



# SPRING VALLEY BUSINESS CENTER

1675 E Seminole St, Springfield, MO 65804

Retail/Office Spaces Available

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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- **Bridge Center**
- **C & C Insurance**
- **Don Coleman Business Services**
- **Earp Filtration**
- **Evoke Health & Wellness**
- **Head Games Salon**
- **Health Your Way**
- **Kevin Kai**
- **Life Pro Safety**
- **LMT**
- **Napier Properties**
- **Perfect Health Chiropractic**
- **Rich Rogers Health Insurance**
- **Shelter Insurance**
- **Springfield Psychiatry**
- **Spring Valley Barber**
- **Summit Safety Group**

## Building Details

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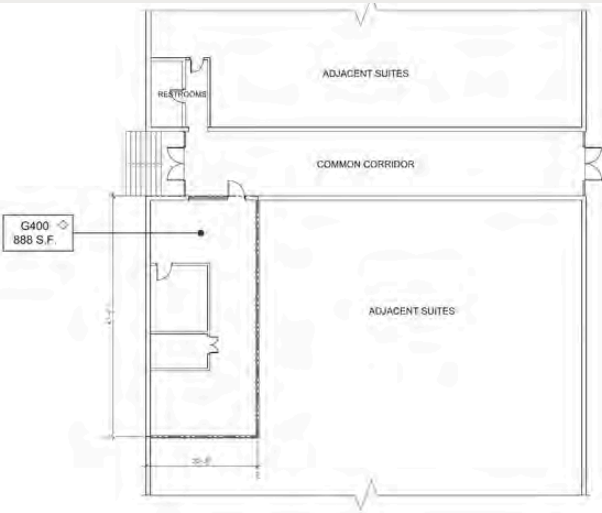
- **Property Type** Retail/Office
- **Total Building SQFT** 46,172
- **Total Building Suites** 29
- **Vacant SQFT** 7,498
- **Land Acres** 3.8
- **Class** C
- **Year Built** 1977
- **Buildings** 1
- **Stories** 1
- **Taxes (cost per SQFT)** \$0.88
- **Total Parking Spaces** 180
- **Elevators** No
- **Cross Street** Glenstone
- **Zoning** General Retail
- **APN** 1231112024
- **County** Greene County
- **Submarket** National Boulevard Heights
- **Submarket Cluster** Southeast

## Building Description

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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 2,340 sq. ft. Over 20 shops and professional offices are here to meet your needs. Tenants include Piano Craft, The Wooten Company, Bridge Center, salons and barbershops, mortgage brokers, insurance offices, Chiropractor, and Massage Therapist.

# Suite G400 - Floor Plan & Interior Photos

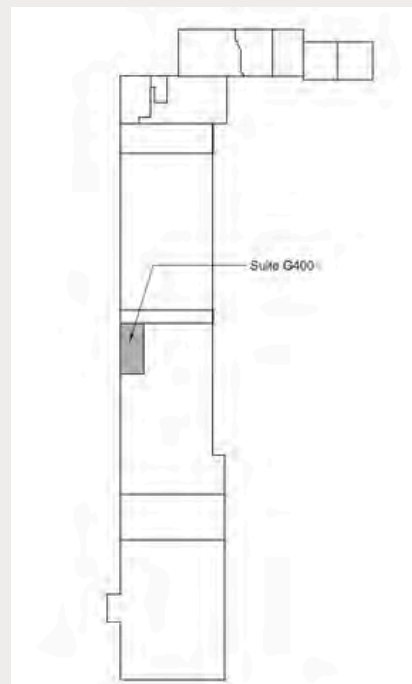


Suite G400  
Floor Plan  
Scale: 1/8" = 1'-0"



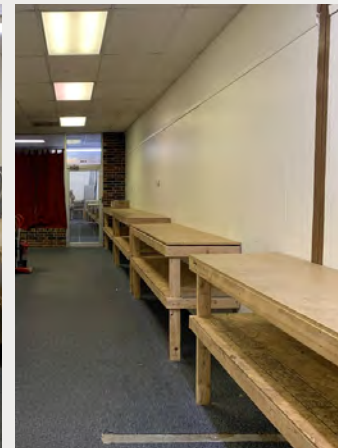
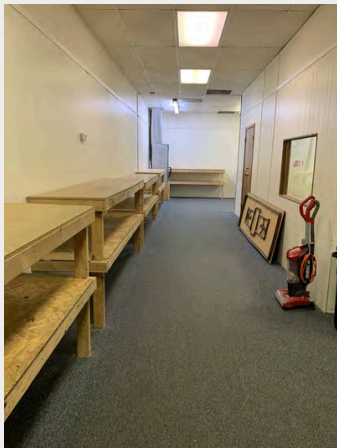
### LEGEND

- ◆ FLOOR PLAN VERIFIED
- PERIMETER OF LEASE AREA
- ⊥ INDICATES CENTERLINE OF DEMISING WALL



### Building Key Plan

Not to Scale



# Suite G400 - Summary

## Offering Summary

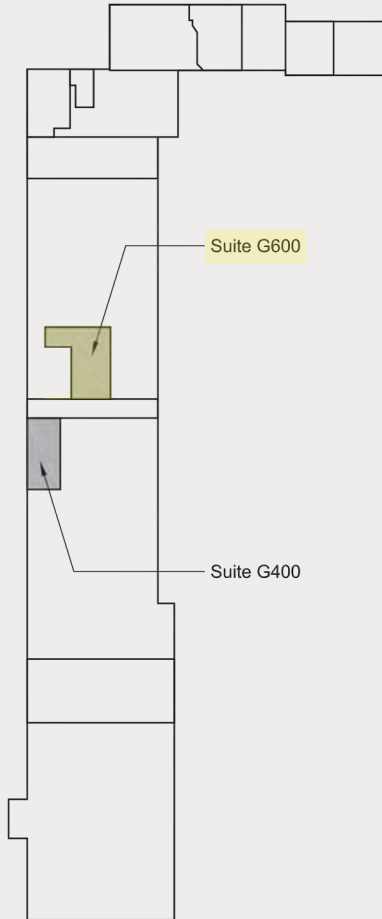
<b>Unit</b>	G400
<b>Rentable Square Footage</b>	888
<b>Rate (Per SF)</b>	\$10
<b>Lease Type</b>	NNN
<b>Total NNN</b>	\$139.12
<b>Total Monthly Rent</b>	\$740.00
<b>Expense Rate (Per SF/YR)</b>	\$1.88
<b>Lease Term</b>	Negotiable



## 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

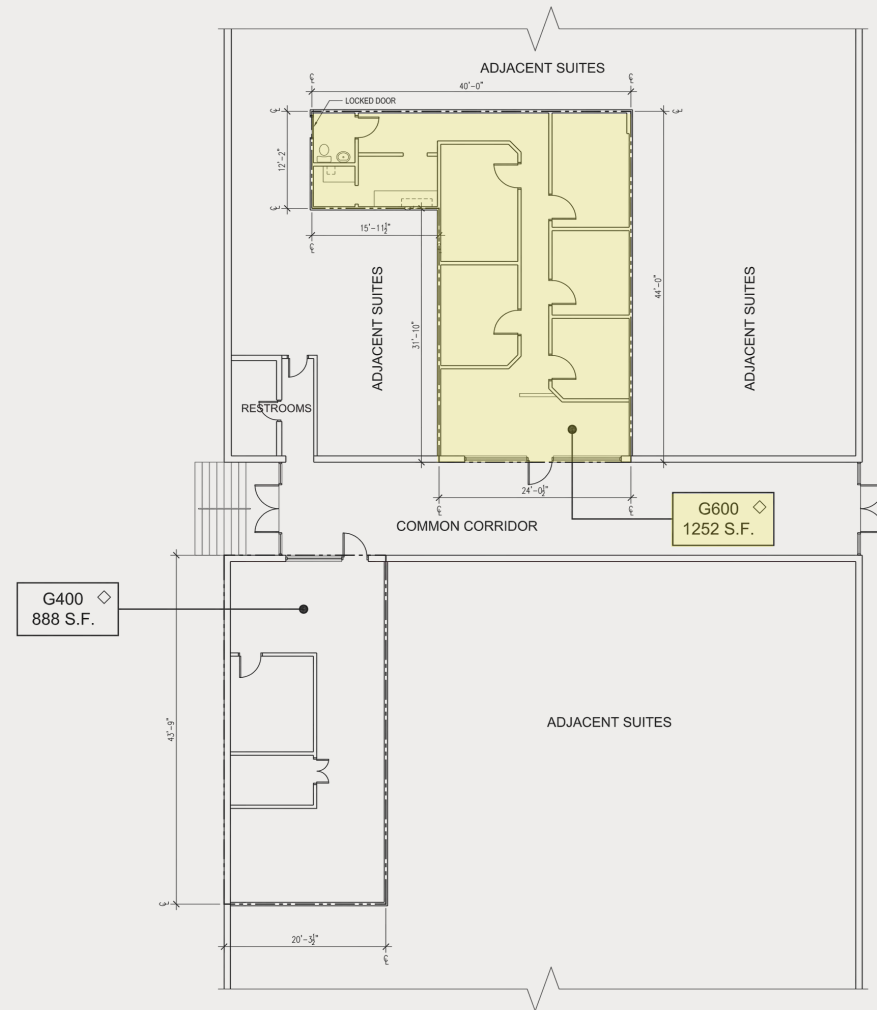
# Suite G600 - Floor Plan



Building Key Plan

Not to Scale

North



## LEGEND

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

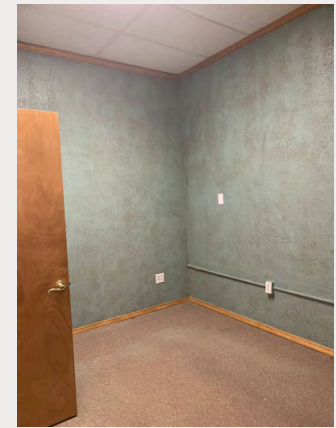
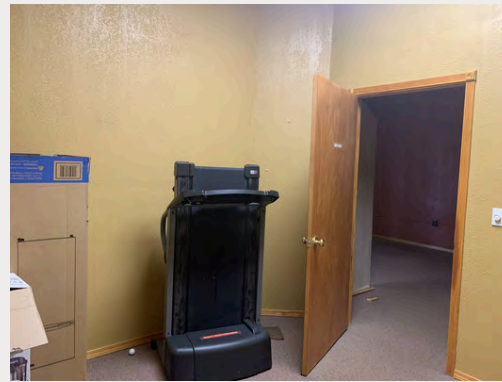
Suite G400, G600  
Floor Plan

Scale 1/8" = 1'-0"

North



# Suite G600 - Interior Photos



# Suite G600 - Summary

## Offering Summary

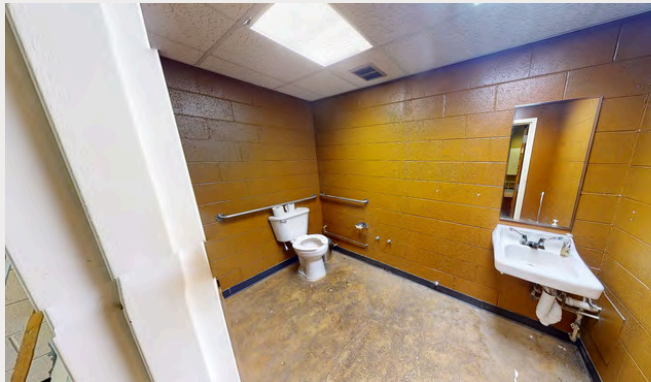
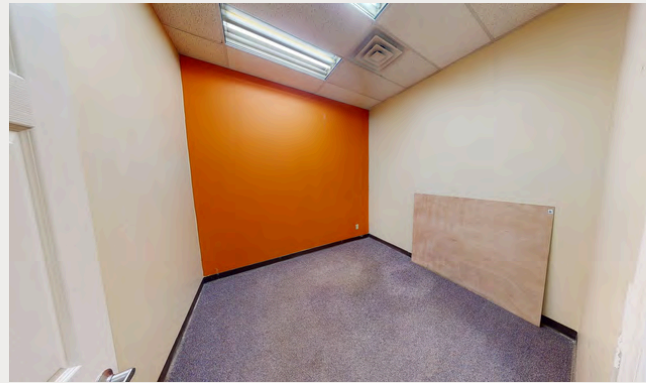
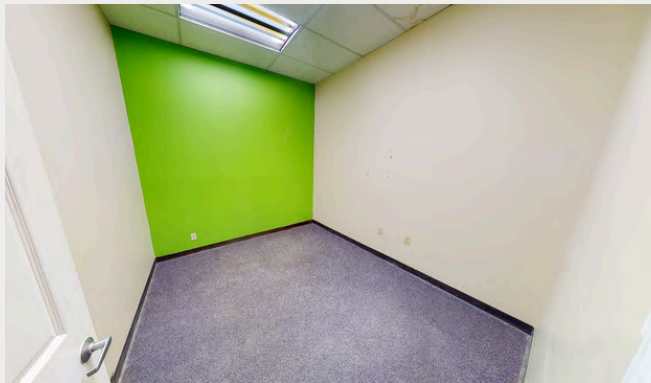
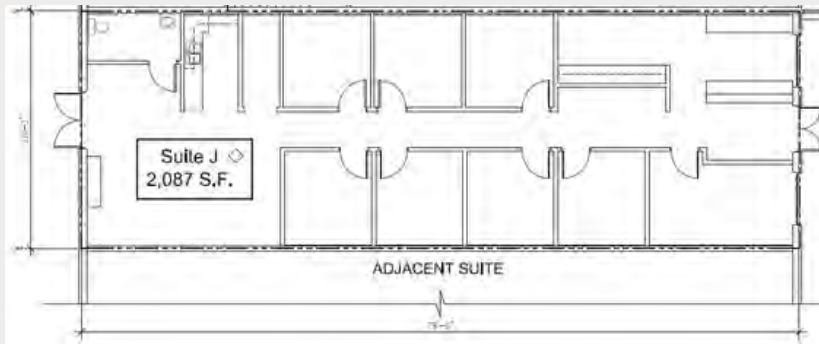
<b>Unit</b>	G600
<b>Rentable Square Footage</b>	1,200
<b>Rate (Per SF)</b>	\$10
<b>Lease Type</b>	NNN
<b>Total NNN</b>	\$188.00
<b>Total Monthly Rent</b>	\$1,000.00
<b>Expense Rate (Per SF/YR)</b>	\$1.88
<b>Lease Term</b>	Negotiable



## Suite Description

This 1,200 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.

# Suite J - Floor Plan & Interior Photos



# Suite J - Summary

## Offering Summary

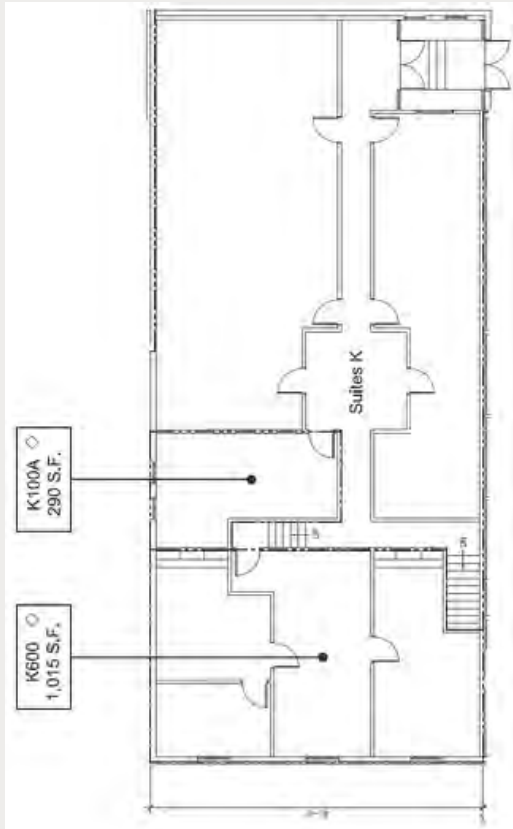
<b>Unit</b>	J
<b>Rentable Square Footage</b>	2,080
<b>Rate (Per SF)</b>	\$8
<b>Lease Type</b>	NNN
<b>Total NNN</b>	\$325.87
<b>Total Monthly Rent</b>	\$1,386.67
<b>Expense Rate (Per SF/YR)</b>	\$1.88
<b>Lease Term</b>	Negotiable



## Suite Description

8 Office - 1 Bathroom - Reception area - Kitchenette - Conference area/Work area - Storage Closet

# Suite K600 - Floor Plan & Interior Photos



# Suite K600 - Summary

INCLUDES  
UTILITIES  
&  
MAINTENANCE

## Offering Summary

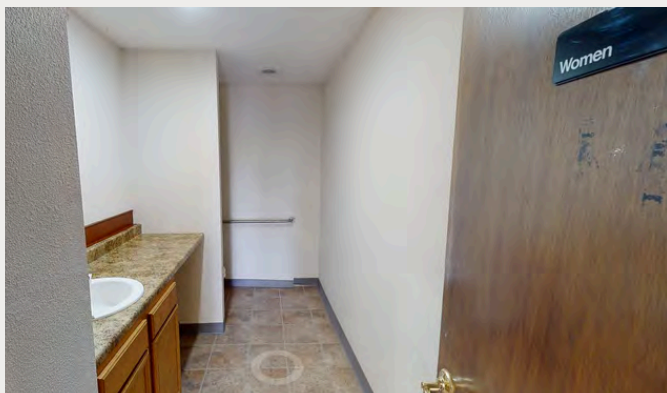
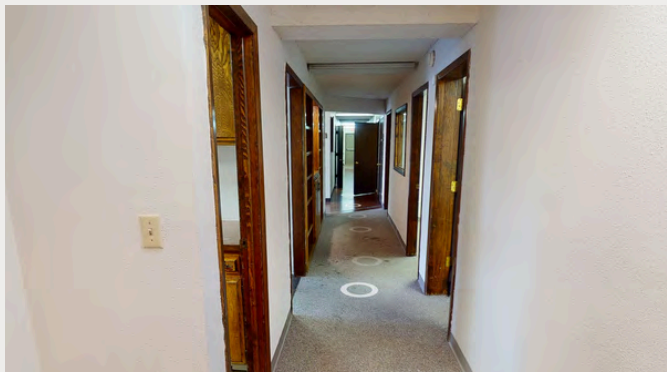
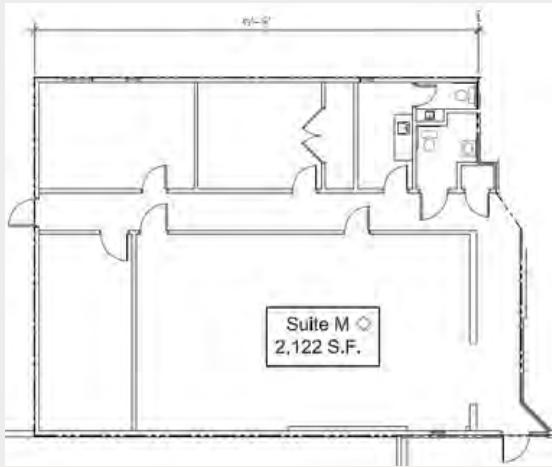
<b>Unit</b>	K600
<b>Rentable Square Footage</b>	1,128
<b>Rate (Per SF)</b>	\$10
<b>Lease Type</b>	NNN
<b>Total NNN</b>	\$176.72
<b>Total Monthly Rent</b>	\$940.00
<b>Expense Rate (Per SF/YR)</b>	\$1.88
<b>Lease Term</b>	Negotiable



## 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.

# Suite M - Floor Plan & Interior Photos



# Suite M - Summary

## Offering Summary

<b>Unit</b>	M
<b>Rentable Square Footage</b>	2,120
<b>Rate (Per SF)</b>	\$10
<b>Lease Type</b>	NNN
<b>Total NNN</b>	\$332.13
<b>Total Monthly Rent</b>	\$1,766.67
<b>Expense Rate (Per SF/YR)</b>	\$1.88
<b>Lease Term</b>	Negotiable



**INCLUDES  
UTILITIES  
&  
MAINTENANCE**

## 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

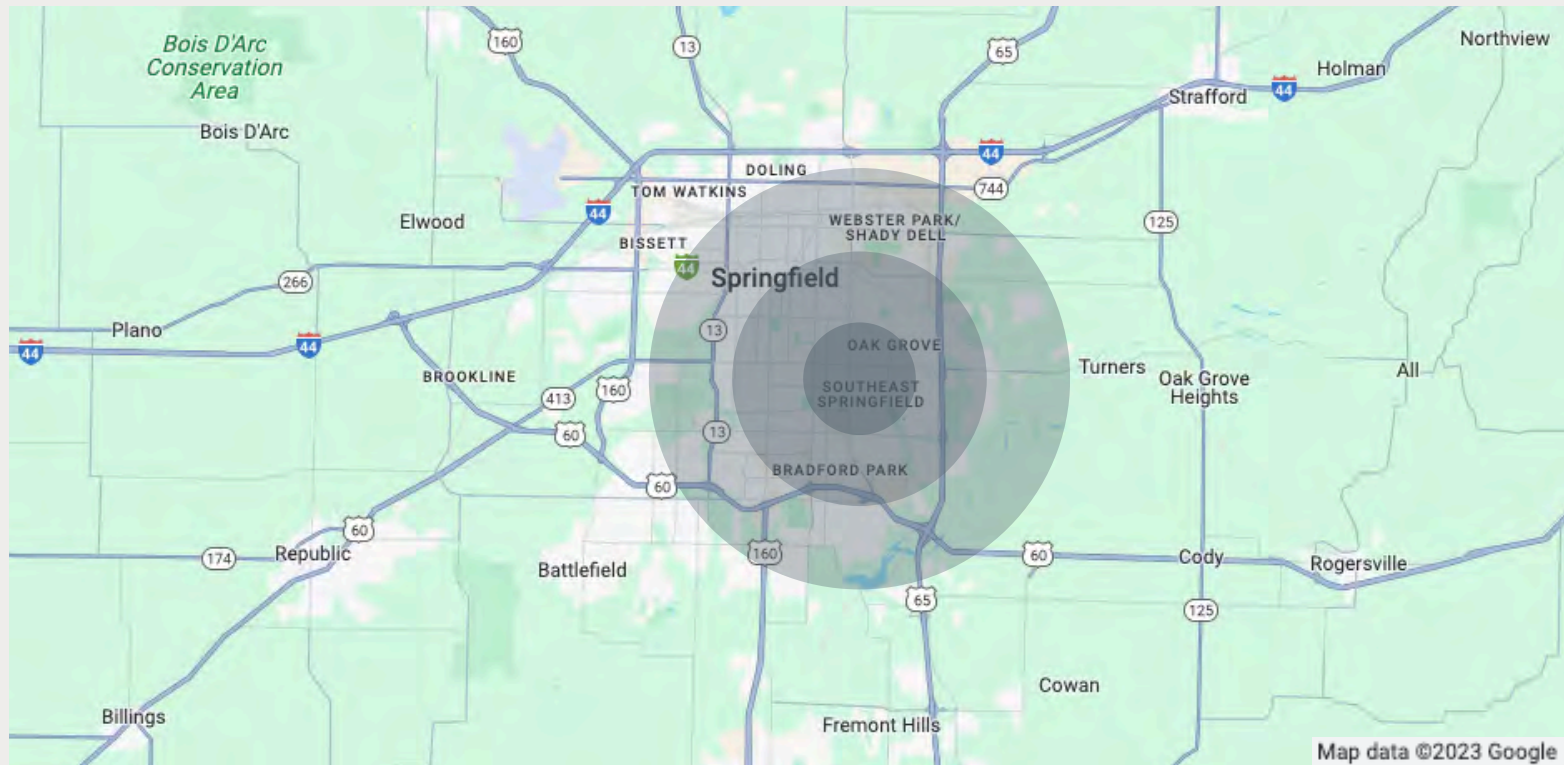
# Google Earth View



# Retailer Map



# Demographics



	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>	17.8k	125k	223k
<b>Average Household Income</b>	51.6k	47.2k	50k
<b>Median Age</b>	35	33	36

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