

**LEASE**

# Office/Warehouse for Lease

**2335 W SUNSET ST**

Springfield, MO 65807

**PRESENTED BY:**

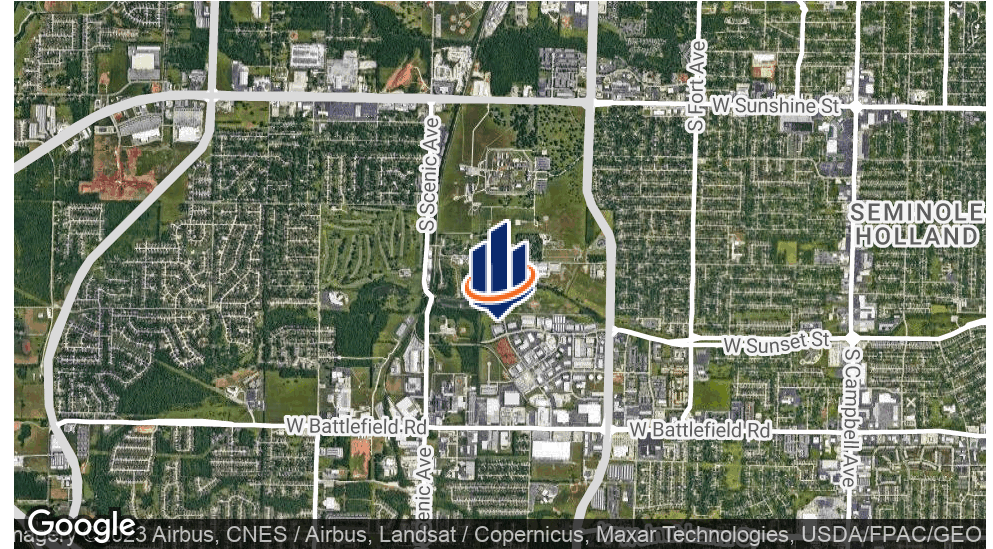
**ARCH WATSON**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$8.00 SF/yr
<b>LEASE TYPE:</b>	NN
<b>CAM:</b>	Tenant Responsibility
<b>AVAILABLE SF:</b>	26,250 SF
<b>YEAR BUILT:</b>	1999
<b>ZONING:</b>	General Manufacturing
<b>MARKET:</b>	SW Springfield

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### PROPERTY OVERVIEW

This office/warehouse space has 19 offices, some can accommodate more than one desk. A large open bullpen, 2 Conference Rooms, workroom, IT Room, Kitchen and Large Break Area, Outdoor Covered Break Patio, Warehouse Space and a Dock High Dock. There are 128 parking spaces. The landlord owns the property to the west for growth opportunities.

### LOCATION OVERVIEW

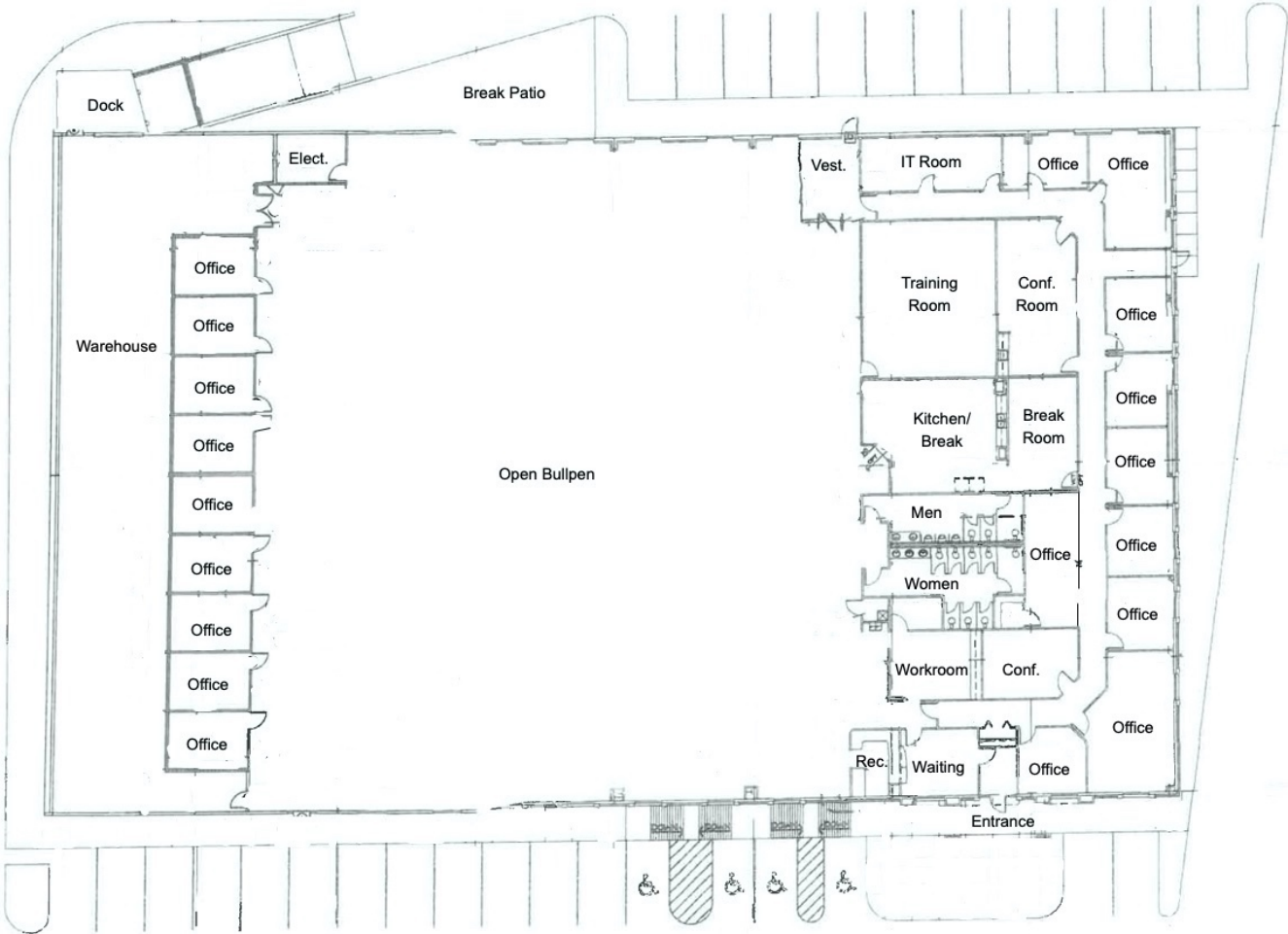
Located in the Battlefield Business Center Development which is just north of Battlefield Rd and west of Kansas Expressway. The property is on the north side of Sunset Ave.

**ADDITIONAL PHOTOS**



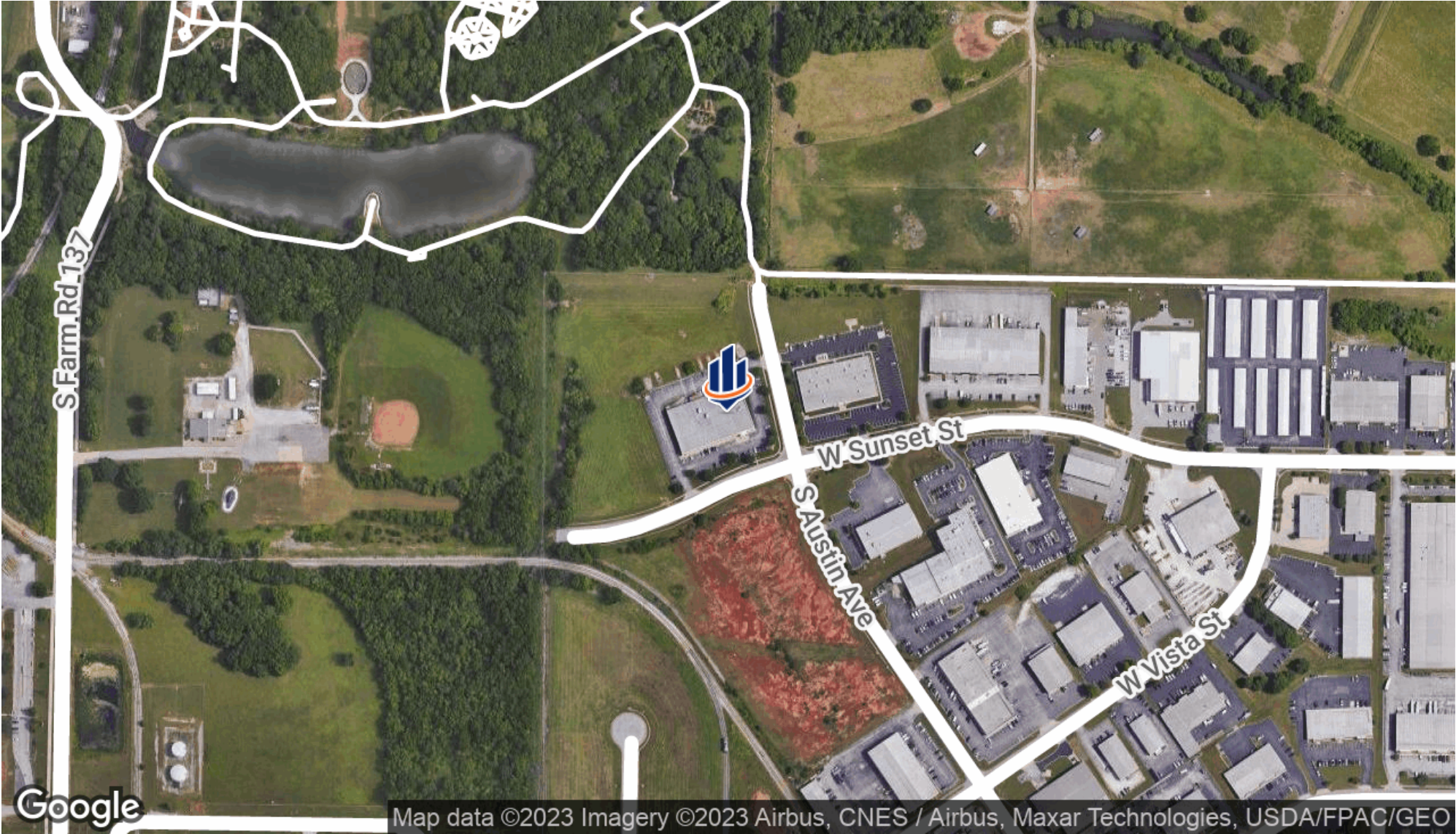
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# BUILDING FLOOR PLAN



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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

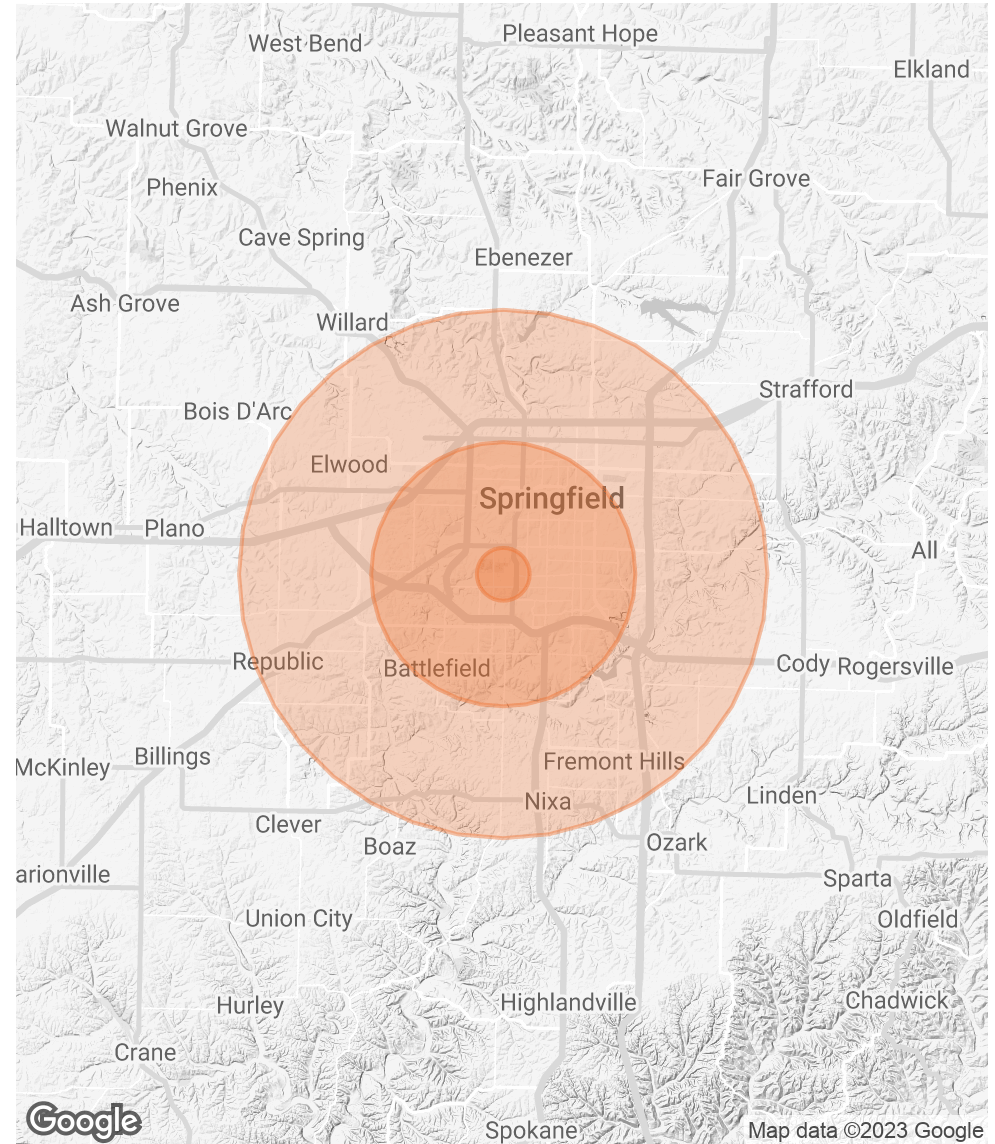
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	6,536	167,380	295,699
<b>AVERAGE AGE</b>	33.7	36.9	37.6
<b>AVERAGE AGE (MALE)</b>	30.9	35.9	36.4
<b>AVERAGE AGE (FEMALE)</b>	32.5	38.5	39.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	3,146	80,497	135,573
<b># OF PERSONS PER HH</b>	2.1	2.1	2.2
<b>AVERAGE HH INCOME</b>	\$44,876	\$55,851	\$62,589
<b>AVERAGE HOUSE VALUE</b>	\$76,065	\$127,628	\$148,526

\* Demographic data derived from 2020 ACS - US Census



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## ADVISOR BIO 1



### ARCH WATSON

Senior Advisor

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Direct: **417.887.8826 x113** | Cell: **417.773.9022**

### PROFESSIONAL BACKGROUND

Arch Watson serves as a Senior Advisor for SVN/Rankin Company, specializing in the sale and leasing of industrial, office & retail property in Springfield and Southwest Missouri.

He has ranked in the Top 10% of all SVN National Advisors since 2014 and has earned the SVN Certified Specialist designation for activity in both the Retail and Office asset class since 2018.

Prior to joining SVN, Watson had a seventeen year management career. He started his career with Wal-Mart, the worlds largest retailer in the Sam's Club Division. While with Wal-Mart, Arch was able to experience three markets which include: Springfield, MO; Atlanta, GA; and Kansas City MO. Arch then was the owner operator of a specialized printing company that sold its products to other printing companies throughout the United States. As a owner and user of commercial property Watson has a unique insight when helping clients select property for their use or investment.

Arch served on the Board of Directors of the Boys & Girls Clubs of Springfield for 7 years and Board President in 2008.

### EDUCATION

Arch has a Bachelor of Science in Economics from Missouri State University.

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## DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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