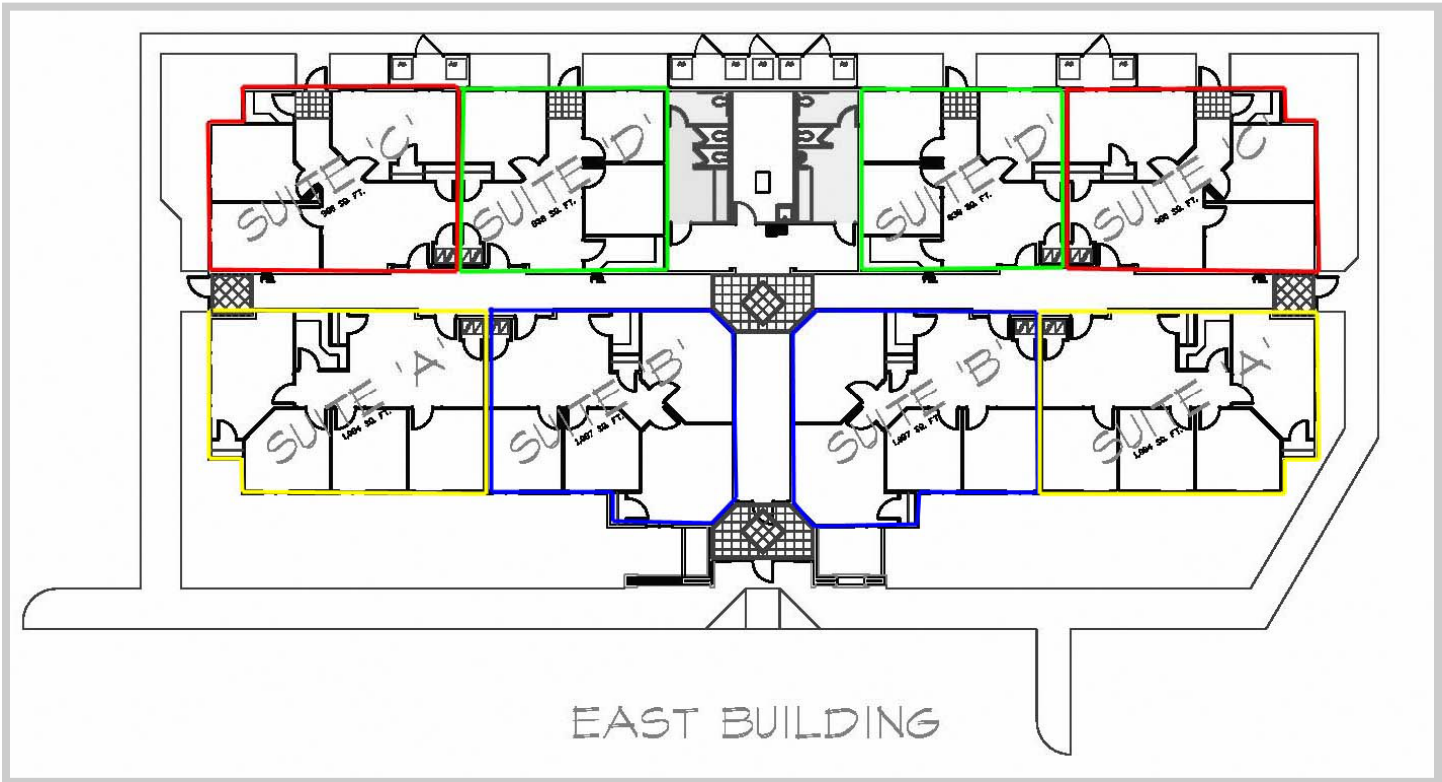






### Additional Information

New office space available next to Metropolitan National Bank on E. Battlefield just East of Lone Pine. Small Spaces ranging from 850 - 1,090 square feet will be finished and ready for occupancy in June 2008. No need for expensive and time consuming build-out because the landlord is finishing each space.

# Floor Plans

2885 E. Battlefield Road, Springfield, MO



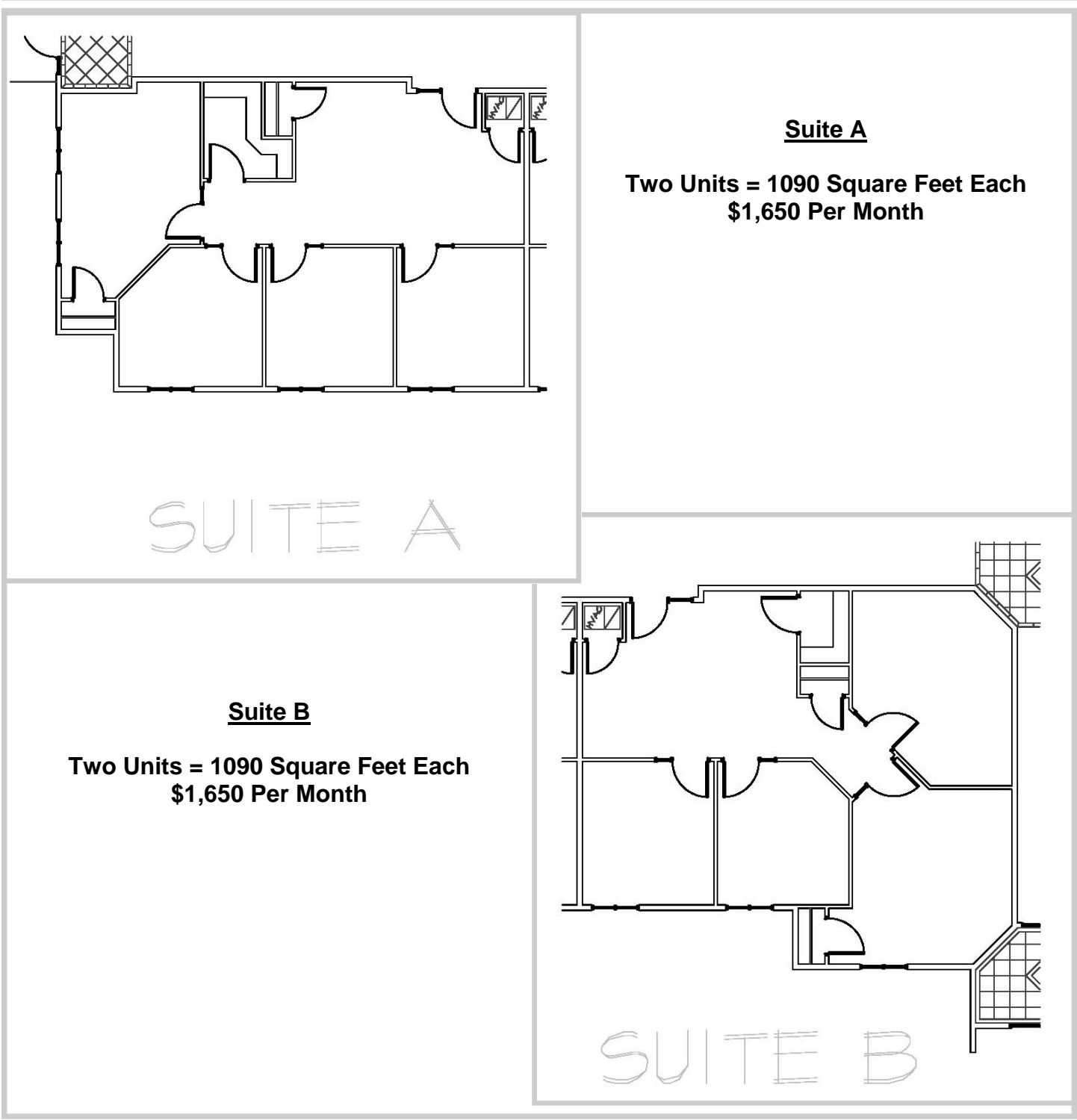
Unit Sizes:	
	Unit A = 1,090 SQ FT
	Unit B = 1,090 SQ FT
	Unit C = 850 SQ FT
	Unit D = 980 SQ FT





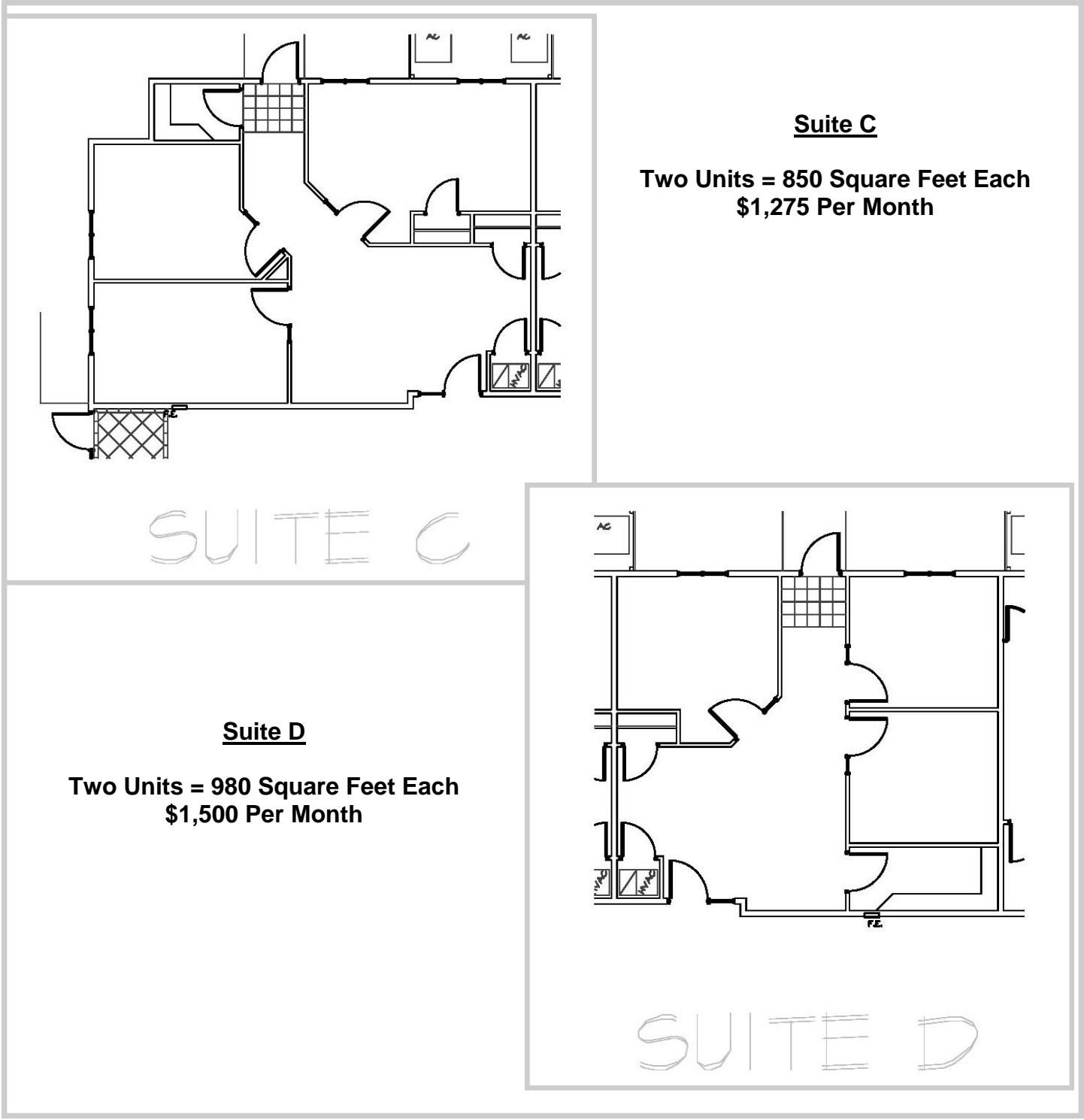
# Drawing

2885 E. Battlefield Road, Springfield, MO



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# Location

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