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**New Finished Office Space - PRICE REDUCED**

**2833 E. Battlefield Road, Springfield, MO**



**850-1,090 Square Feet**

**Choose from four floor plans**

Presented by: **Ross Murray**  
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## 2833 E. Battlefield Road, Springfield, MO



2833 E. Battlefield  
Springfield, MO 65804

Total Building Size: 10,050 SF  
Available Space: A = 1,090 SF  
B = 1,090 SF  
C = 1,980 SF (2 units)  
D = 1,850 SF

### Lease Information

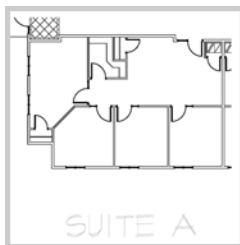
Rent: Units A & B: \$15.41 PSF  
Units C: \$14.94 PSF  
Units D: \$14.47 PSF

CAM: \$5.00 PSF  
Est. Monthly Rent: Units A & B - \$1,854  
(includes CAM, T & I) Units C - \$1,628  
Unit D - \$1,379

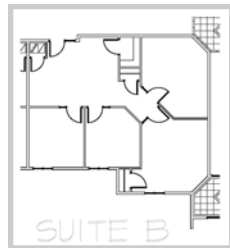
### Property Description

Available: Immediately  
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:

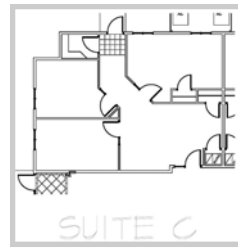
Unit A



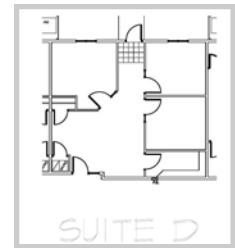
Unit B



Unit C



Unit D



### Additional Information

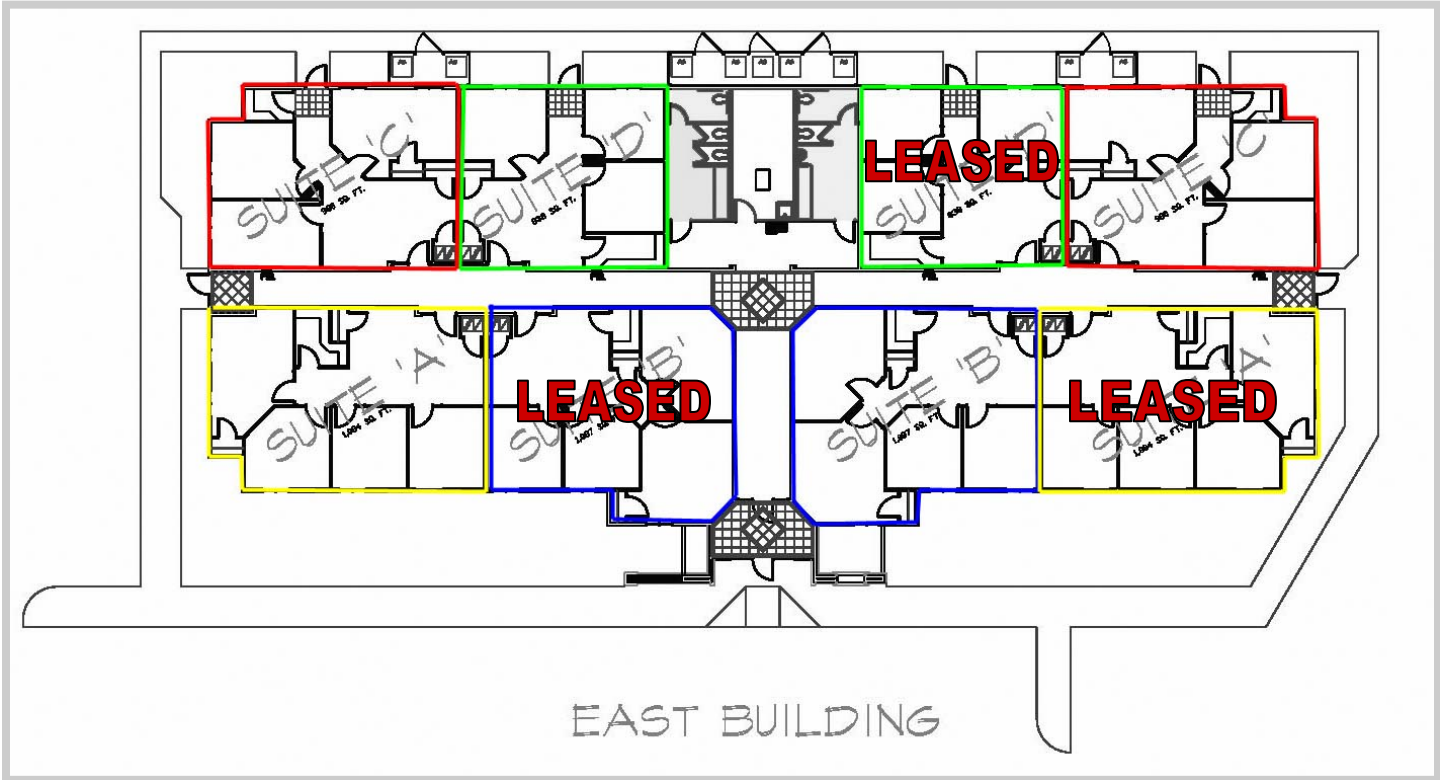
New office space available next to Metropolitan National Bank on E. Battlefield just East of Lone Pine. Small Spaces ranging from 850 - 1,090 square feet. No need for expensive and time consuming build-out because the landlord is finishing each space.





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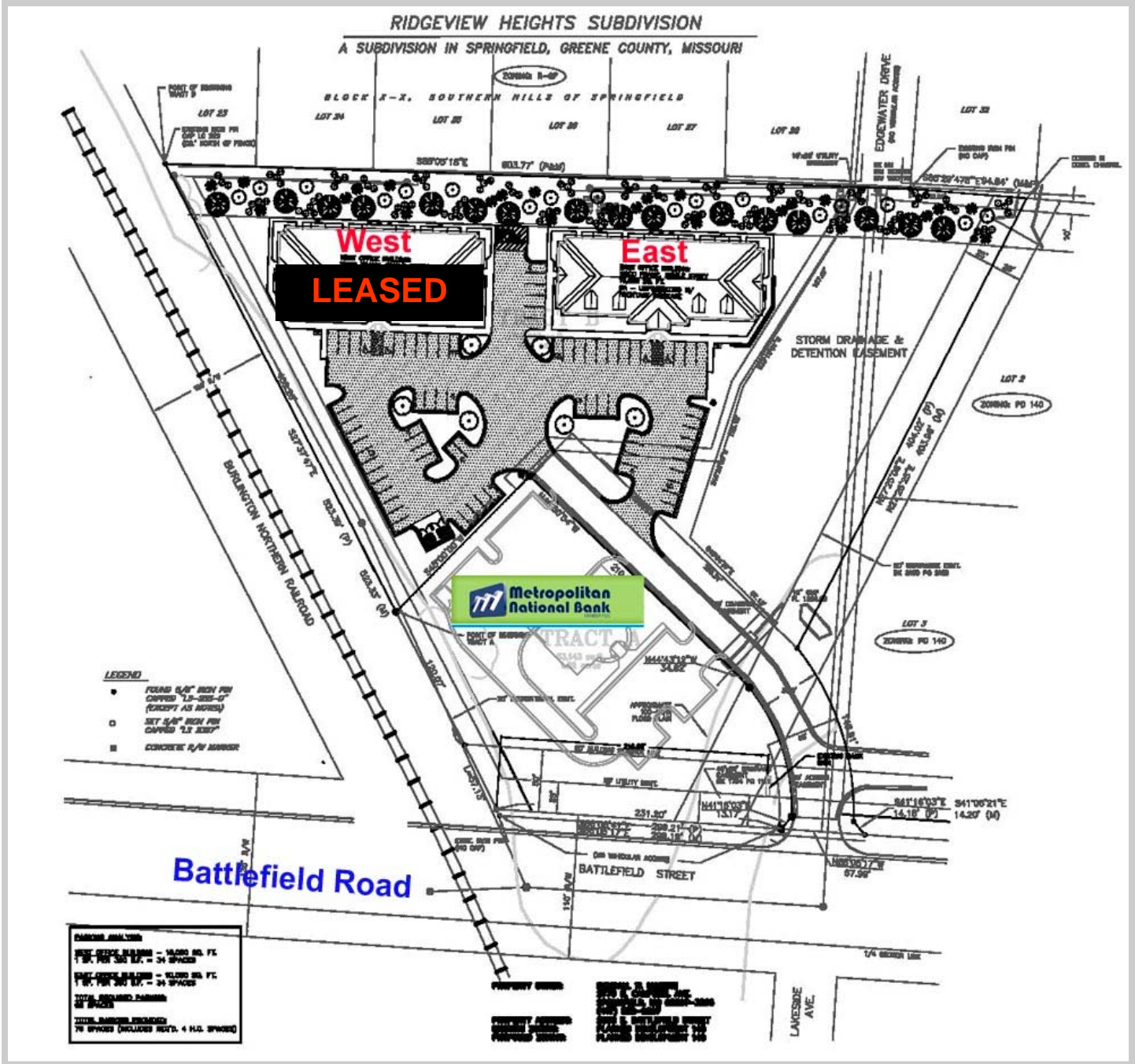


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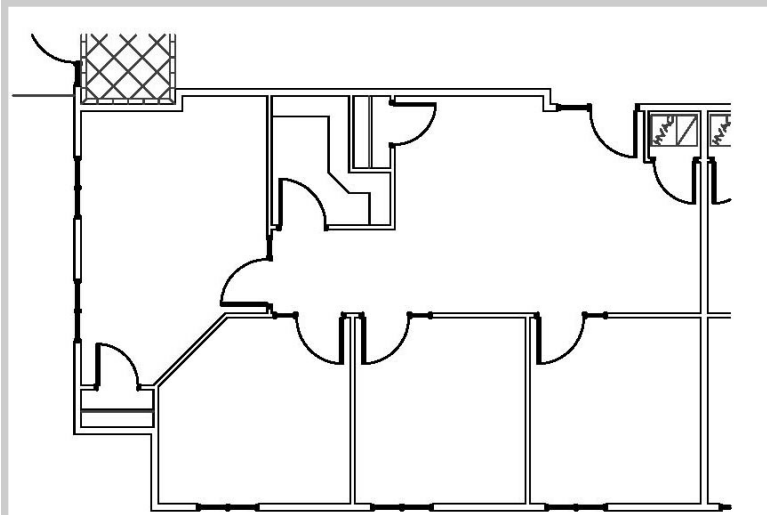
Unit Sizes:	
	Unit A = 1,090 SQ FT
	Unit B = 1,090 SQ FT
	Unit C = 980 SQ FT
	Unit D = 850 SQ FT

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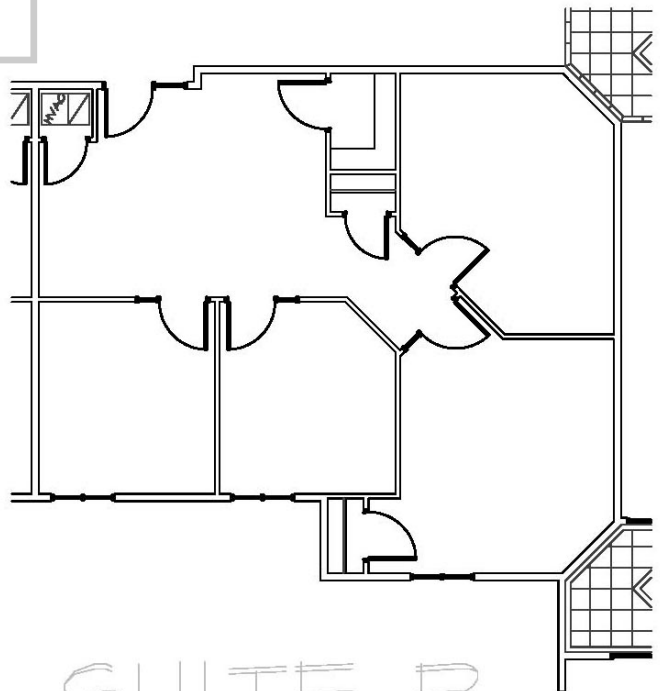
SUITE A

### Suite A

**One Unit = 1090 Square Feet Each  
\$2,058.75 Per Month (includes estimated CAM of \$4.50 PSF)**

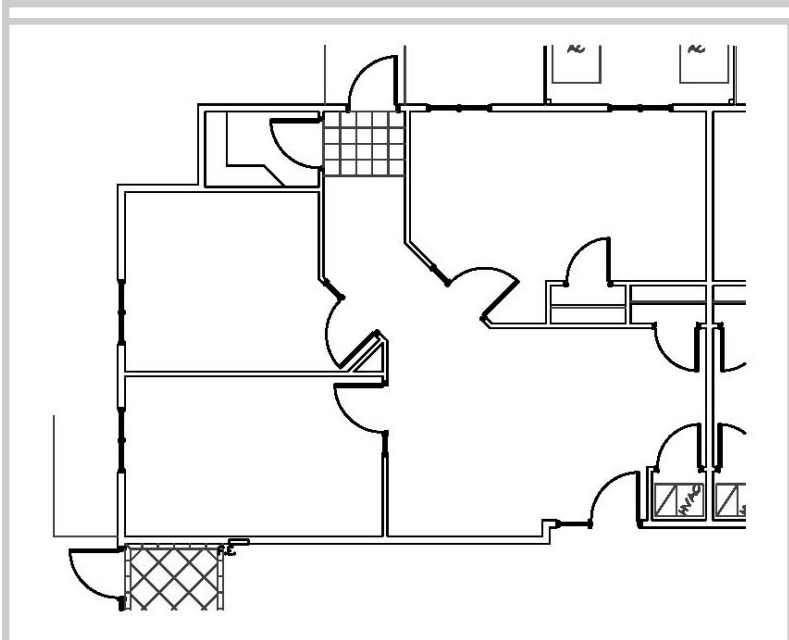
### Suite B

**One Unit = 1090 Square Feet Each  
\$2,058.75 Per Month (includes estimated CAM of \$4.50 PSF)**



SUITE B

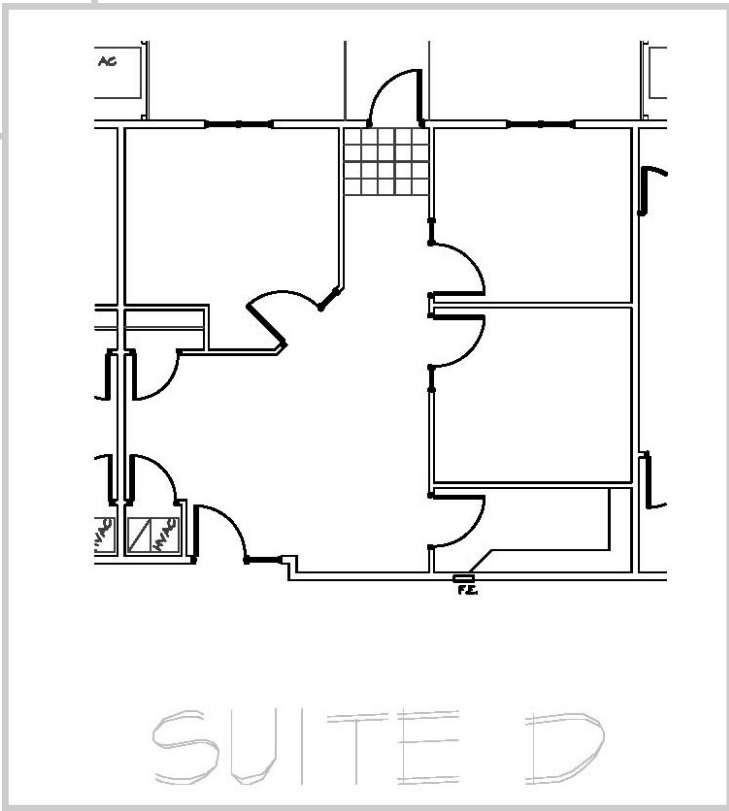
2833 E. Battlefield Road, Springfield, MO



**Suite C**

**Two Units = 980 Square Feet Each  
\$1,837.50 Per Month (includes estimated CAM of \$4.50 PSF)**

SUITE C



**Suite D**

**One Unit = 850 Square Feet  
\$1,593.75 Per Month (includes estimated CAM of \$4.50 PSF)**

SUITE D

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