



Building Type:	Office
Available SF:	10,500
Total SF:	10,500
Year Built:	2002
Last Updated:	Jul 14, 2025

Economic Development Contact

Benjamin Vickers
Springfield Area Chamber of Commerce
202 S. John Q. Hammons Parkway
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Realtor/Owner Contact

Lee McLean
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Property and Area Description

SVN is please to present this 2-unit condo office building for sale in Southeast Springfield. This offering provides a rare opportunity for a buyer to occupy one unit and continue to lease the other unit for income. Unit C-100 has great frontage and visibility to James River Freeway. This space has a reception area, 4 private offices, break area and meeting room, large open area for work space and additional support rooms. Unit C-200 has up to 12 private offices, reception area, conference room, work area and breakroom. This unit is currently leased to Higginbotham Insurance Company (please inquire for details). This office building is located with great visibility along James River Freeway across from Twin Oaks Country Club. Being just off of S. National & Republic Rd. provides great proximity to many restaurants and businesses like Ocean Zen, Hinode, Mama Jeans, Price Cutter, Georgia Macs, CVS, Walgreens and many other national and location businesses. Lee McLean, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM and SIOR designations, a Brokers-Associate real estate license and consistently ranks in the top 3% of SVN International.

Population



Source: ESRI®, 2024

Households

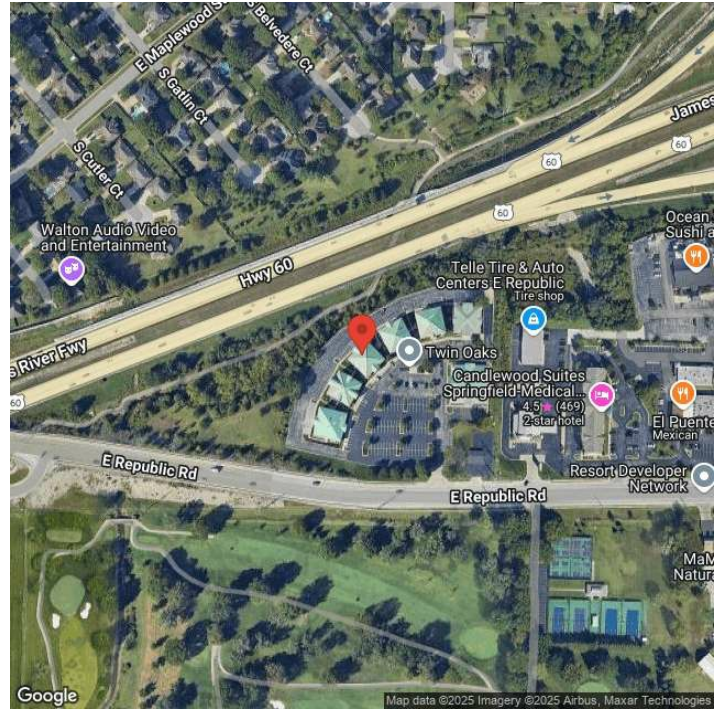


Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

A photograph of the exterior of the Connell Insurance, Inc. building. The building is a two-story structure with red brick walls and white stone accents around the windows and entrance. The entrance features a black awning and a white door. The Connell Insurance, Inc. logo is visible on the upper right side of the building. The building is situated in a parking lot with white lines, and there are trees and a blue sky with clouds in the background.



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