



CHESTERFIELD MIXED USE

2142 W. Chesterfield St. Springfield, MO 65807

Retail/Office Spaces Located in Chesterfield Village

Karen Cowan

Broker/Agent

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

Haven Short

Agent

the **WOOTEN COMPANY**
LLC

Lease Brochure

Property Snapshot

Current Tenants

- **Alera Group**
- **Black Sheep Burgers and Shakes**
- **Jim MacKay Financial Planning**
- **Kent W. Franks, Ph.D., LLC**
- **Makeen Energy**
- **Mini Dental Implant Centers of America**
- **Niche Technology**
- **Rob Jump Agency**
- **Salt & Light Pilates**
- **Seen Therapy Services**
- **Skyline Capital**
- **SurgePays, Inc.**
- **Three Hospice**
- **W&C Multi-Line Insurance Adjusters**
- **Webster & Carlton**
- **WIS Corporation**

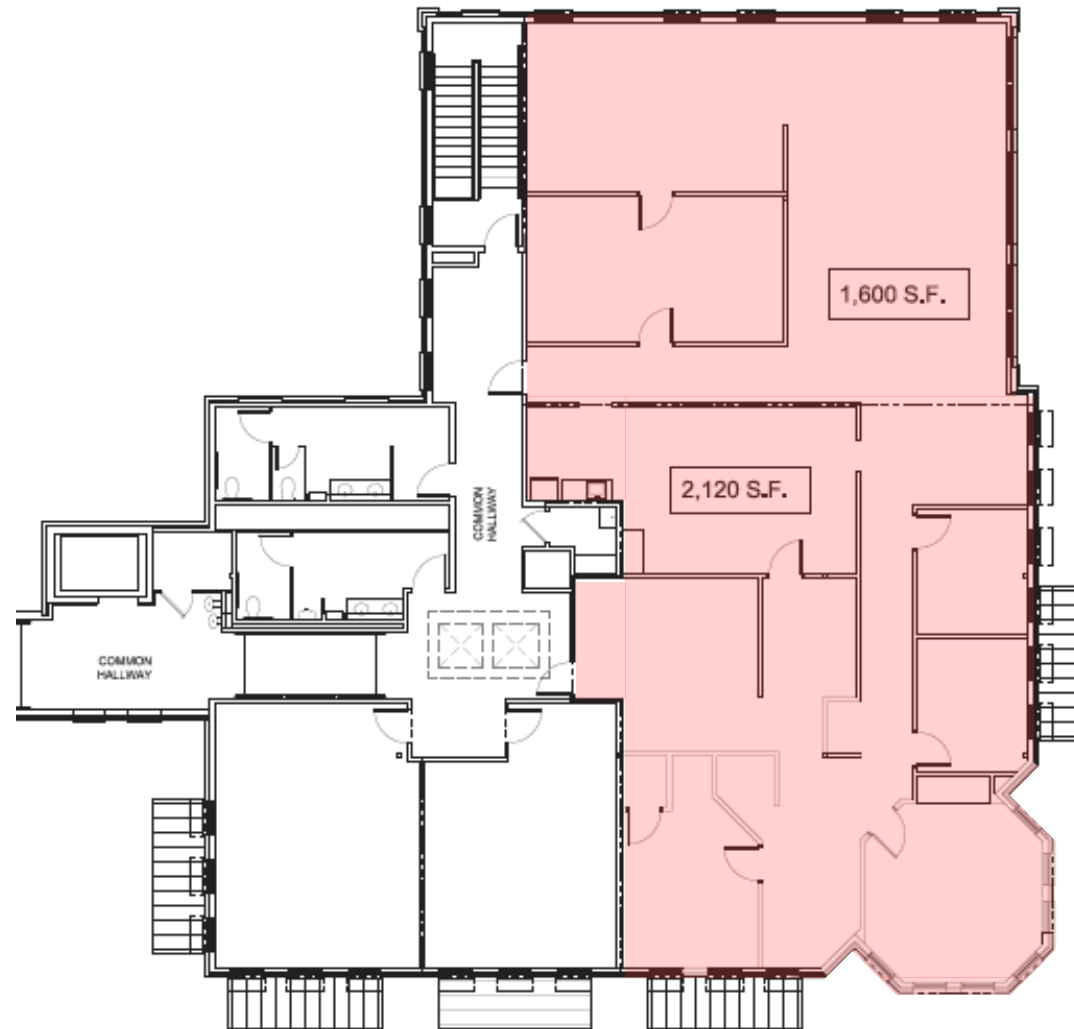
Building Details

- **Property Type** Office
- **Total Building SQFT** 28,812
- **Total Building Suites** 18
- **Land Acres** 2.56
- **Class** B
- **Year Built** 1997
- **Buildings** 3
- **Stories** 2
- **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

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 2160-F200 Floor Plan



Suite 2160-F200 Interior Photos



Suite 2160-F200 Summary

Offering Summary

Unit	2160-F200
Rentable Square Footage	3,720
Rate (Per SF)	\$16
Lease Term	Negotiable
Lease Type	NNN
Monthly Rent	\$4,960.00
NNN Cost PSF	\$8.11
Monthly NNN	\$2,514.10
Total PSF	\$24.11
Total Monthly	\$7,474.10



Suite Description

This spacious office suite offers a versatile layout suitable for a range of professional uses. Select areas feature attractive architectural details - such as arched windows and elevated ceiling lines - that bring in natural light and add a touch of character to the space. Split space available. Call Haven Short at (417) 830-7770 for more information.

Monthly Utility Range: \$120 to \$210

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

Suite 2160-F200 (Split 1) Summary

Offering Summary

Unit	2160-F200
Rentable Square Footage	2,120
Rate (Per SF)	\$16
Lease Term	Negotiable
Lease Type	NNN
Monthly Rent	\$2,826.67
NNN Cost PSF	\$8.11
Monthly NNN	\$1,432.77
Total PSF	\$24.11
Total Monthly	\$4,259.43



Suite Description

Call Haven Short at (417) 830-7770 for more information.

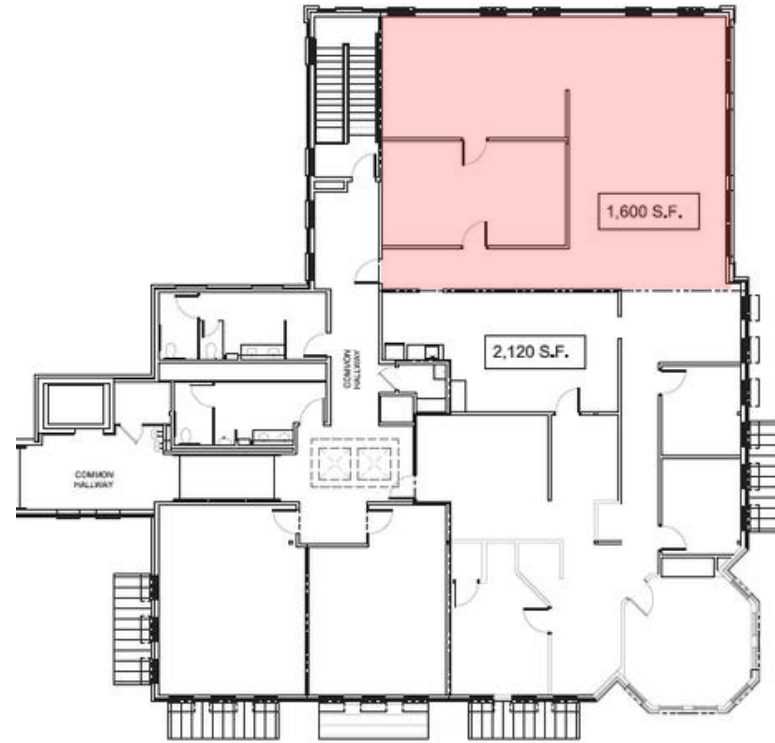
Monthly Utility Range: \$75 to \$115

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

Suite 2160-F200 (Split 2) Summary

Offering Summary

Unit	2160-F200
Rentable Square Footage	1,600
Rate (Per SF)	\$16
Lease Term	Negotiable
Lease Type	NNN
Monthly Rent	\$2,133.33
NNN Cost PSF	\$8.11
Monthly NNN	\$1,081.33
Total PSF	\$24.11
Total Monthly	\$3,214.67



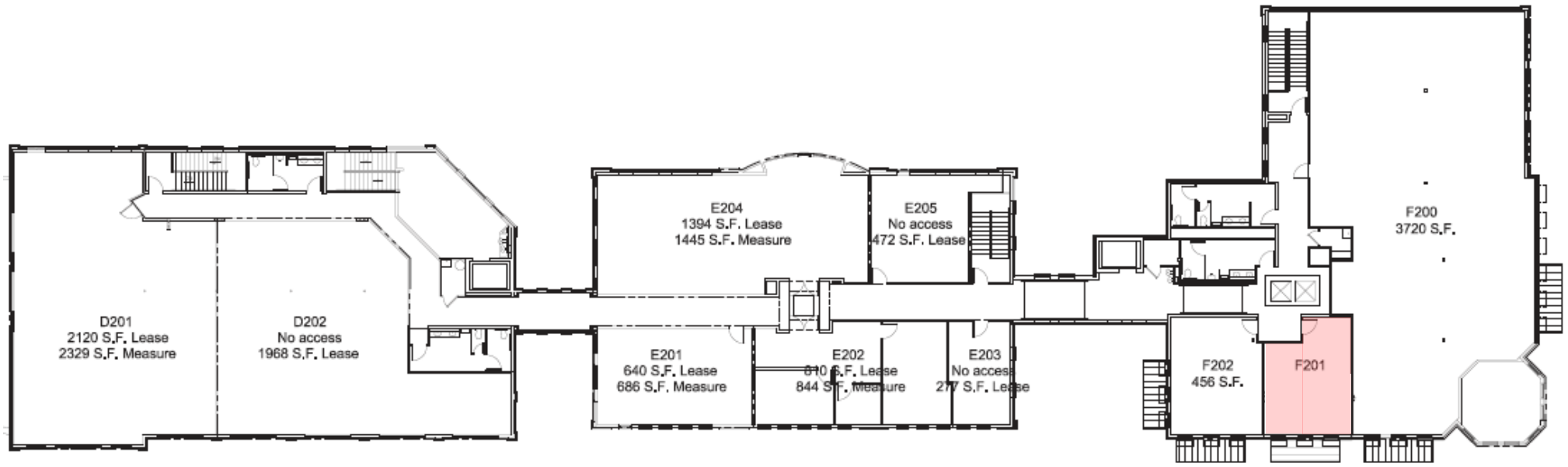
Suite Description

Call Haven Short at (417) 830-7770 for more information.

Monthly Utility Range: \$60 to \$95

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Suite 2160-F201 Floor Plan



2nd Floor Plan

Scale: 1/16" = 1'-0"



Suite 2160-F201 Interior Photos



Suite 2160-F201 Summary

Offering Summary

Unit	2160-F201
Rentable Square Footage	320
Rate (Per SF)	\$16
Lease Term	Negotiable
Lease Type	NNN
Monthly Rent	\$426.67
NNN Cost PSF	\$8.11
Monthly NNN	\$216.27
Total PSF	\$24.11
Total Monthly	\$642.93



Suite Description

Move-out on 10/31/2026. Call Haven Short at (417) 830-7770 for more information.

Monthly Utility Range: \$100 - \$110

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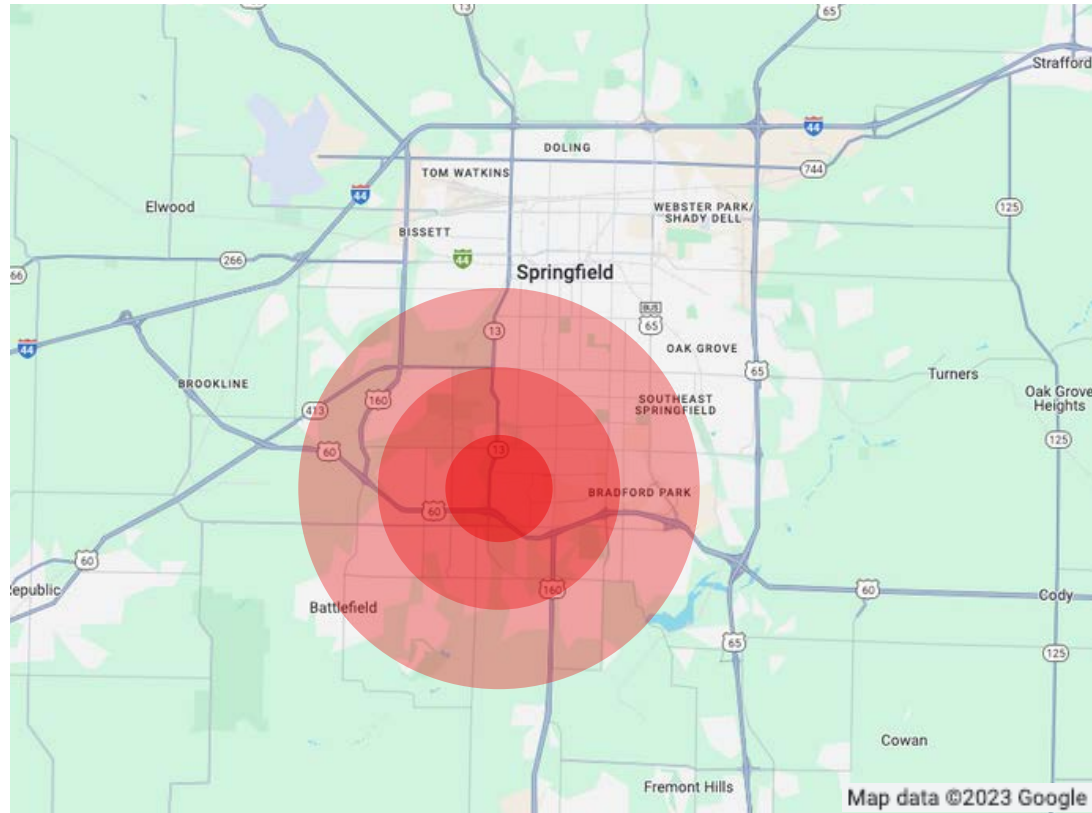
Google Earth View



Retailer Map



Demographics



	1 Mile	3 Mile	5 Mile
Population	18k	105.6k	212.6k
Average Household Income	50.8k	58.2k	55k
Median Age	34	39	36

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