

## 222 E Primrose

222 E Primrose • Springfield, MO 65807



### ➤ Lease Overview

Available SF:	1,637 - 1,765 SF
Available Spaces:	2
Lease Rate:	\$9.00 SF/yr (NNN)
Current NNN Charge:	\$2.50 SF/yr
Year Built:	1994
Zoning:	Planned Development
Market:	South Springfield
Cross Streets:	E Primrose St & South Ave

### ➤ Property Overview

#### Property

This professional looking building has good frontage on E. Primrose St. The brick structure with stucco accents and tinted windows is suitable for any type of professional office user. The NNN leases are priced aggressively at \$9.00/psf with very favorable current NNN charges of \$2.50/psf.

#### Location

This south side Springfield location is highly sought after by many office professionals. There is easy access to S Campbell, James River Expressway and the Medical Mile. Located on a corner lot of Primrose St and South Ave the building is easily located.

#### Presented by

**ARCH WATSON**  
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### Summary

2 Spaces

Lease Rate	\$9.00 SF/yr (NNN)	Space Available	1,637 - 1,765 SF
Lease Type	NNN	Term	

### Suite B



Lease Rate	\$9.00 SF/yr	Space Available	1,637 SF
Lease Type	NNN	Term	36 months

Suite B was most recently a medical supply user with a reception area with cabinetry and a nice size waiting room, a room that could either be used as an office or conference room, large back room last used as a picking room, one office with a storage room and 2 restrooms.

### Suite F



Lease Rate	\$9.00 SF/yr	Space Available	1,765 SF
Lease Type	NNN	Term	36 months

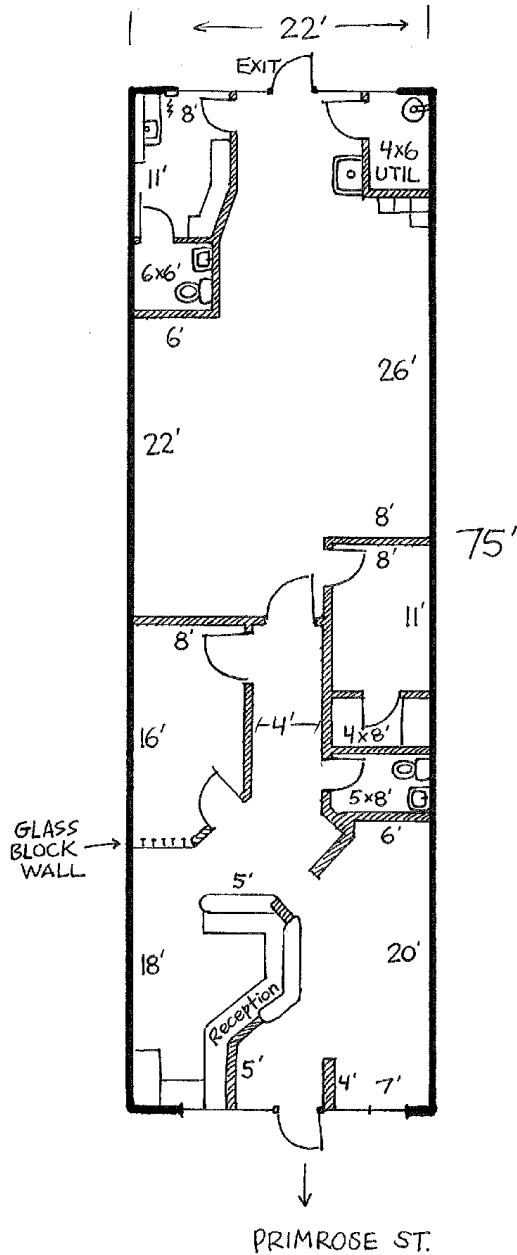
Suite F is an end Suite with good natural light. There are 4 offices with one having a private backdoor entrance, there is a wide open area that could be used for workstations or a show room, there are 2 restrooms and a break room.





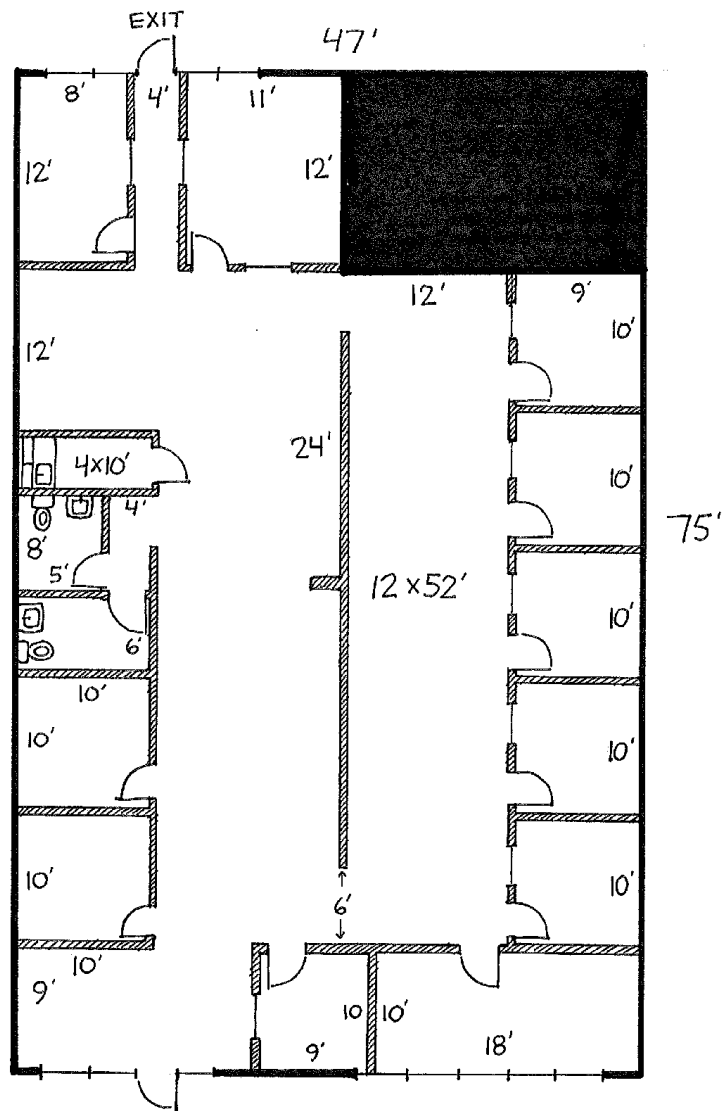
## Unit B Floor Plan

### 222 E. Primrose - Unit B



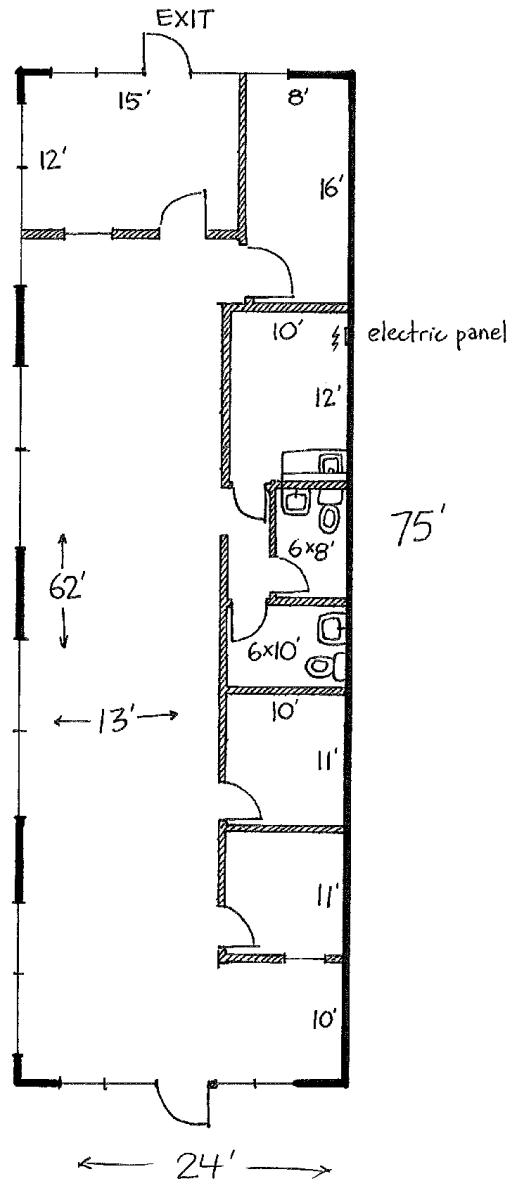
## Unit E Floor Plan

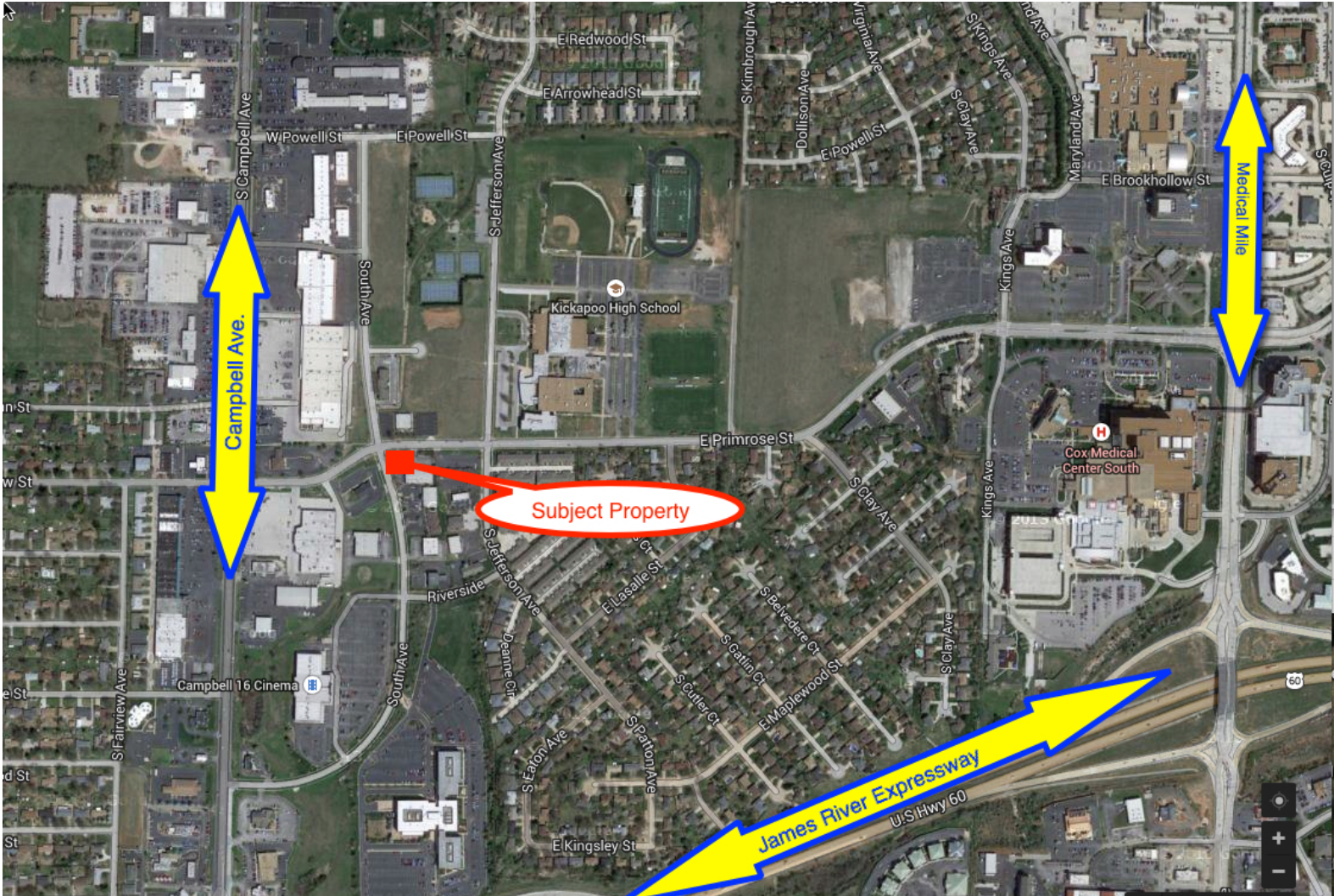
### 222 E. Primrose - Unit E



## Unit F Floor Plan

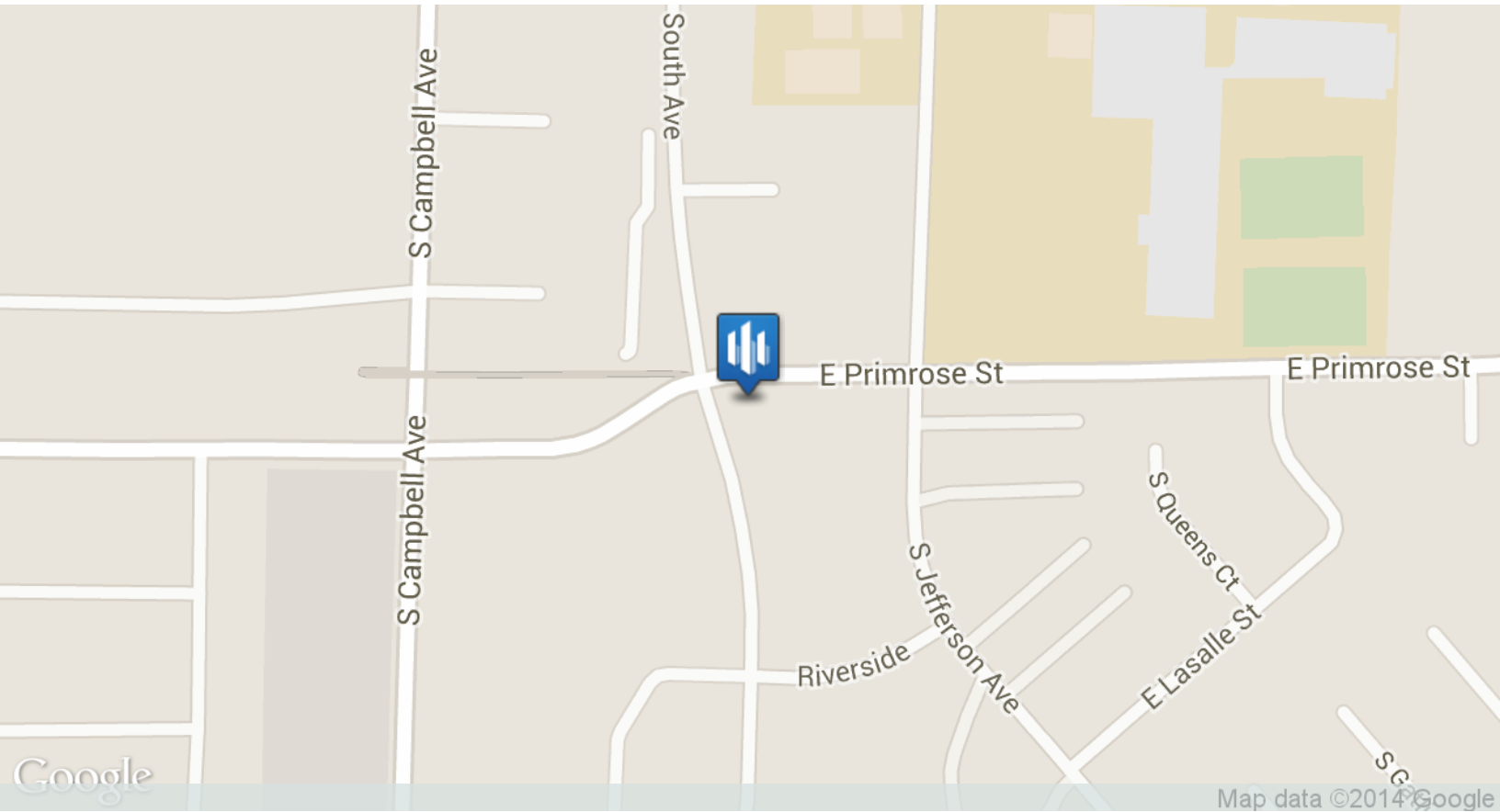
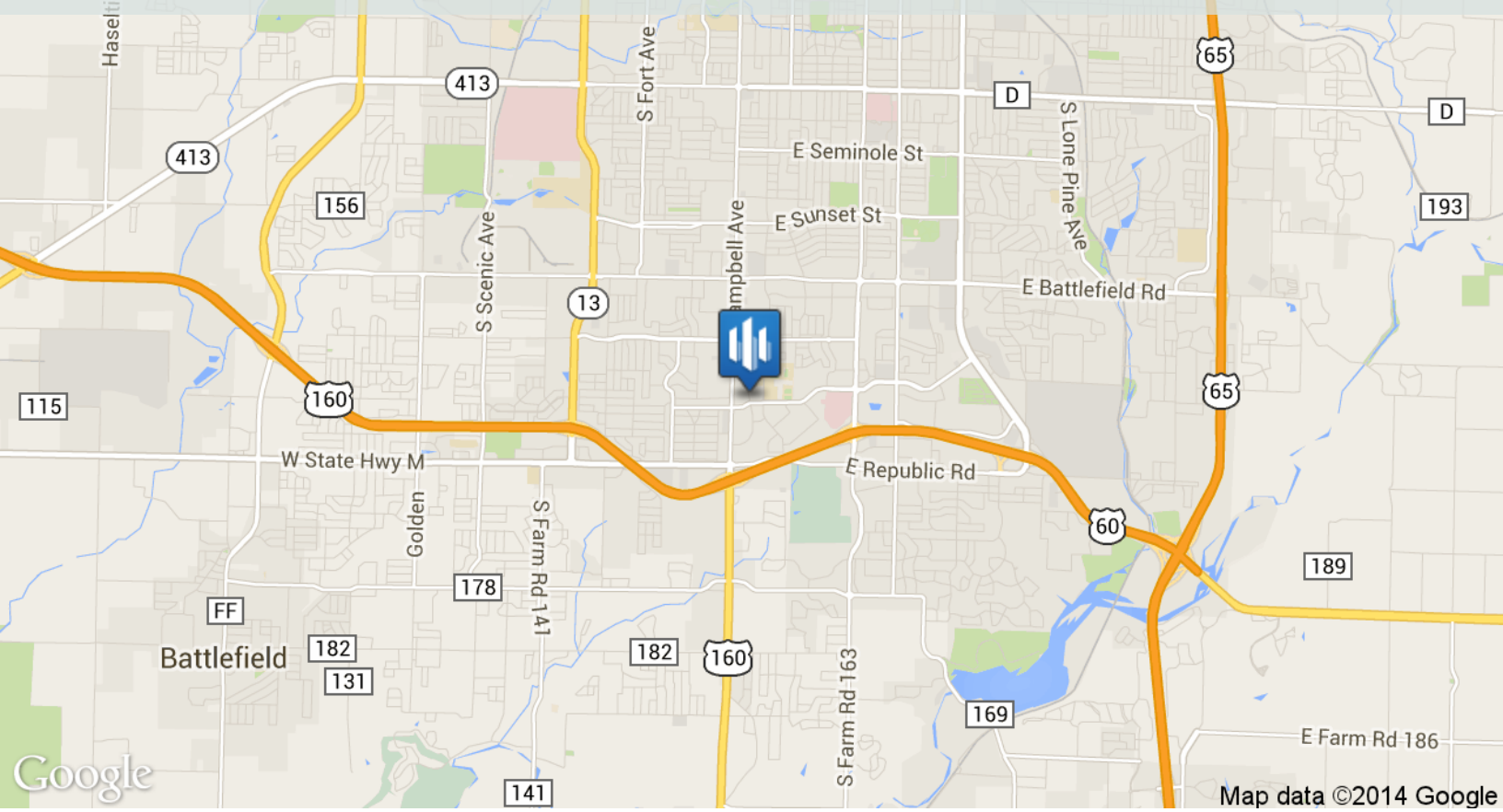
### 222 E. Primrose - Unit F







# 222 E Primrose





## Arch Watson

Senior Advisor

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## Arch Watson

### Senior Advisor

Sperry Van Ness/ Rankin Company, LLC

Arch Watson serves as an Advisor for Sperry Van Ness, specializing in the sale and leasing of industrial, office & retail property in Springfield and Southwest Missouri.

Prior to joining Sperry Van Ness, Watson had a seventeen year management career. He started his career with Wal-Mart, the world's largest retailer in the Sam's Club Division. While with Wal-Mart Watson was able to experience three markets which include: Springfield, MO; Atlanta, GA; and Kansas City MO. Watson then was the owner operator of a specialized printing company that sold its products to other printing companies throughout the United States. As an owner and user of commercial property Watson has a unique insight when helping clients select property for their use or investment.

As an active commercial real estate associate, Watson's professional memberships included: the Springfield Board of Realtors; the Missouri Association of Realtors; and the National Association of Realtors.

Watson earned a Bachelor of Science in economics from Missouri State University.

Arch served on the Board of Directors of the Boys & Girls Clubs of Springfield for 7 years and Board President in 2008.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.