

# Building For Sale & Office For Lease

222 E. Water St, Springfield, MO 65807



Two blocks from the Blunt Innovation Center. Across Boonville from Brick City and Future Home for Idea Commons Development.

Building For Sale: +/- 8,315 Sq. Ft. Mixed Use Building

Office For Lease: +/- 5,240 Sq. Ft. Office... Will Divide



## FOR INFORMATION CONTACT

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DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters. Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.



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# Building For Sale... Mixed Use Two Lofts & Office

222 E. Water St, Springfield, MO 65807



- Located two blocks from the Blunt Innovation Center and across the street from Brick City and soon to be developed Idea Commons. Near State, County, and City Government offices. Minutes away from all downtown restaurants, shops, galleries, entertainment and sports venues.
- On-site +/- 14,269 square foot private parking lot, with 4-car garage.
- Second floor includes two lofts, 1,213 sq. ft. and 1,646 sq. ft. Separate entrance from Boonville. Both lofts have lots of natural light and were updated in the past few years. Larger loft has private balcony and bath and a half.
- First floor office is +/- 3,110 sq. ft. with reception area, 4 private offices, open area, conference room, kitchen, and two bathrooms.
- Lower level office has +/- 2,130 sq. ft. and includes office, conference room, large open office space, small kitchen and bathroom.
- Priced to include land for additional development with city approval. Floors can be leased separately, with their own outside entrance and utilities. Price includes additional land for development.

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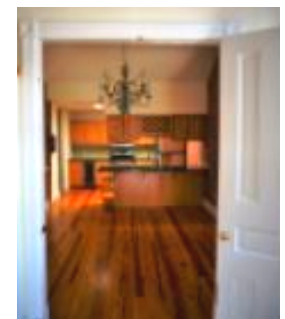
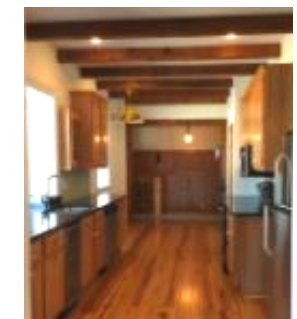
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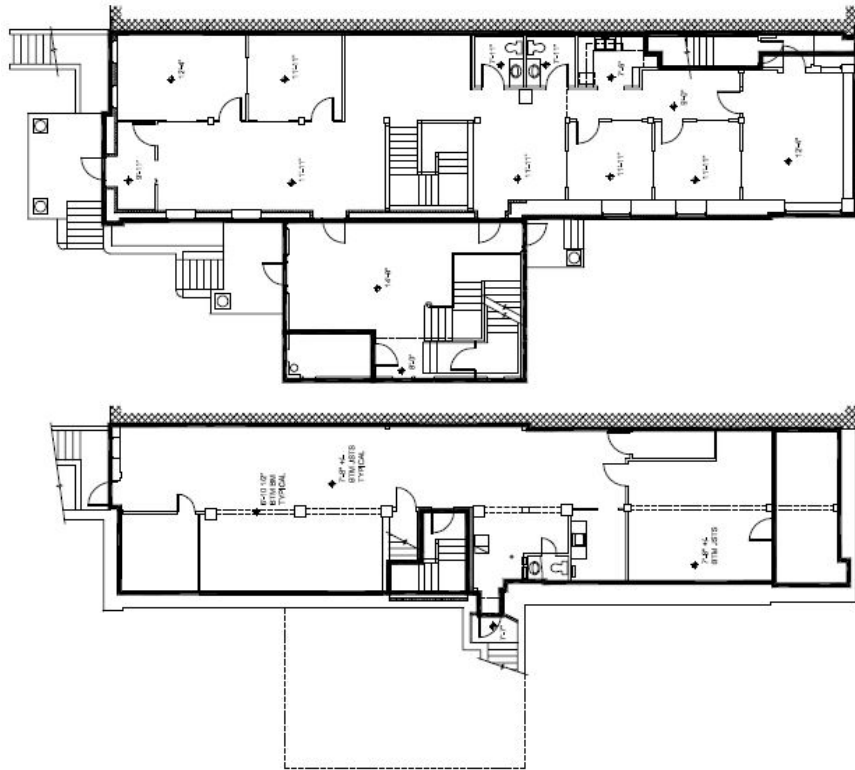


# For Sale +/- 8,315 Square Foot Mixed Use... Lofts & Office

222 E. Water St, Springfield, MO 65807... Near Brick City...  
Blunt Innovation Center & Future Home for Idea Commons Development



Building:	8,315 sq. ft.
Extra Land:	9,200 sq. ft.
Lot:	.4273 acres
Zoning:	Center city (CC)
Utilities:	5 HVAC units... lofts and offices separately metered.
Offices:	\$42,000 estimated income
Lofts:	\$31,816 estimated income
NNN/CAM:	\$21,600
Parking:	On site +/- 14,000 sq. ft. & 4-car garage
Property:	Additional development possible... city approval
Price:	Building & Development Land \$995,000 / \$120 sq. ft



- Located two blocks from the Blunt Innovation Center and across the street from Brick City and soon to be developed Idea Commons. Near State, County, and City Government offices. Minutes away from all downtown restaurants, shops, galleries, entertainment and sports venues.
- First floor office has +/- 3,110 sq. ft., with reception area, 4 private offices, open area, conference room, kitchen, and two bathrooms.
- Lower level office is +/- 2,130 sq. ft. and includes office, conference room, large open office space, small kitchen, and bathroom. Priced to include land for additional development with city approval.
- On site parking... and surrounded by public parking.
- First floor and lower level can be leased separately.
- Both office floors have their own outside entrance and utilities.
- Base Rent: +/- \$8.20 sq. ft. / \$3,575 monthly
- Estimated NNN/CAM: +/- \$4.12 sq. ft. / \$1,800 monthly