



2142 W. CHESTERFIELD ST.  
SPRINGFIELD, MO 65807

Retail/Office Space For Lease - Located in Chesterfield Village

Karen Cowan

**Broker/Agent**

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

*the* **WOOTEN COMPANY**  
LLC

Lease Brochure

# Property Snapshot

## Current Tenants

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- **Black Sheep Burgers and Shakes**
- **Farmers Insurance - Robert Merritt**
- **HPMG**
- **Jim MacKay Financial Planning**
- **Kent W. Franks, Ph.D., LLC**
- **Makeen Energy**
- **MedVed**
- **Mini Dental Implant Centers of America**
- **Niche Technology**
- **Rob Jump Agency**
- **Salt & Light Pilates**
- **Seen Therapy Services**
- **Skyline Capital**
- **Three Hospice**
- **University of Missouri - Family Nutrition**
- **Webster & Carlton**

## Building Details

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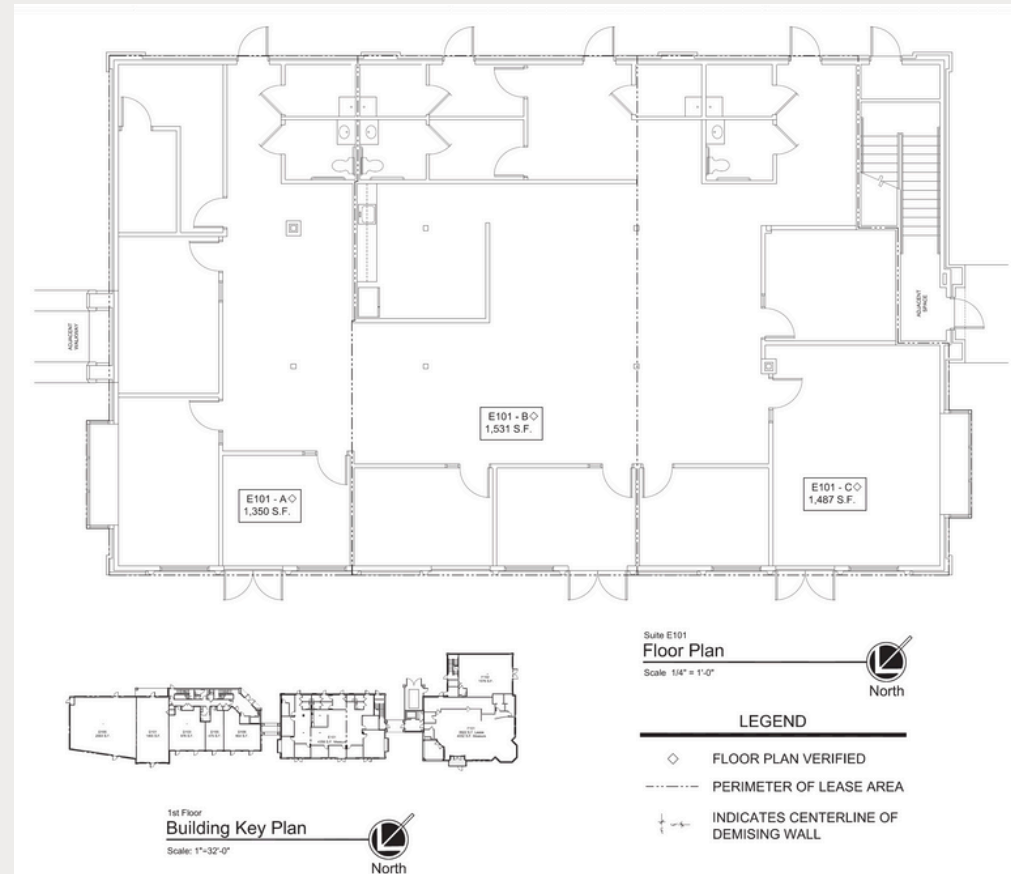
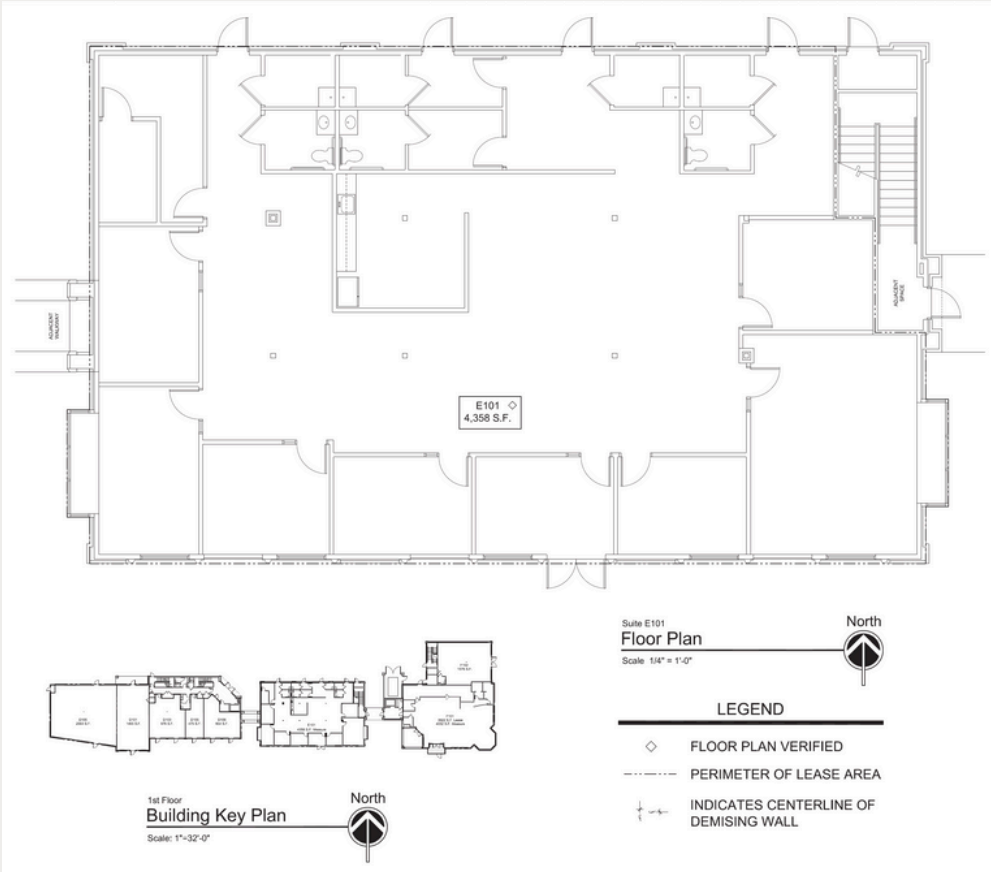
- **Property Type** Office
- **Total Building SQFT** 28,812
- **Total Building Suites** 18
- **Vacant SQFT** 844
- **Land Acres** 2.56
- **Class** B
- **Year Built** 1997
- **Buildings** 3
- **Stories** 2
- **Taxes (cost per SQFT)** \$1.83
- **Total Parking Spaces** 155
- **Elevators** Yes
- **Number Of Elevators** 2
- **Cross Street** West Chesterfield Blvd
- **Zoning** Commercial
- **APN** 1810401228
- **County** Greene County
- **Submarket** Chesterfield Village
- **Submarket Cluster** Southwest

## Building Description

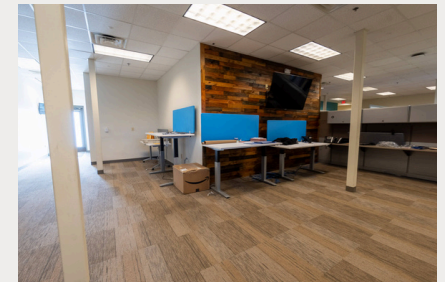
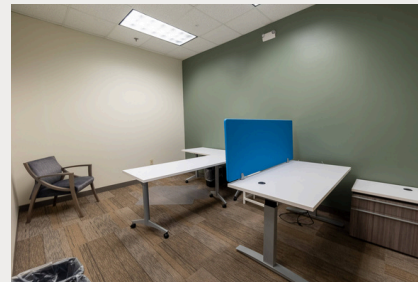
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Situated within the Chesterfield Village community, this office space is conveniently positioned just off Kansas Expressway, within a mile of both James River Expressway and Battlefield Road. Stroll along Chesterfield Boulevard's main street to find Central Bank, Chesterfield Family Center, Cox Clinic, and a variety of local and national businesses.

# Suite E101 - Floor Plan



# Suite E101 - Interior Photos



# Suite E101 - Summary

## Offering Summary

|                                 |            |
|---------------------------------|------------|
| <b>Unit</b>                     | E101       |
| <b>Rentable Square Footage</b>  | 4,358      |
| <b>Rate (Per SF)</b>            | \$14       |
| <b>Lease Type</b>               | NNN        |
| <b>Total NNN</b>                | \$2,502.22 |
| <b>Total Monthly Rent</b>       | \$5,084.33 |
| <b>Expense Rate (Per SF/YR)</b> | \$6.89     |
| <b>Lease Term</b>               | Negotiable |



## Suite Description

6 Offices - Reception area - Conference Room - Server Room - 3 Bathrooms - Kitchenette - 4 Utility/HVAC/Storage Closets - Large open workstation area - White Noise speakers throughout the entire suite - Key Fob Lock at entrance doors

# Google Earth View

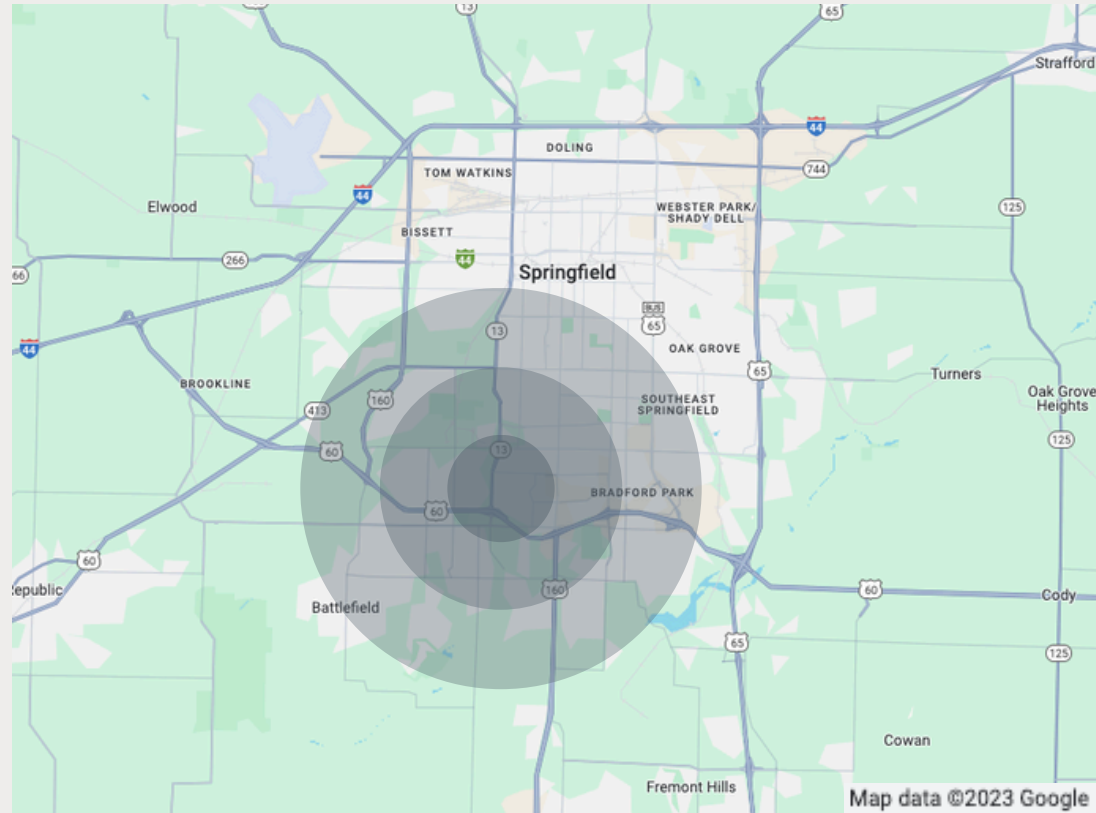


# Retailer Map



Google

# Demographics



|                                 | <b>1 Mile</b> | <b>3 Mile</b> | <b>5 Mile</b> |
|---------------------------------|---------------|---------------|---------------|
| <b>Population</b>               | 18.5K         | 103K          | 208K          |
| <b>Average Household Income</b> | 63K           | 51.9K         | 47.8K         |
| <b>Median Age</b>               | 39            | 38            | 35            |

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