

**1** **The Hammons Tower**



Springfield's most prestigious business address. The Hammons Tower is 22 stories rising above the skyline and is the most visible & distinctive office building in Springfield, Missouri. Overlooking Hammons Field, home of the double AA Springfield Cardinals, the building's amenities include a private health club, the exclusive Tower Club for dining meetings and events, underground covered parking and a full service lease, including utilities & 5-night a week janitorial. Conveniently located near Springfield's major universities, financial and health institutions and city, state & federal courts

Address: **901 E St Louis St**  
 City/State/Zip: **Springfield, MO 65806**  
 Market: **CBD**  
 Submarket: **South**

Year Built: **1986**  
 Core Factor: **--**  
 Sublease: **No**  
 % Occupied: **72.43%**

Bldg Size: **197,115 SF**  
 Stories: **20**  
 Status: **Existing**  
 Class: **A**  
 Parking Ratio: **3.70 /1000 SF**

Available SF: **55,069 SF**  
 Max Contig: **30,072 SF**  
 Rental Rate: **\$20.95 - \$21.63 FSG**  
 Sale Price: **Not for Sale**  
 Price/SF: **Not for Sale**

Property Type: **General Office**  
 Zoning: **CC**  
 Parcel #: **881324106015**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	101	1,650	1,650	1,650	\$20.95 FSG	Office	Yes	Now	--
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1	103	2,749	2,749	2,749	\$20.95 FSG	Office	Yes	Now	--
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1	104	718	718	718	\$20.95 FSG	Office	No	2/1/2013	--
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2	200-l	208	208	208	\$21.63 FSG	Office	Yes	Now	--
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3	301	5,158	5,158	5,158	\$20.95 FSG	Office	Yes	Now	--
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6	601	2,538	2,538	2,538	\$20.95 FSG	Office	Yes	Now	--
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6	602	1,591	1,591	1,591	\$20.95 FSG	Office	Yes	Now	--
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7	701	2,235	11,514	2,235	\$20.95 FSG	Office	Yes	Now	--
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7 & 9	701/900	11,514	30,072	2,235	\$20.95 - \$20.95 FSG	Office	Yes	Now	--

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Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
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9	900	9,279	30,072	9,279	\$20.95 FSG	Office	Yes	Now	--
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10	1000	9,279	18,558	9,279	\$20.95 FSG	Office	Yes	Now	--
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10 & 9	1000/900	18,558	30,072	9,279	\$20.95 FSG	Office	Yes	Now	--
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11	1100	9,279	18,558	9,279	\$20.95 FSG	Office	Yes	Now	--
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11 & 9	1100/900	18,558	30,072	9,279	\$20.95 FSG	Office	Yes	Now	--
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14	1400	9,279	9,279	9,279	\$20.95 FSG	Office	Yes	Now	--
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16	1604	1,106	1,106	1,106	\$20.95 FSG	Office	Yes	Now	--
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Mult. Floors	Mult. Suites	30,072	30,072	2,235	\$20.95 - \$20.95 FSG	Office	Yes	Now	--
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**Plaza Realty & Management Services, Inc.**  
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