

# Ridgeview Office Suites



3230 - 3246 E RIDGEVIEW ST, SPRINGFIELD, MO 65804

COVER PAGE

For Lease



For more information please contact:

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# Ridgeview Office Suites



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AVAILABLE SPACES

For Lease

- LEASE TYPE** | NNN - \$4.00
- TOTAL SPACE** | 1,085 - 3,255 SF
- LEASE TERM** | Negotiable
- LEASE RATE** | \$18.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3240	Available	1,085 - 3,255 SF	NNN	\$18.00 SF/yr	
3236	Available	1,085 - 3,255 SF	NNN	\$18.00 SF/yr	



For Lease



### PROPERTY SUMMARY

Available SF:	1,085 - 3,255 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	0.74 Acres
Building Size:	10,630 SF
Building Class:	A
Year Built:	2002
Zoning:	Commercial
Market:	Springfield, MO
Cross Streets:	Ingram Mill Rd

### PROPERTY OVERVIEW

Great office building located in Southeast Springfield, MO. Office building is located in Deerfield Office Park, and is in close proximity to Highway 65.

Owner/Agent

### PROPERTY HIGHLIGHTS

- Located in Deerfield Office Park.
- Close proximity to Highway 65.
- Easy Access.
- Quiet Area.

# RIDGEVIEW OFFICE SUITES

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SITE PLAN



Site Plan



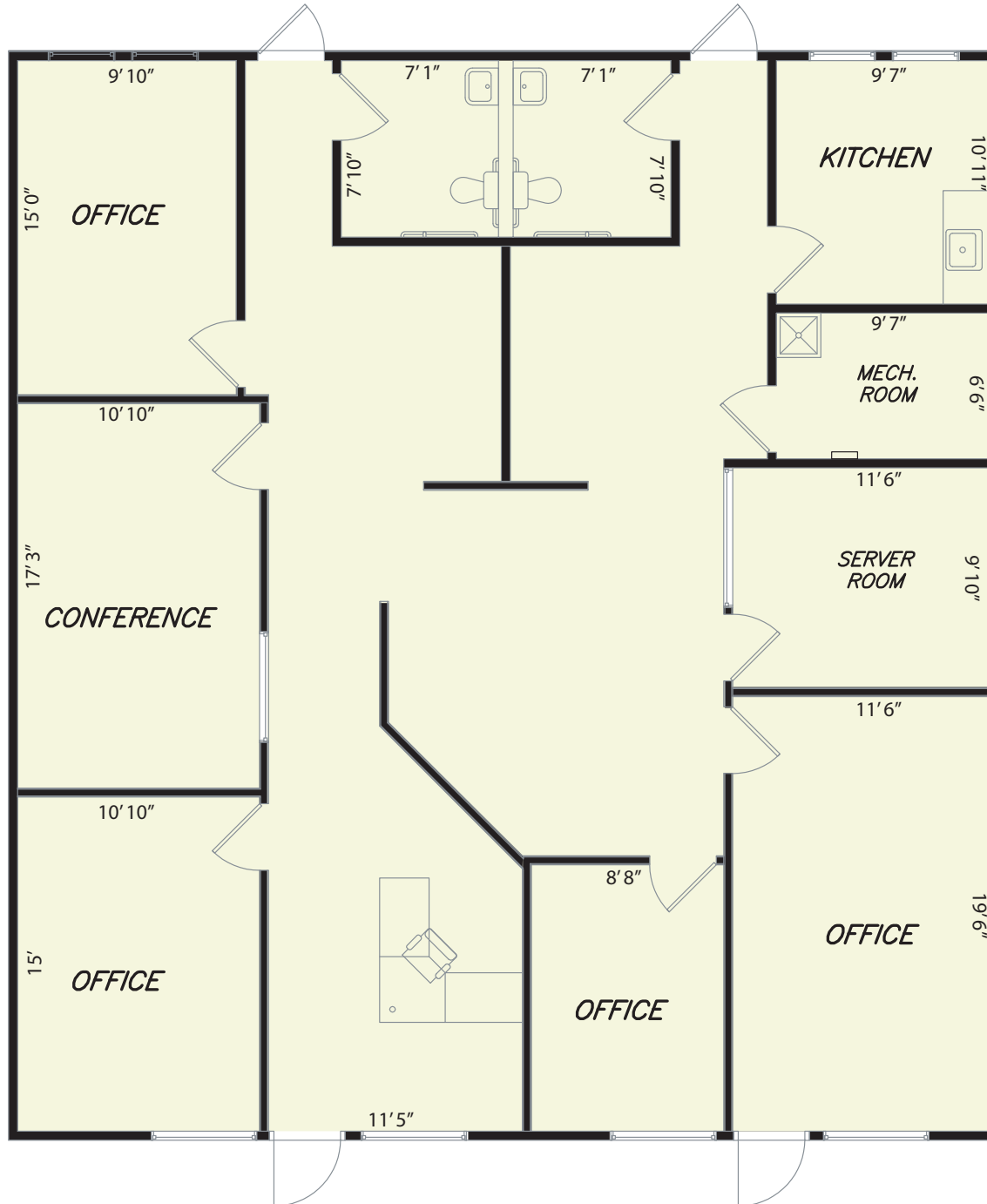
# RIDGEVIEW OFFICE SUITES

3240 E Ridgeview St

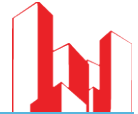
FLOOR PLAN



Floor Plan



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RETAILER MAP

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Google

Map data ©2020 Imagery ©2020, Maxar Technologies, USDA Farm Service Agency

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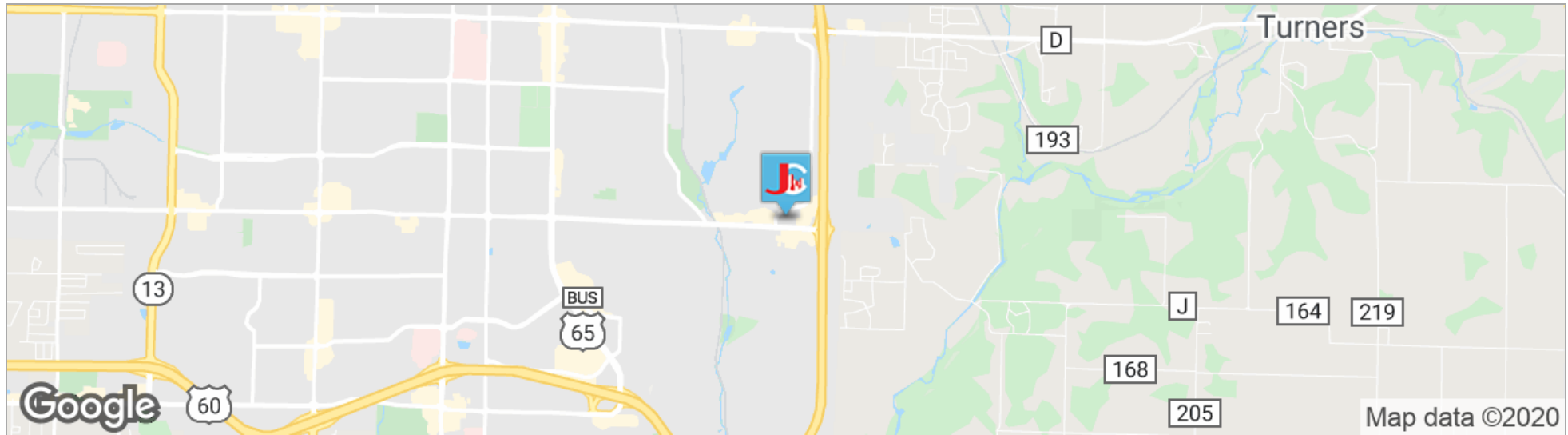
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LOCATION MAPS

For Lease



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	5,833	39,500	108,419
MEDIAN AGE	39.2	40.9	37.7
MEDIAN AGE (MALE)	36.4	38.5	35.8
MEDIAN AGE (FEMALE)	41.2	42.7	39.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,780	18,316	48,358
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$59,451	\$63,801	\$60,625
AVERAGE HOUSE VALUE	\$190,825	\$201,910	\$209,485

## PROPERTY HIGHLIGHTS

- Located in Deerfield Office Park.
- Close proximity to Highway 65.

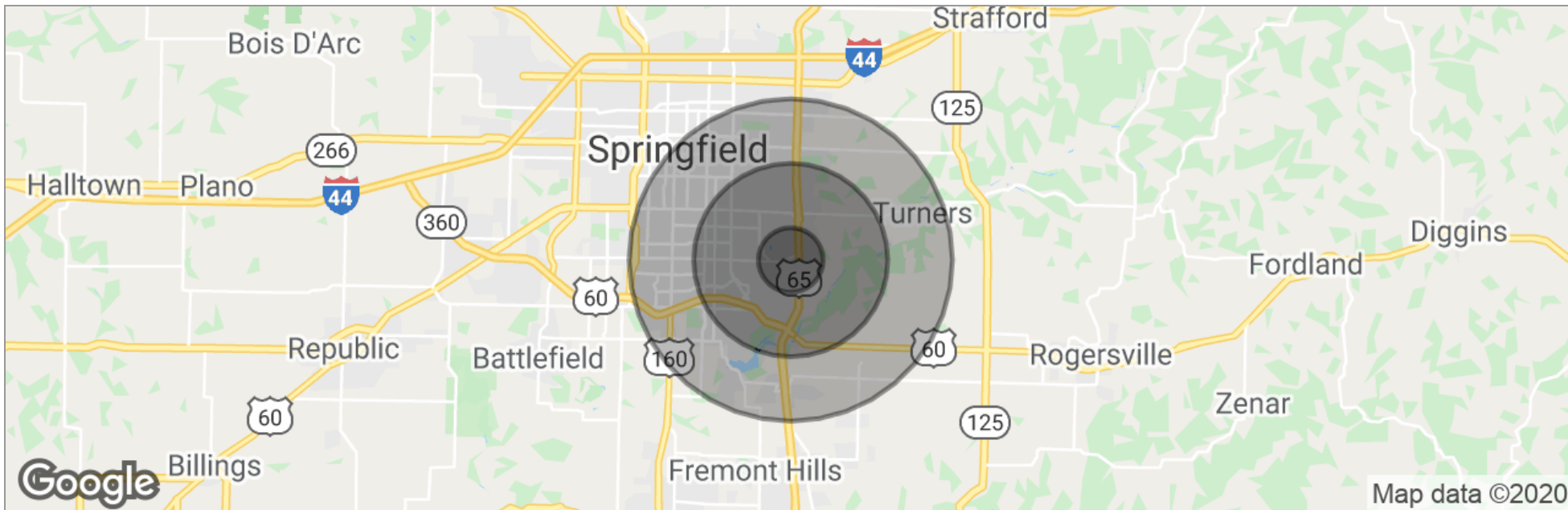
# Ridgeview Office Suites



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DEMOGRAPHICS MAP

For Lease



	1 Mile	3 Miles	5 Miles
Total Population	5,833	39,500	108,419
Population Density	1,857	1,397	1,380
Median Age	39.2	40.9	37.7
Median Age (Male)	36.4	38.5	35.8
Median Age (Female)	41.2	42.7	39.4
Total Households	2,780	18,316	48,358
# of Persons Per HH	2.1	2.2	2.2
Average HH Income	\$59,451	\$63,801	\$60,625
Average House Value	\$190,825	\$201,910	\$209,485

\* Demographic data derived from 2010 US Census

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ADVISOR BIO

For Lease



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Senior Broker

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### EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.  
Entrepreneurship Certificate from University of Northern Colorado  
CCIM Candidate  
Missouri and Colorado Real Estate License  
Business Brokerage Certificate- VR

### MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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ADVISOR BIO

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### EDUCATION

BA - Drury University  
Real Estate License

### MEMBERSHIPS

BOMA International  
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