



SPRING VALLEY BUSINESS CENTER

1675 E. Seminole St., Springfield, MO 65804

Retail/Office Spaces Available

Karen Cowan
Broker/Agent

Haven Short
Agent

(417) 830-7770

1675 E. Seminole St. Suite B, Springfield, MO 65804

the **WOOTEN COMPANY**
LLC

Lease Brochure

Property Snapshot

Current Tenants

- **Bridge Center**
- **C & C Insurance**
- **Earp Filtration**
- **Evoke Health & Wellness**
- **Feedback School of Music**
- **Head Games Salon**
- **Kevin Kai**
- **Life Pro Safety**
- **Napier Properties**
- **Perfect Health Chiropractic**
- **Powerhouse Moving**
- **Rich Rogers Health Insurance**
- **Shelter Insurance**
- **Springfield Psychiatry**
- **Spring Valley Barber**
- **Summit Safety Group**

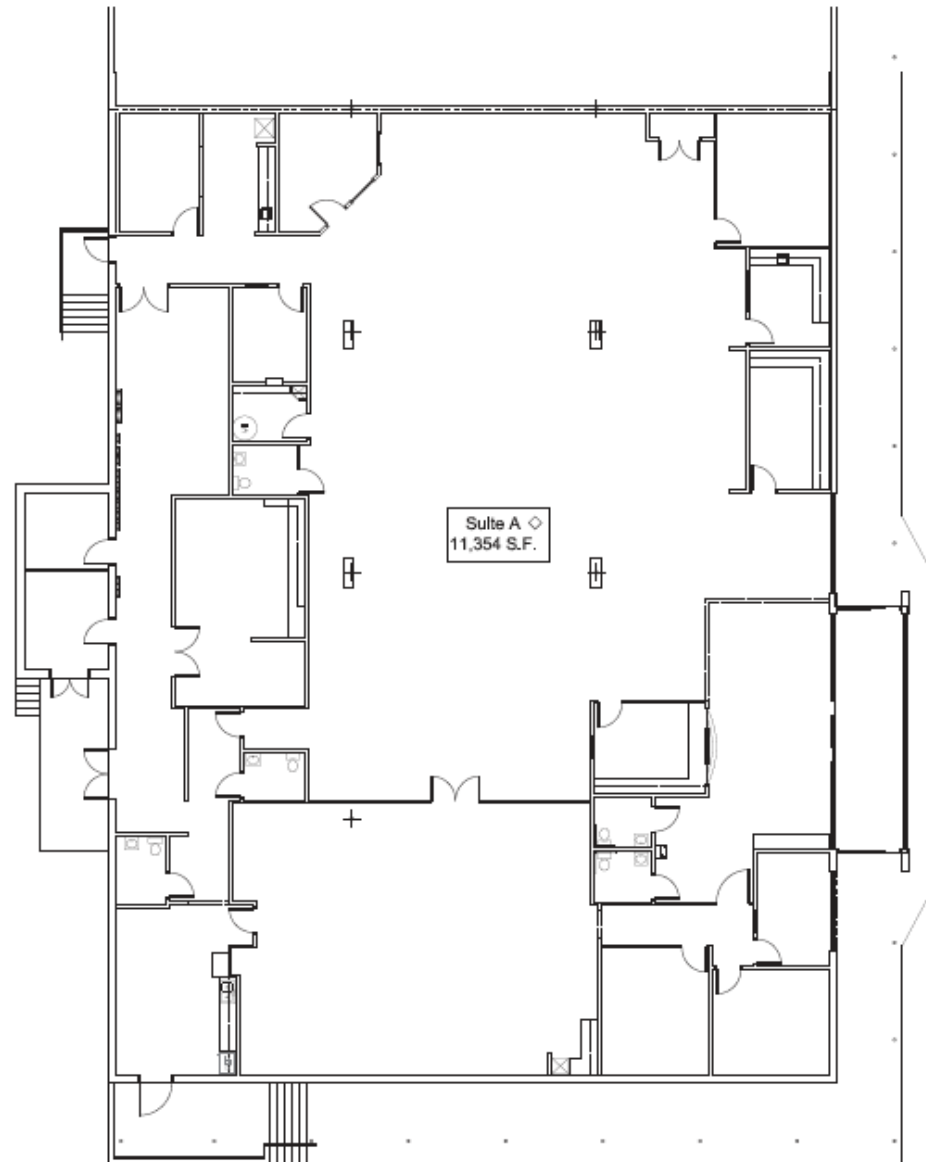
Building Details

- **Property Type** Retail/Office
- **Total Building SQFT** 46,172
- **Total Building Suites** 29
- **Vacant SQFT** 17,437
- **Land Acres** 3.8
- **Class** C
- **Year Built** 1977
- **Buildings** 1
- **Stories** 1
- **Total Parking Spaces** 180
- **Elevators** No
- **Cross Street** Glenstone
- **Zoning** General Retail
- **APN** 1231112024
- **County** Greene County
- **Submarket** National Boulevard Heights
- **Submarket Cluster** Southeast

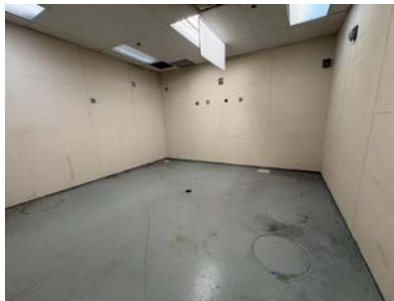
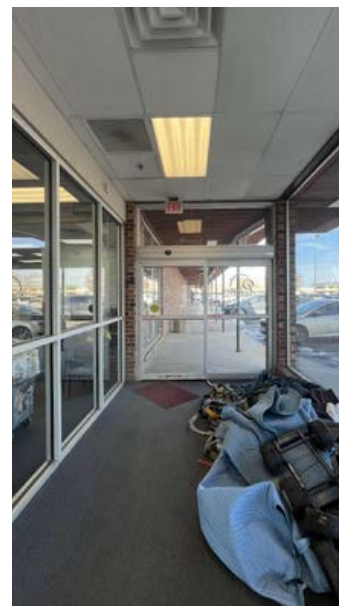
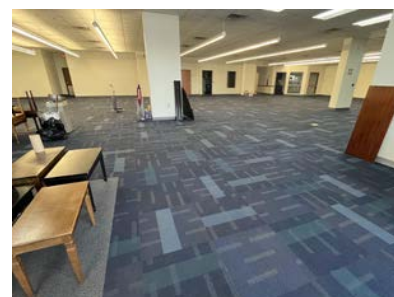
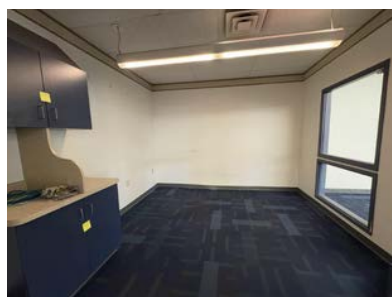
Building Description

The Spring Valley Business Center is conveniently located in the southeast part of the city at the intersection of Seminole and Waverly. One block from Glenstone Avenue makes this the perfect spot for any business. Spaces range from 250 sq. ft. to 11,354 sq. ft. Over 20 shops and professional offices are here to meet your needs. Tenants include The Wooten Company, Bridge Center, salons and barbershops, insurance offices, Chiropractor, and a music school.

Suite A Floor Plan



Suite A Interior Photos



Suite A Summary

Offering Summary

| | |
|--------------------------------|--------------------|
| Unit | A |
| Rentable Square Footage | 11,354 |
| Rate (Per SF) | \$9 |
| Lease Term | Negotiable |
| Lease Type | NNN |
| Monthly Rent | \$8,515.50 |
| NNN Cost PSF | \$2.43 |
| Monthly NNN | \$2,299.19 |
| Total PSF | \$11.43 |
| Total Monthly | \$10,814.69 |



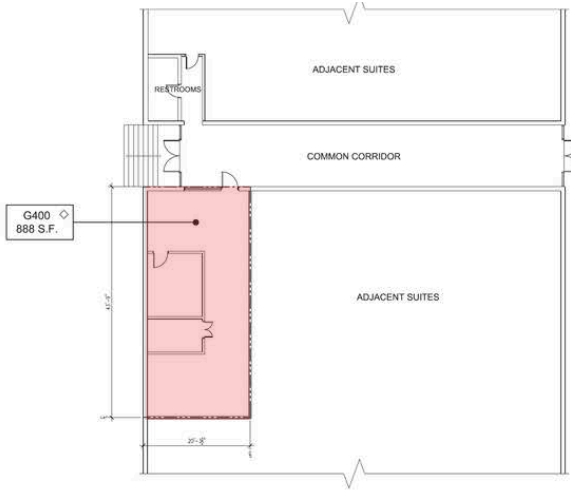
Suite Description

Expansive 11,354 SF commercial suite formerly used as a piano showroom, offering a wide-open layout ideal for retail, showroom, or specialty use. The space provides flexibility for large displays, customer flow, and creative build-out opportunities. Space can be divided. Please call Haven Short at (417) 830-7770 for more information.

Monthly Utility Range: \$750 - \$850

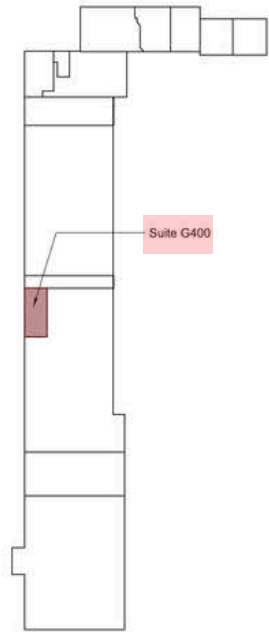
*Tenants are responsible for setting up and maintaining utility accounts.

Suite G400 Floor Plan & Interior Photos

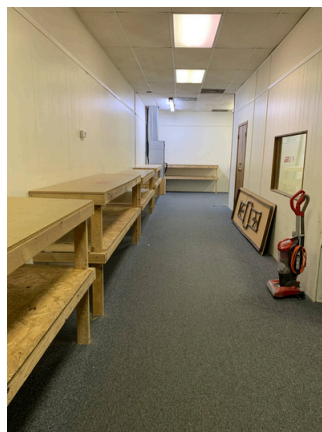


Suite G400
Floor Plan
Scale 1/8" = 1'-0"

- LEGEND**
- ◇ FLOOR PLAN VERIFIED
 - - - PERIMETER OF LEASE AREA
 - + INDICATES CENTERLINE OF DEMISING WALL



Building Key Plan
Not to Scale



Suite G400 Summary

Offering Summary

| | |
|--------------------------------|-----------------|
| Unit | G400 |
| Rentable Square Footage | 888 |
| Rate (Per SF) | \$10 |
| Lease Term | Negotiable |
| Lease Type | NNN |
| Monthly Rent | \$740.00 |
| NNN Cost PSF | \$2.43 |
| Monthly NNN | \$179.82 |
| Total PSF | \$12.43 |
| Total Monthly | \$919.82 |



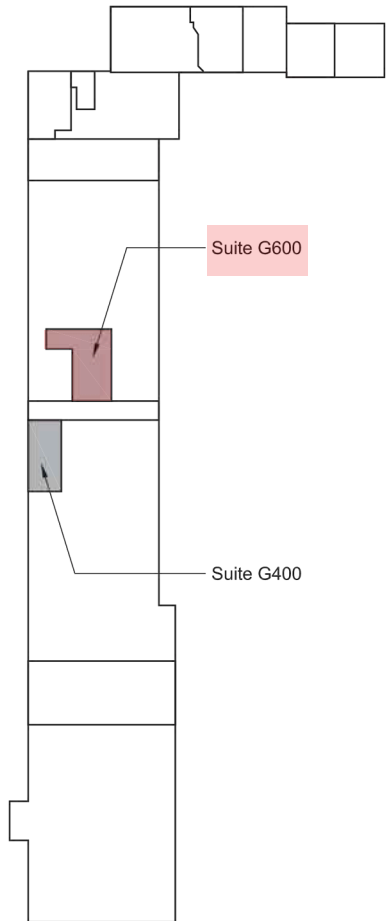
Suite Description

One Office - One Workstation - One Storage closet - Shelves for products along the main area of the suite - Shared bathrooms in common area hallway. Please call Haven Short at (417) 830-7770 for more information.

Monthly Utility Range: \$115 - \$145

*Tenants are responsible for setting up and maintaining utility accounts.

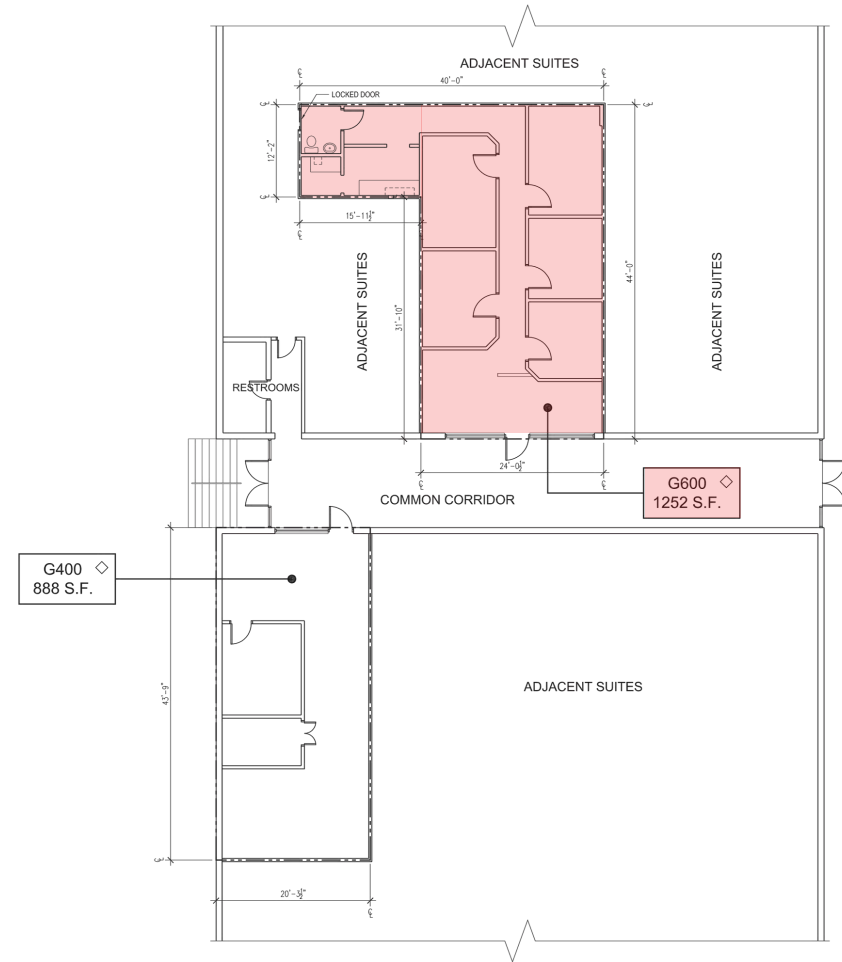
Suite G600 Floor Plan



Building Key Plan

Not to Scale

North



LEGEND

- ◇ FLOOR PLAN VERIFIED
- - - - PERIMETER OF LEASE AREA
- + INDICATES CENTERLINE OF DEMISING WALL

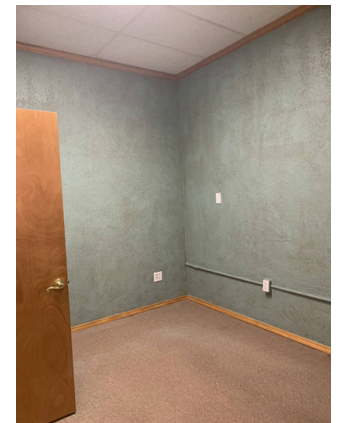
Suite G400, G600
Floor Plan

Scale 1/8" = 1'-0"

North



Suite G600 Interior Photos



Suite G600 Summary

Offering Summary

| | |
|--------------------------------|-------------------|
| Unit | G600 |
| Rentable Square Footage | 1,252 |
| Rate (Per SF) | \$10 |
| Lease Term | Negotiable |
| Lease Type | NNN |
| Monthly Rent | \$1,043.33 |
| NNN Cost PSF | \$2.43 |
| Monthly NNN | \$253.53 |
| Total PSF | \$12.43 |
| Total Monthly | \$1,296.86 |



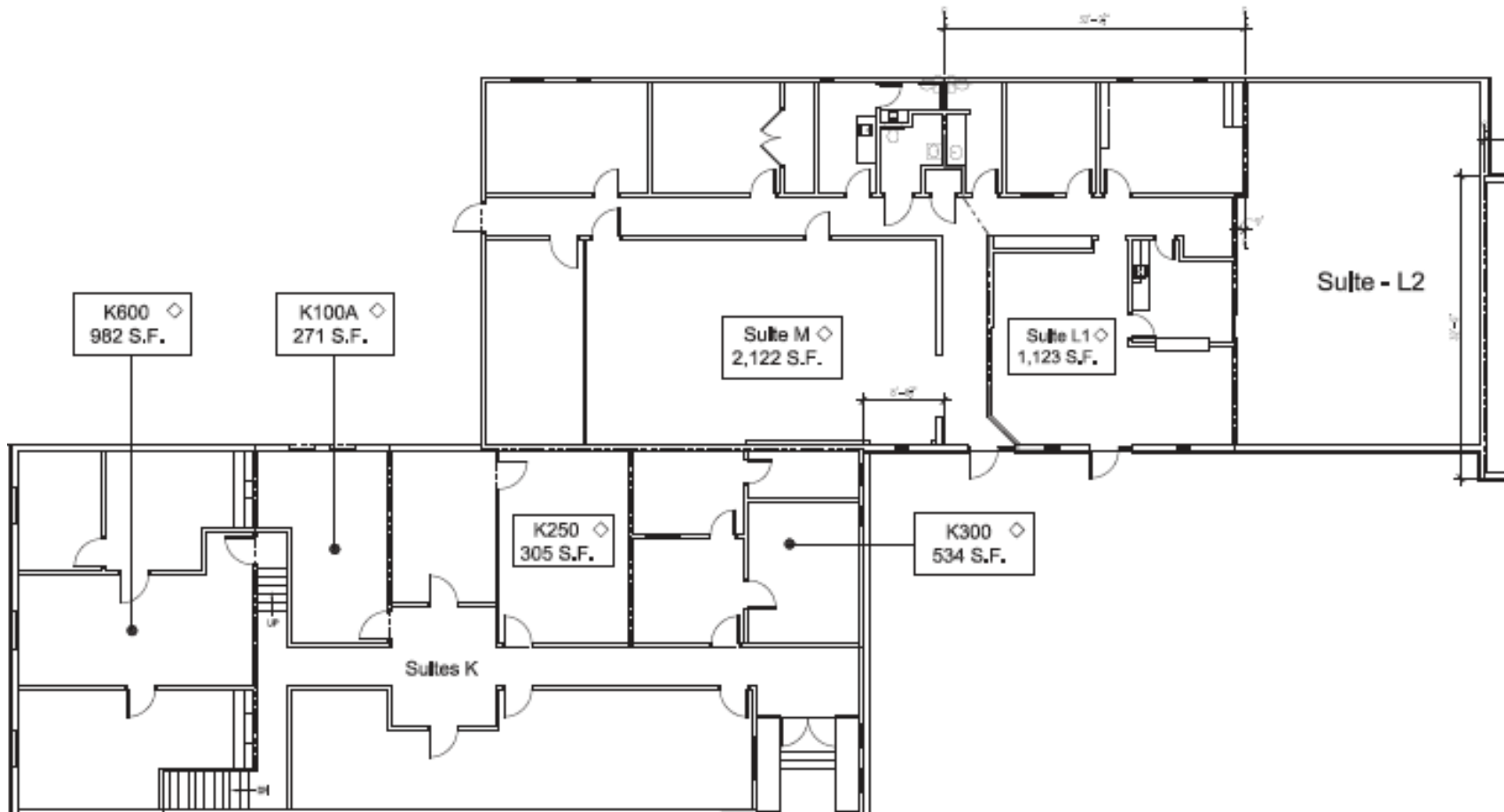
Suite Description

This 1,252 sq. ft. suite includes five private offices, a break room, and a bathroom. Ideal for small to mid-sized businesses, it offers a practical and efficient layout. Please call Haven Short at (417) 830-7770 for more information.

Monthly Utility Range: \$125 - \$145

*Tenants are responsible for setting up and maintaining utility accounts.

Suite K250 Floor Plan



Suite K250 Interior Photos

INCLUDES
UTILITIES
&
MAINTENANCE



Suite K250 Summary

Offering Summary

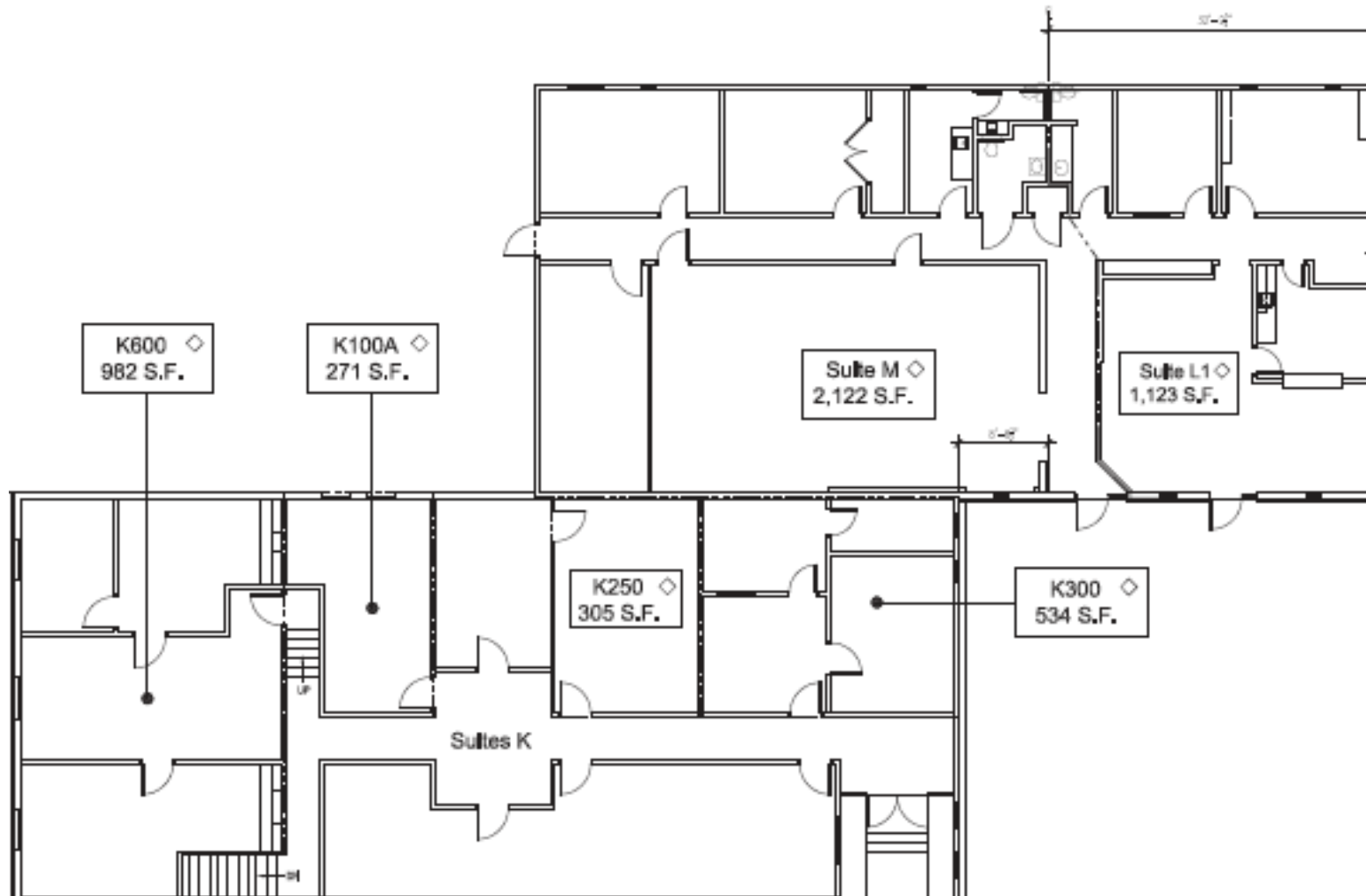
| | |
|--------------------------------|-----------------|
| Unit | K250 |
| Rentable Square Footage | 305 |
| Rate (Per SF) | \$10 |
| Lease Term | Negotiable |
| Lease Type | NNN |
| Monthly Rent | \$254.17 |
| NNN Cost PSF | \$2.43 |
| Monthly NNN | \$61.76 |
| Total PSF | \$12.43 |
| Total Monthly | \$315.93 |



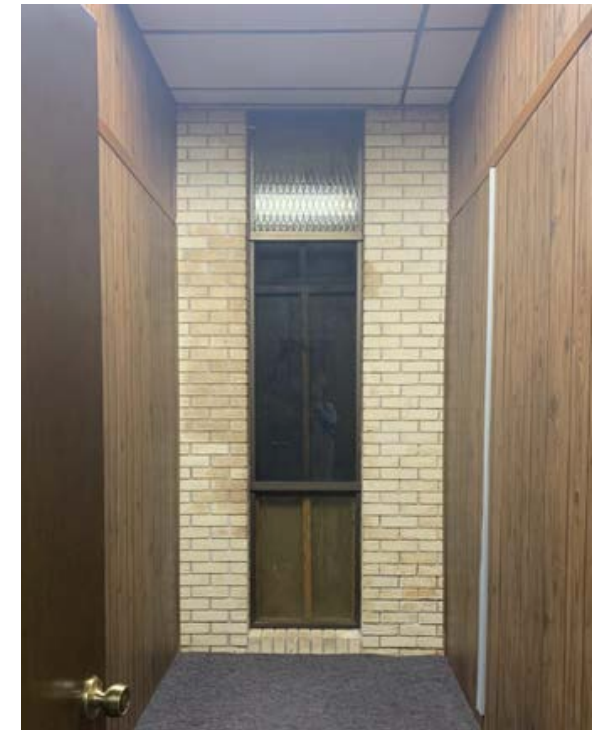
Suite Description

Includes Utilities and Maintenance. This suite offers endless possibilities to customize and bring your vision to life. Please call Haven Short at (417) 830-7770 for more information.

Suite K300 Floor Plan



Suite K300 Interior Photos



**INCLUDES
UTILITIES
&
MAINTENANCE**

Suite K300 Summary

Offering Summary

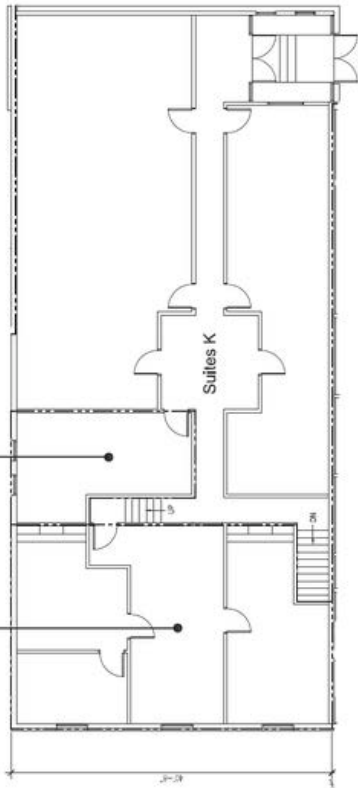
| | |
|--------------------------------|-----------------|
| Unit | K300 |
| Rentable Square Footage | 534 |
| Rate (Per SF) | \$10 |
| Lease Term | Negotiable |
| Lease Type | NNN |
| Monthly Rent | \$445.00 |
| NNN Cost PSF | \$2.43 |
| Monthly NNN | \$108.14 |
| Total PSF | \$12.43 |
| Total Monthly | \$553.14 |



Suite Description

Includes Utilities and Maintenance. This suite offers endless possibilities to customize and bring your vision to life. Please call Haven Short at (417) 830-7770 for more information.

Suite K600 Floor Plan & Interior Photos



Suite K600 Summary

**INCLUDES
UTILITIES
&
MAINTENANCE**

Offering Summary

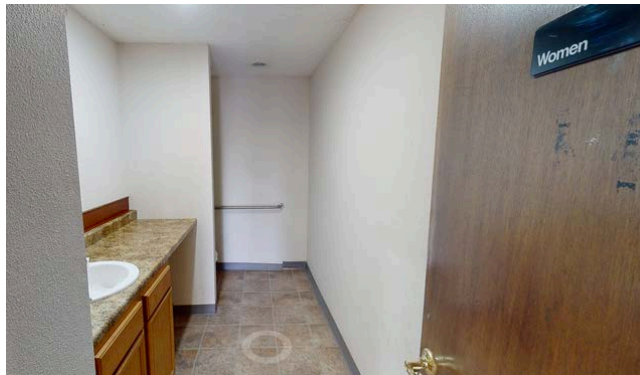
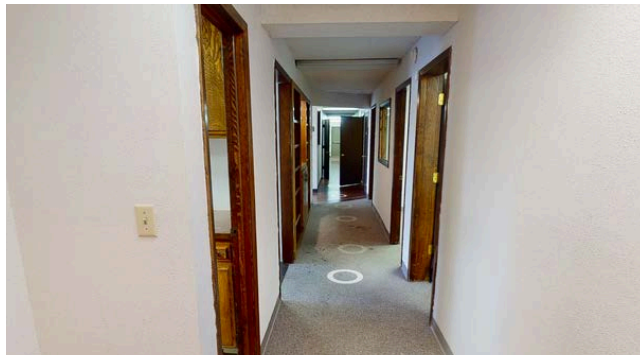
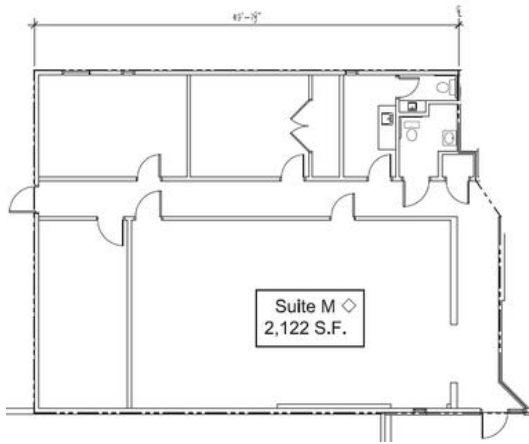
| | |
|--------------------------------|-------------------|
| Unit | K600 |
| Rentable Square Footage | 982 |
| Rate (Per SF) | \$10 |
| Lease Term | Negotiable |
| Lease Type | NNN |
| Monthly Rent | \$818.33 |
| NNN Cost PSF | \$2.43 |
| Monthly NNN | \$198.86 |
| Total PSF | \$12.43 |
| Total Monthly | \$1,017.19 |



Suite Description

Two Offices - One storage closet - Work area/reception
- Utilities Included - Shared bathrooms and internal hallway - Equip with two fireplaces - Second story access, no elevator. Please call Haven Short at (417) 830-7770 for more information.

Suite M Floor Plan & Interior Photos



Suite M Summary

**INCLUDES
UTILITIES
&
MAINTENANCE**

Offering Summary

| | |
|--------------------------------|-------------------|
| Unit | M |
| Rentable Square Footage | 2,122 |
| Rate (Per SF) | \$10 |
| Lease Term | Negotiable |
| Lease Type | NNN |
| Monthly Rent | \$1,768.33 |
| NNN Cost PSF | \$2.43 |
| Monthly NNN | \$429.71 |
| Total PSF | \$12.43 |
| Total Monthly | \$2,198.04 |



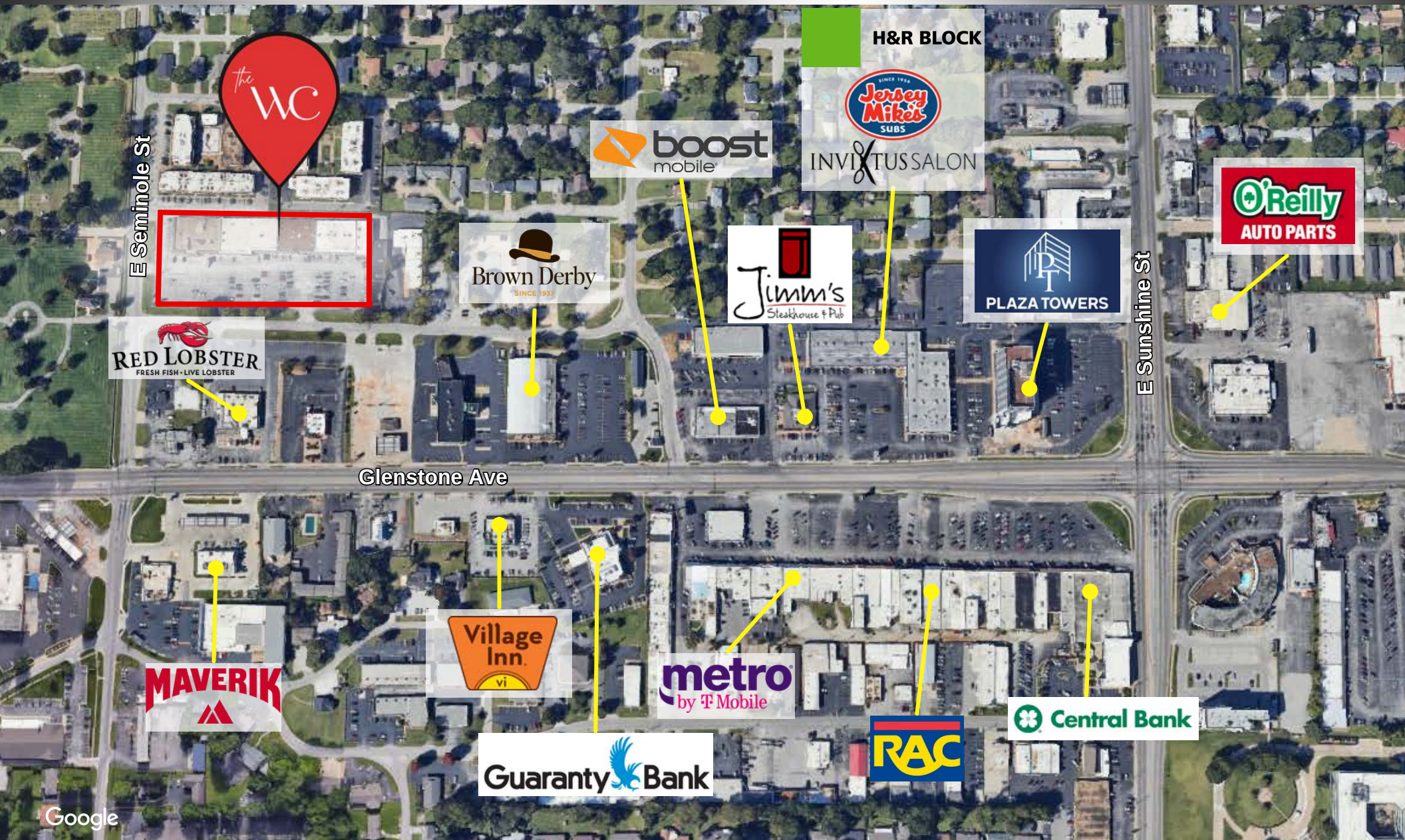
Suite Description

3 Offices - Two bathrooms - Small Kitchenette area - Large work area - Fenced in back door area - SpringNet Internet available in server room closet - Shared HVAC system - Utilities Included. Please call Haven Short at (417) 830-7770 for more information.

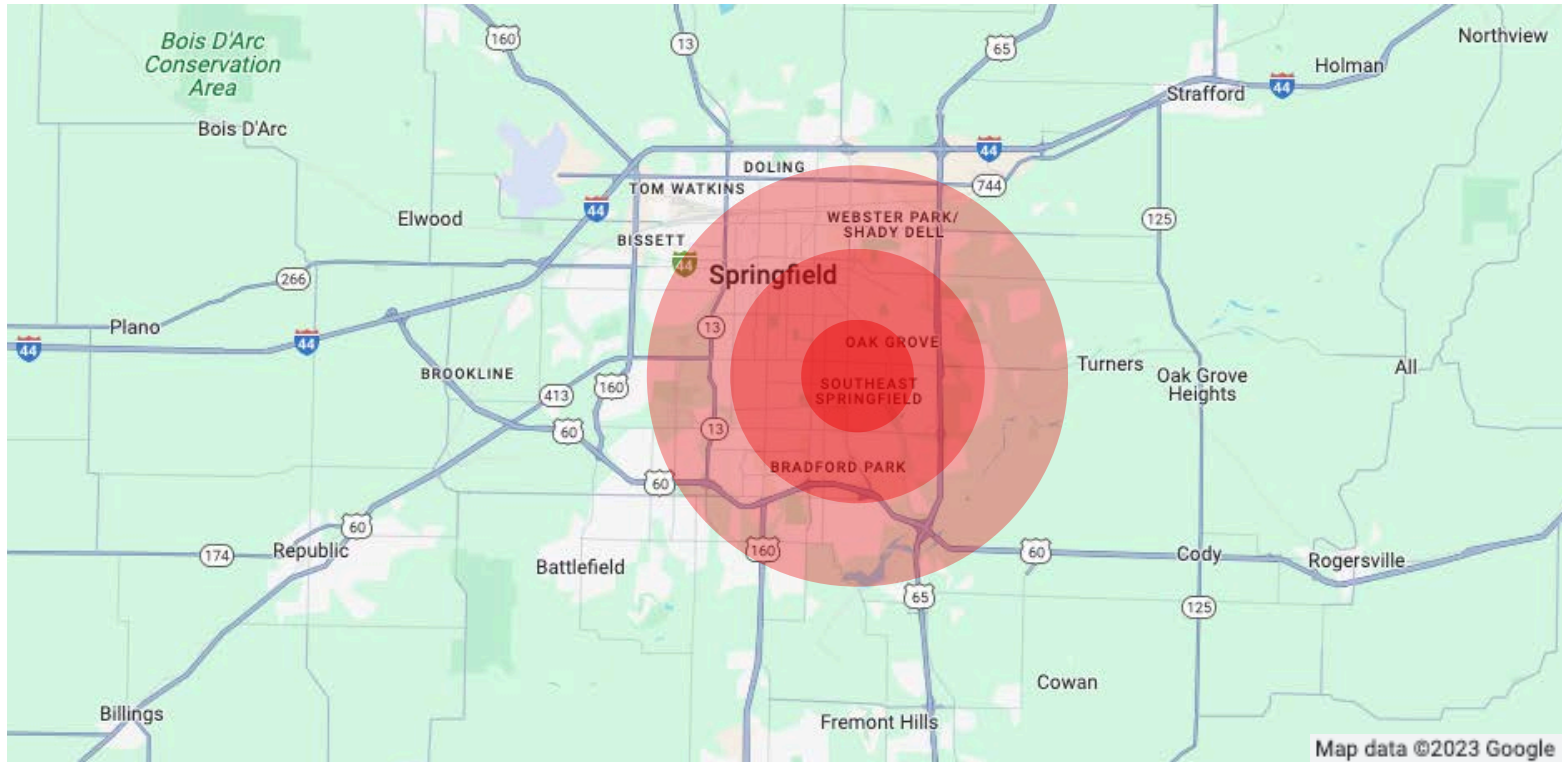
Google Earth View



Retailer Map



Demographics



| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------|---------------|---------------|---------------|
| Population | 18k | 125.3k | 225k |
| Average Household Income | 55.6k | 49.8k | 52.3k |
| Median Age | 36 | 35 | 36 |

Disclaimer

This Lease Opportunities Brochure ("Brochure") has been created by The Wooten Company, LLC ("Company") to provide potential lessees with information about available lease opportunities. The content is intended for informational purposes only, and the Company makes no representation or warranty, express or implied, regarding the accuracy, completeness, or reliability of the information presented herein.

Prospective lessees are encouraged to conduct their own due diligence and seek professional advice to assess the suitability of any lease opportunity featured in this Brochure. The information is subject to change without notice, and the Company reserves the right to modify or update any part of this Brochure as necessary.

It's important to note that this Brochure does not constitute an offer to enter into a lease agreement. Lease offers will be made through the formal execution of legal documentation provided by the Company. Any reliance on the information in this Brochure is at the user's own risk.

The Company disclaims any liability for direct, indirect, consequential, or special loss or damage arising from the use of, or reliance upon, this Brochure or its contents. The Company does not assume any obligation to update or revise information based on new developments or changes in circumstances.

Prospective lessees should thoroughly review all lease-related documents and contracts before making any decisions. Past performance does not guarantee future results, and the Company provides no assurance that any projected outcomes will be achieved.

This Brochure may be subject to legal, regulatory, and contractual restrictions in certain jurisdictions. It is not intended for distribution to, or use by, any person or entity in any jurisdiction or country where such distribution or use would be contrary to law or regulation.

By accessing or using this Brochure, you acknowledge and agree to the terms of this Disclaimer. The use of this Brochure constitutes acceptance of these terms and conditions.

The Wooten Company, LLC reserves all rights in connection with this Lease Opportunities Brochure.