

303 EAST REPUBLIC



THE PREMIER OFFICE ADDRESS IN SPRINGFIELD



SENTINEL NET LEASE

Jamie Ricalde | Sr. Associate
704.995.7202 | jamie@sentinenetlease.com

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PROPERTY HIGHLIGHTS

- Three-Story Class A Office Building
- GLA: 268,413 SF
- 1,298 Parking Spaces
- Institutionally Managed & Maintained
- Primary Tenant: JP Morgan Chase & Co.
- Year Built: 1997/1999
- Vibrant Landscaping & Grounds
- Institutionally Managed & Maintained



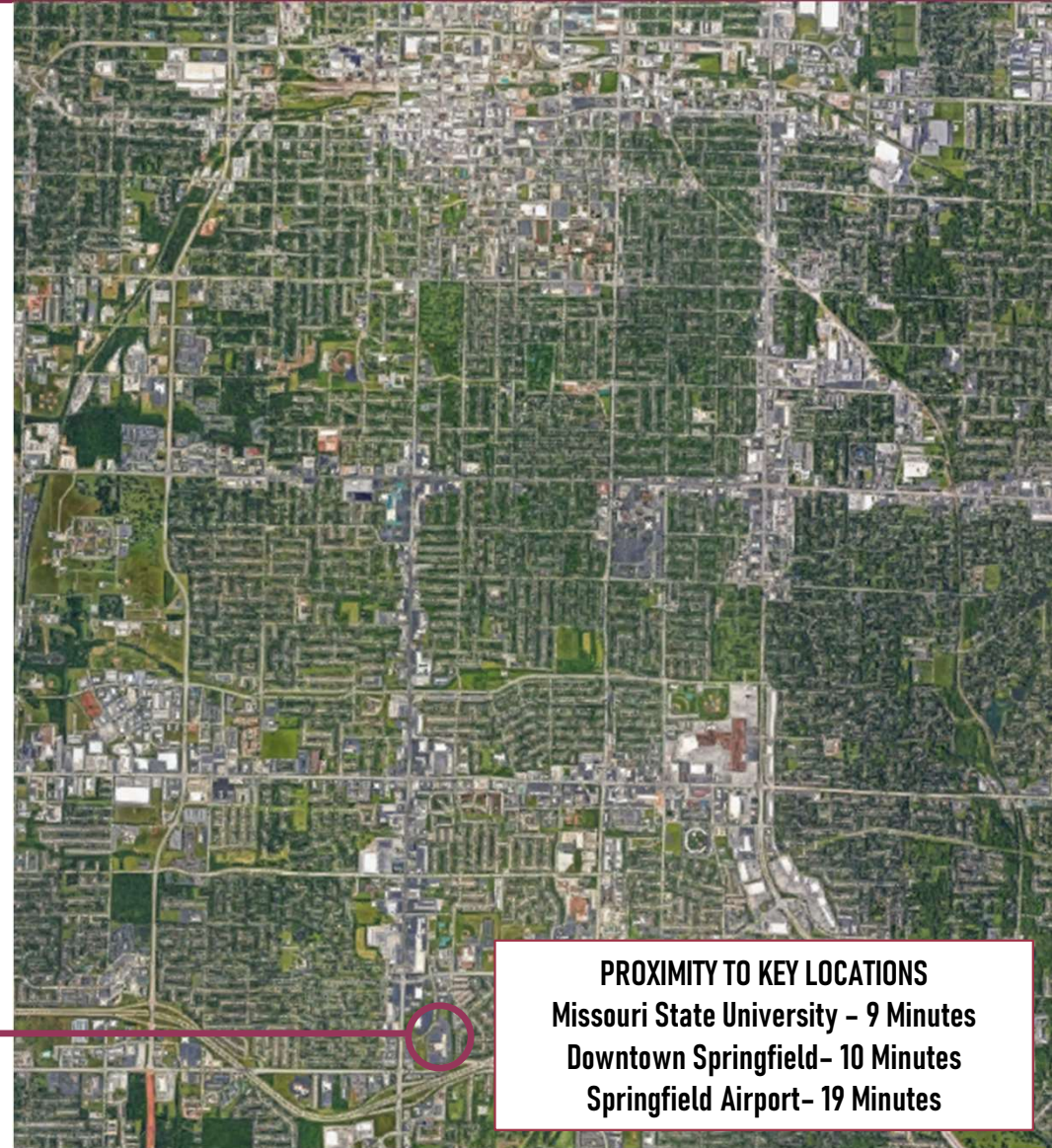
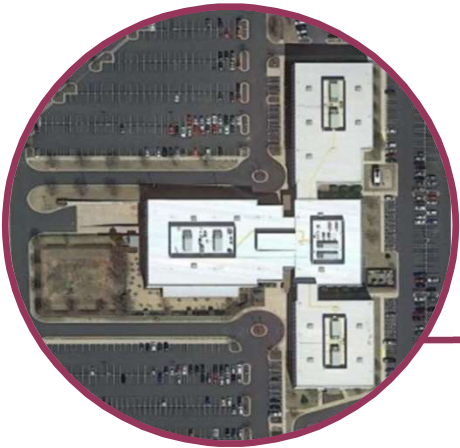
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PROPERTY LOCATION

- 303 E Republic Rd., Springfield, MO 65807
- Central Location with Excellent Access
- Proximate to Major Highways & Commercial Services
- Located within the “Medical Mile”



PROXIMITY TO KEY LOCATIONS
Missouri State University - 9 Minutes
Downtown Springfield - 10 Minutes
Springfield Airport - 19 Minutes



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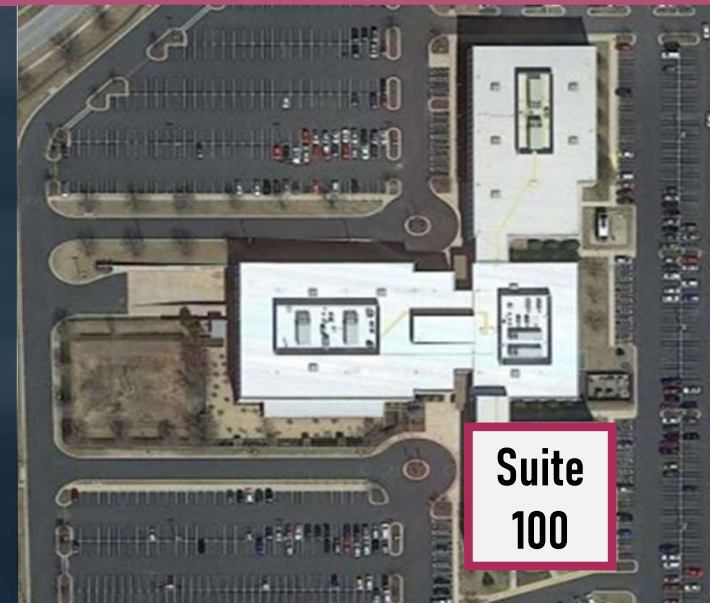
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AVAILABLE SPACE – APRIL 2023

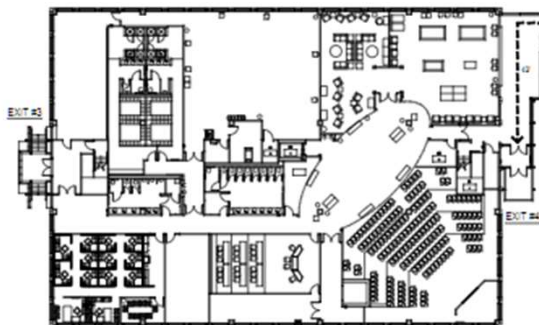
SOUTH WING | SUITE 100

- Private Entrance
- Ample Parking Spaces
- Multiple Meeting Rooms
- Auditorium Seating for 170
- Modern Tenant Improvements
- RSF: 57,696
- Rental Rate: \$18/SF
- Lease Term: Negotiable
- Lease Type: NNN
- T/I Allowance: Up to \$25/SF

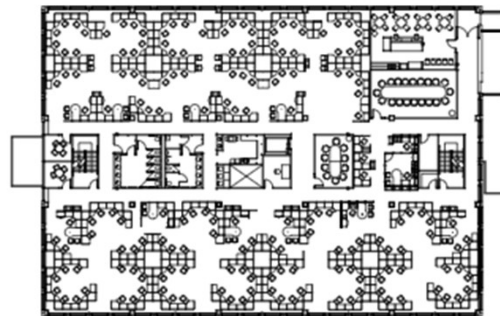


SOUTH WING | Floor Plans

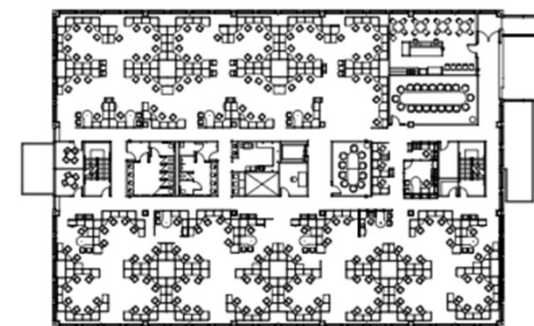
First Floor



Second Floor



Third Floor



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