

Coming Soon: BiBi Office Complex

National & James River Expressway
Springfield, MO



BiBi OFFICE COMPLEX

COMING SOON: SPRINGFIELD'S MOST PRESTIGIOUS OFFICE COMPLEX



BIBI OFFICE COMPLEX

Southwest corner:
National & James River Expressway
Springfield, MO

From the team of



hdesigngroup

Architect



General Contractor



Civil Engineer & Landscape



Structural Engineer



MEP Engineer



Realtor

For Information, contact:

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Disclaimer: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is recommended that your attorney and accountant advise you on all legal and tax matters. Engineers and tradesmen are recommended for determining questions on all physical aspects of site and improvements.

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BUILDING DESCRIPTION

Gross Area:	41,396 sq. ft.
Net Feasible:	36,400 sq. ft.
Base Rent:	\$26–\$30/sq. ft.
Infill Allowance:	\$30/sq. ft.
LED Billboard:	12 ft. x 54 ft.; 6 million expressions /month according to city records.



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LOCATION

Southwest Corner National Ave & James River Expressway.

Prime corridor in the Medical and Financial District of Springfield with minimum visibility from National and James River Expressway.

Level 1 has covered parking at the building's entrance.



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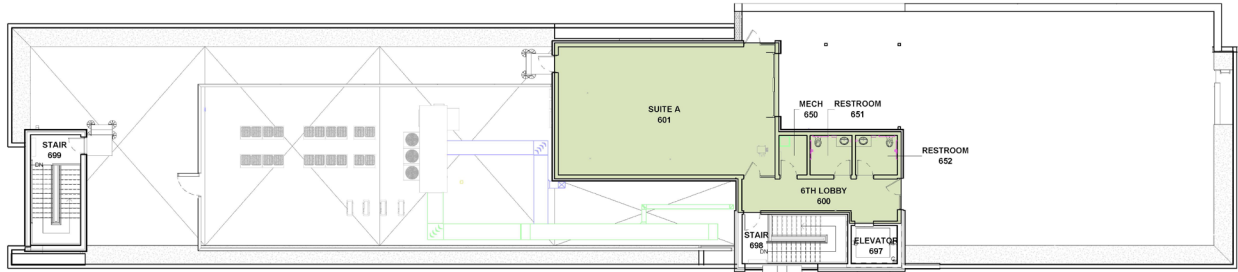
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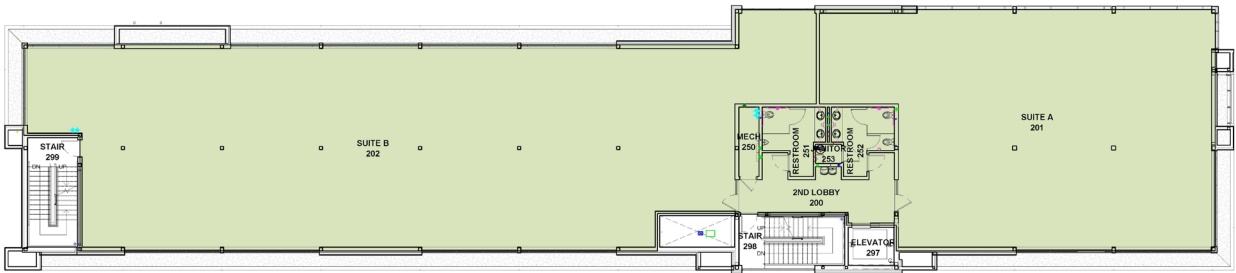
LEVEL 6



Gross Area: 2,103 sq. ft.

Net Leasable: 1,546 sq. ft.

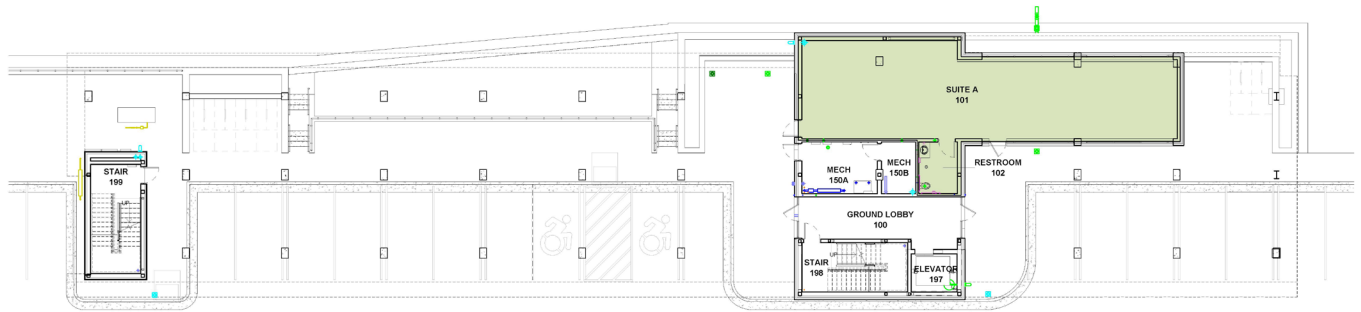
LEVEL 2-5



Gross Area: 9,909 sq. ft.

Net Leasable: 9,065 sq. ft.

LEVEL 1



Gross Area: 2,496 sq. ft.

Net Leasable: 1,391 sq. ft.

LEASE RATES

Level 1:	\$30/sq. ft.	NNN:	\$8.50/sq. ft.
Level 2-4:	\$26/sq. ft.	LED:	\$3.50/sq. ft.
Level 5:	\$27/sq. ft.		
Level 6:	\$30/sq. ft.		



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LEVEL 6

Level 6 has a 1,546 sq. ft. Penthouse and a 3,000 sq. ft. roof top Terrace.
An ideal space for a 360° panoramic view of Springfield's most prestigious address.



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