



FINANCIAL OFFICE PARK

1650 E. BATTLEFIELD
SPRINGFIELD, MO 65804

Arch Watson
Senior Advisor
417.887.8826 x113
arch.watson@svn.com

Property Summary



OFFERING SUMMARY

Available SF:	10,000 SF
Lease Rate:	\$14.50 SF/yr (MG)
Available:	Immediately
Frontage:	E Battlefield
Zoning:	General Retail
Market:	Southeast Springfield

PROPERTY OVERVIEW

There is currently 10,000 SF available in the Financial Office Park Building on E. Battlefield. Suite 200 has approximately 14 offices, bullpen/training area, break room and two large restrooms, and several storage areas. Signage on the exterior of the building facing Battlefield is available as well as the monument sign.

LOCATION OVERVIEW

Located directly across from the Battlefield Mall just west of the intersection of Battlefield Rd. & Glenstone Ave. This prominent building will be easy to find for clients and offers a wide range of eating establishments associates in your office.

PROPERTY HIGHLIGHTS

- E. Battlefield Location
- \$14.50 Mod. Gross
- Entire 2nd Floor

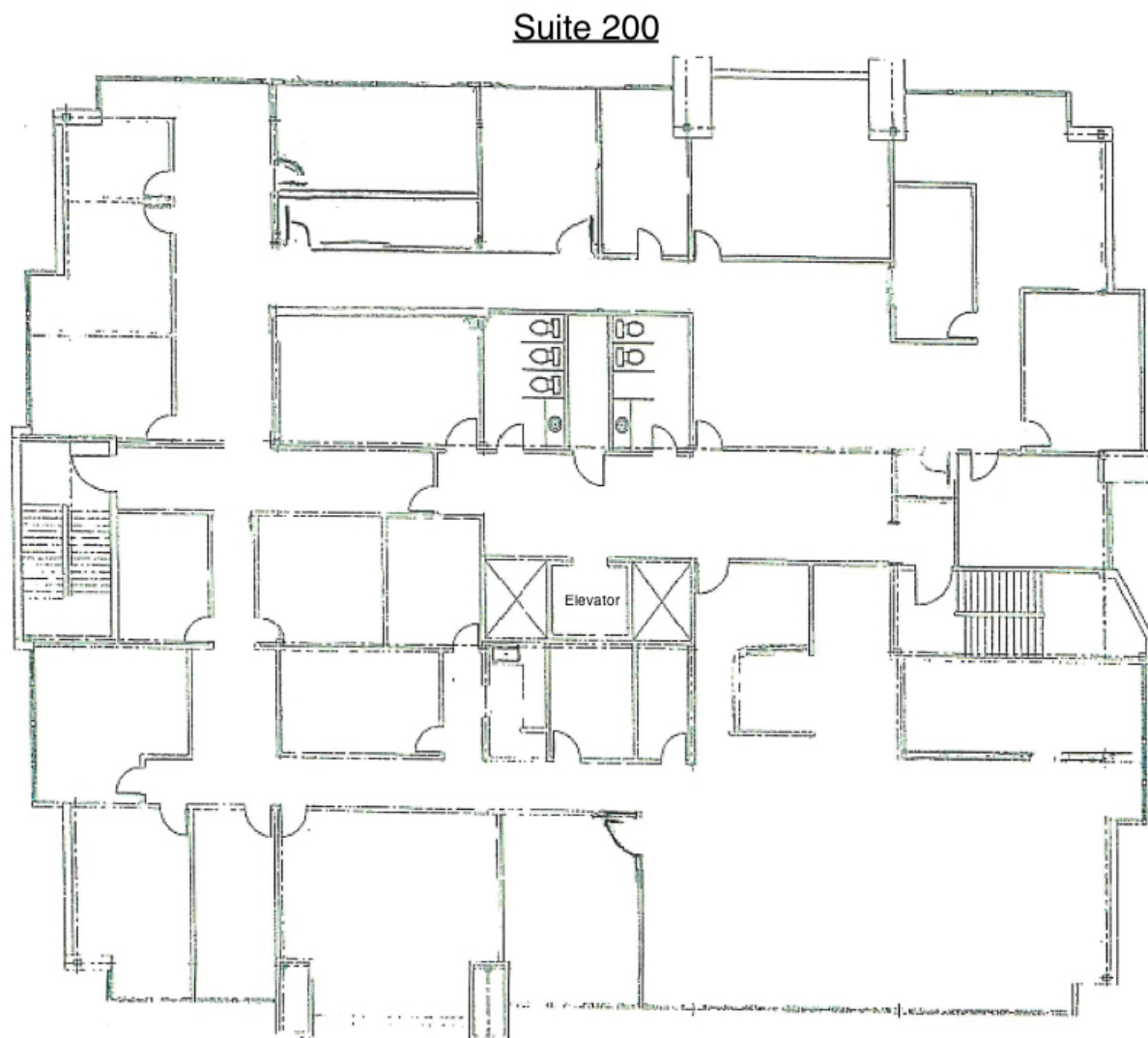
Additional Photos



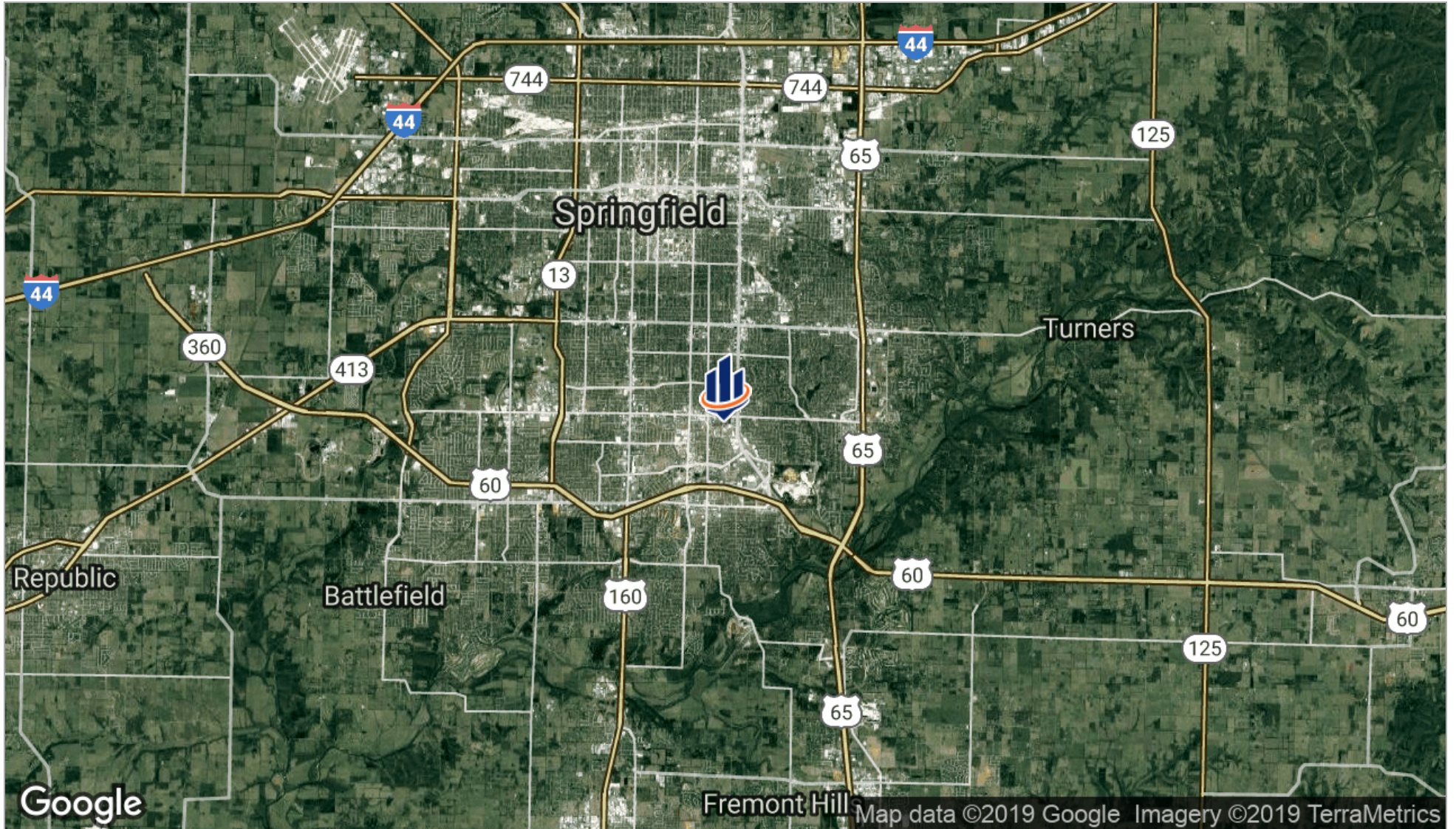
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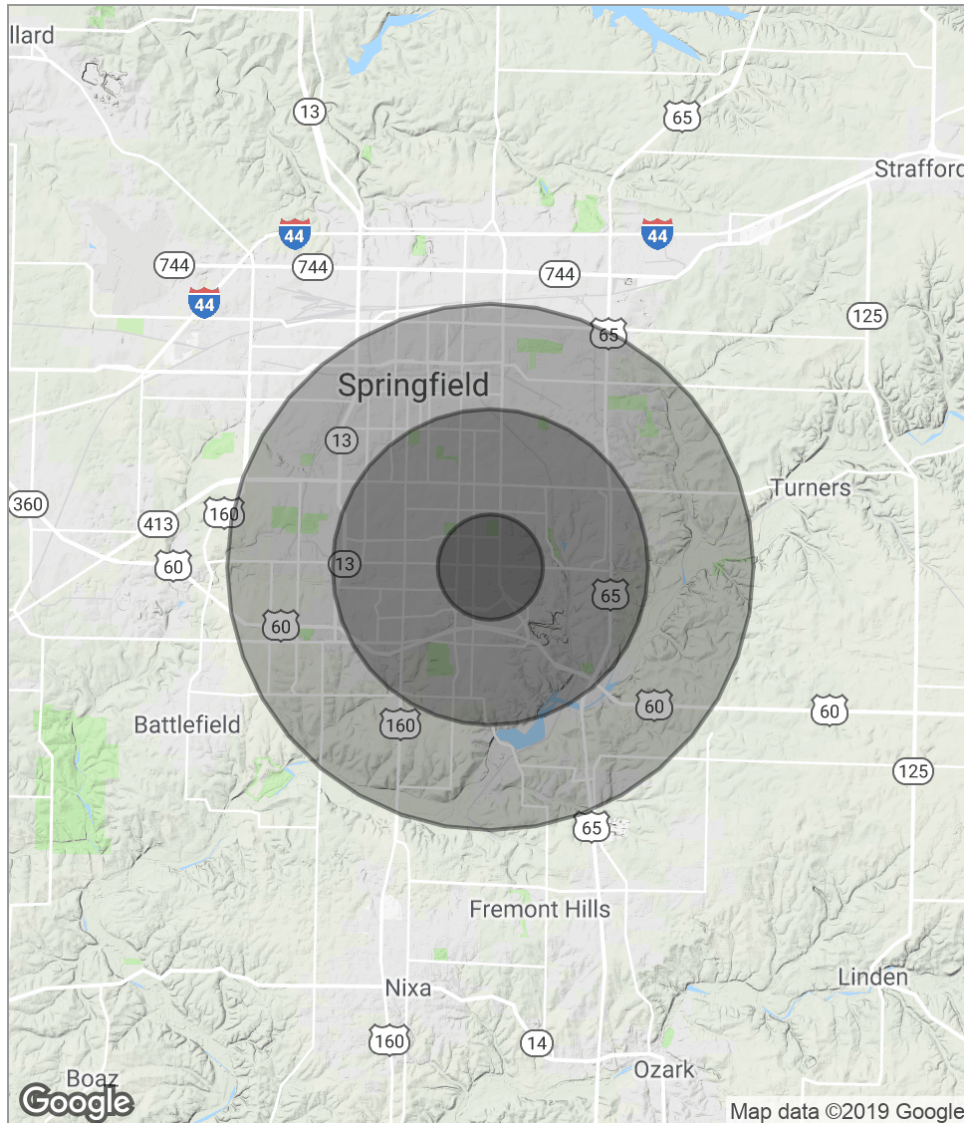
Floor Plan



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,125	73,373	157,403
Median age	45.6	38.1	35.5
Median age [Male]	42.9	35.5	34.0
Median age [Female]	48.0	40.3	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,812	35,496	69,593
# of persons per HH	1.9	2.1	2.3
Average HH income	\$48,888	\$52,205	\$51,968
Average house value	\$104,199	\$163,090	\$183,119

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

ARCH WATSON

Senior Advisor



2808 S. Ingram Mill, Suite A100
Springfield, MO 65804
T 417.887.8826 x113
C 417.773.9022
arch.watson@svn.com

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.

Ranking 60th of all SVN National Advisors in 2014 put Arch in the top 4% and in 2015 he ranked 85 which put him in the top 6%, in 2016 Arch ranked 107 which put him in the top 7%. SVN has 1500 advisors nation wide in over 200 offices.

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.

MEMBERSHIPS & AFFILIATIONS

Springfield Board of Realtors
Missouri Association of Realtors
National Association of Realtors

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner (“Owner”), or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease 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 Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure 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 Lease Offering Brochure may include certain statements and estimates by SVN 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 Lease Offering Brochure, 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 Lease 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 Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease 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 Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer to lease, a prospective lessee 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 lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.