



CLASS A CREATIVE OFFICE OF 3,908', 6,771' OR 10,679'

4350 S NATIONAL
SPRINGFIELD, MO 65810

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Property Summary



OFFERING SUMMARY

Building Size:	12,143 SF
Office Unit 1:	3,908 SF
Office Unit 2:	6,771 SF
Office Unit 3:	10,679 SF
Lease Rate:	\$15 SF/yr [NNN]
Estimated CAM:	\$4.50 SF/yr [CAM]
Space Type:	Condo
Zoning:	Planned Development
Parking:	Abundant/Shared
Cross Streets:	National & Republic

PROPERTY OVERVIEW

Thank you for viewing the Creative Class A Office of 3,908' - 10,679' for Lease or Sale. This property is located on National Ave near Republic Rd just south of Cox Hospital. For Lease at \$15.00/SF/yr [NNN]. For Sale at \$160.00/SF. These spaces have abundant/shared parking. Unit 1 is 3,908 square feet. Unit 2 is 6,771 square feet. Unit 3 is 10,679 square feet.

To preview please text, call or email the listing agents today. Thank you.

LOCATION OVERVIEW

Neighboring businesses include Mama Jean's, Price Cutter, Twin Oaks Country Club, Simmons Bank, Cox Health, Farmer's Park, McDonald's, Walgreens, and many other local and national companies.

Mike Fusek, CCIM & Lee McLean, CCIM both serve as Senior Advisors for SVN Commercial in the Springfield Missouri metro area.

Exterior Photos



Interior Photos



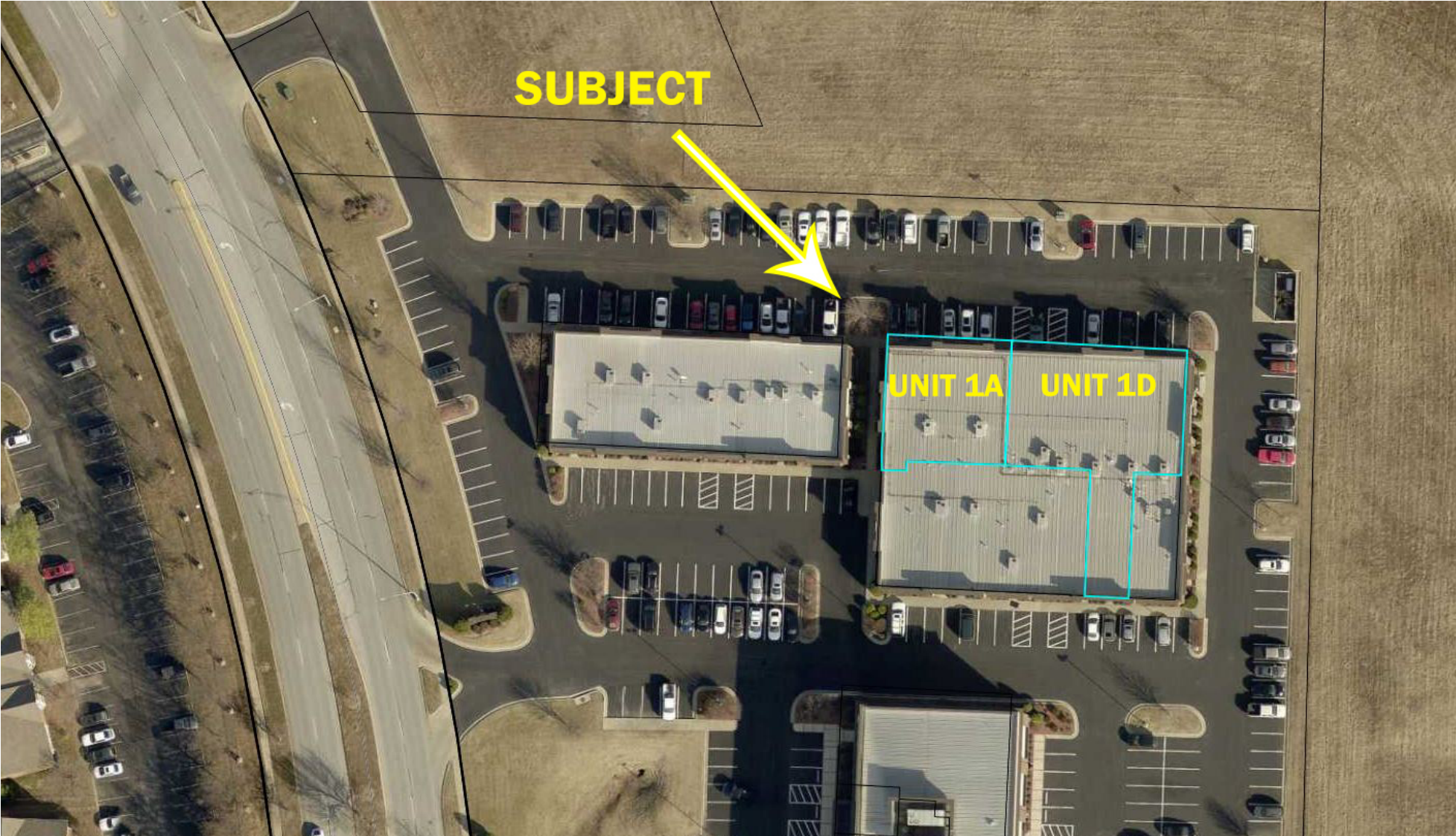
Interior Photos



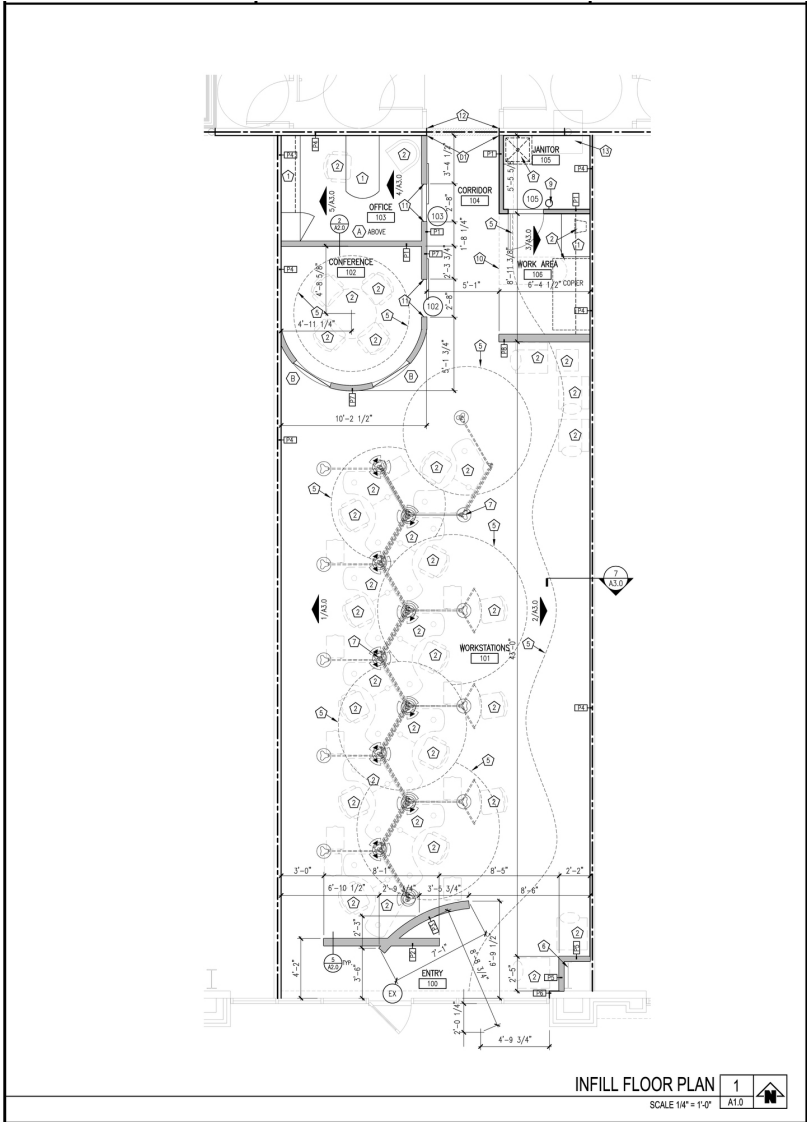
Interior Photos



Beacon Map

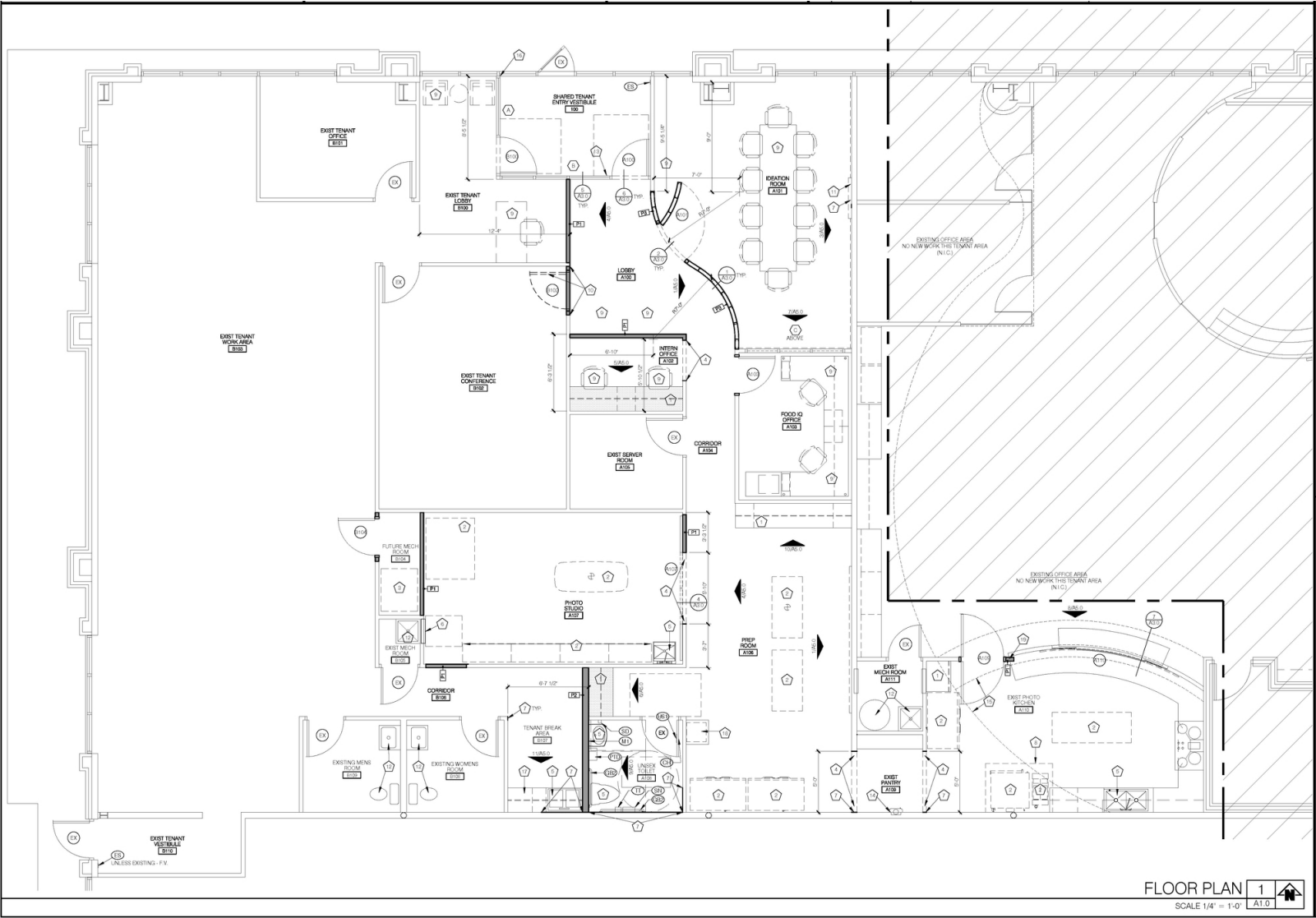


Floor Plan - Unit 1D



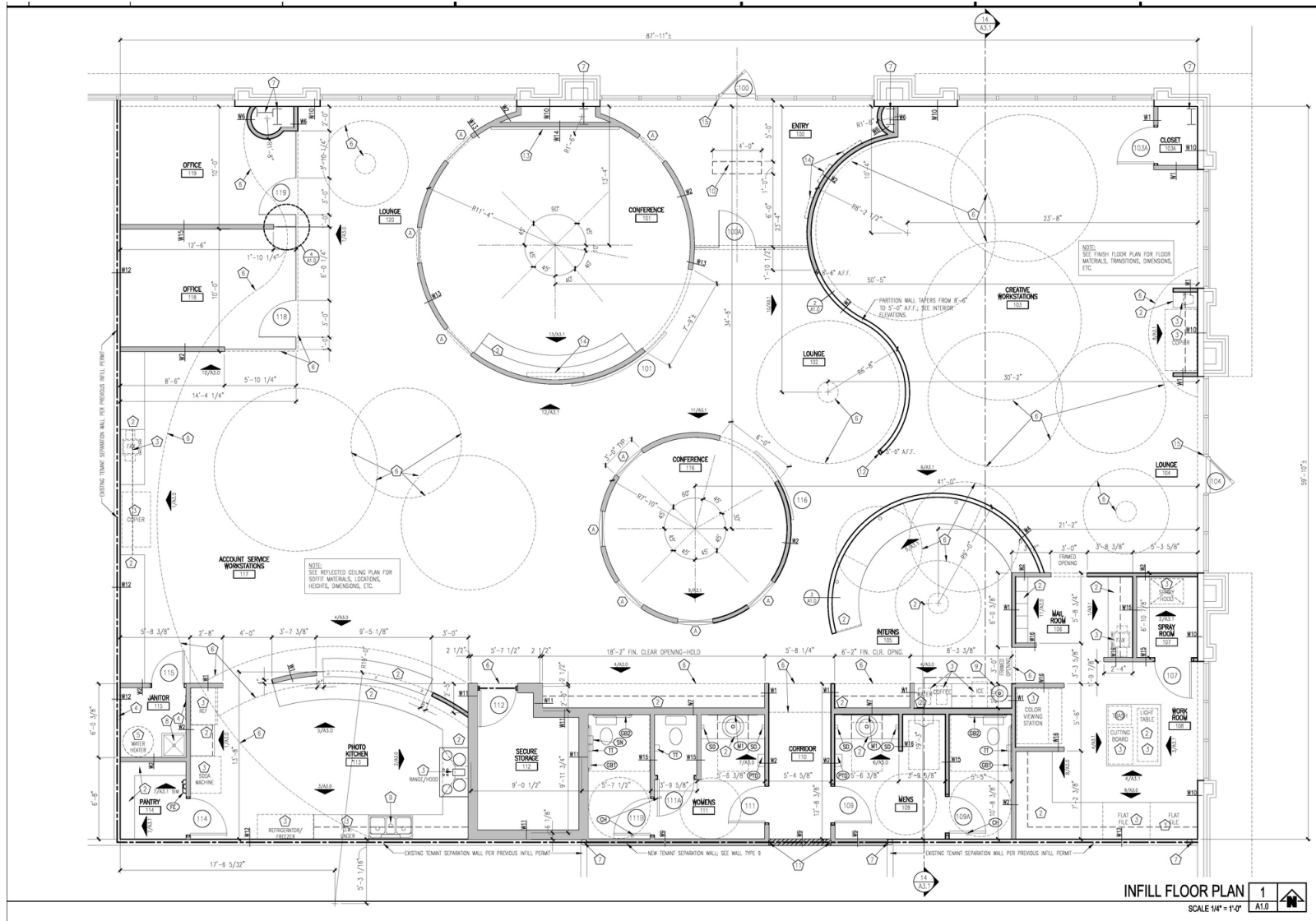
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Floor Plan - Unit 1A



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Floor Plan - Unit 1D



Aerial View



Demographics

EXECUTIVE SUMMARY

SPRINGFIELD MSA

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

NATIONAL RECOGNITION FOR SPRINGFIELD

- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

WELL-KNOWN COMPANIES

- 3M
- Bass Pro
- BKD, LLP
- Burlington Northern Santa Fe
- Dairy Farmers of America
- Expedia, Inc.
- Jack Henry & Associates
- JPMorgan Chase
- Kraft Foods
- O'Reilly Auto Parts
- Paul Mueller Company
- Springfield Remanufacturing Corp.
- T-Mobile



ENGINE REMANUFACTURING AT JOHN DEERE REMAN

*Provided by Springfield Area Chamber of Commerce

POPULATION

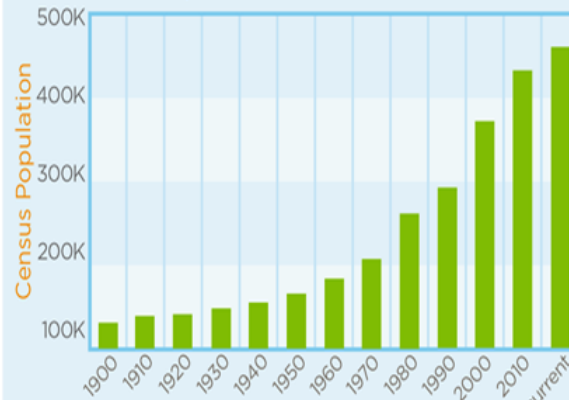
462,369

Current Springfield Metro Area Population

5.1%

Metro Area Annual Population Growth

POPULATION | SPRINGFIELD MSA



[Source: USDC, Bureau of the Census]

167,319

Springfield City Limits

1,044,712

*Springfield's Economic Area

631,13

**Springfield Regional Economic Partnership

* (Defined by the U.S. Dept. of Commerce, Bureau Of Economic Analysis includes: Missouri counties of Barry, Christian, Dade, Dallas, Dent, Douglas, Greene, Hickory, Howell, Laclade, Lawrence, Oregon, Ozark, Phelps, Polk, Pulaski, Shannon, Stone, Taney, Texas, Webster and Wright, and the Arkansas counties of Baxter, Boone, Carroll, Marion and Newton)

** (10-county area includes: Barry, Christian, Dade, Dallas, Lawrence, Greene, Polk, Stone, Taney and Webster counties)

WORKFORCE

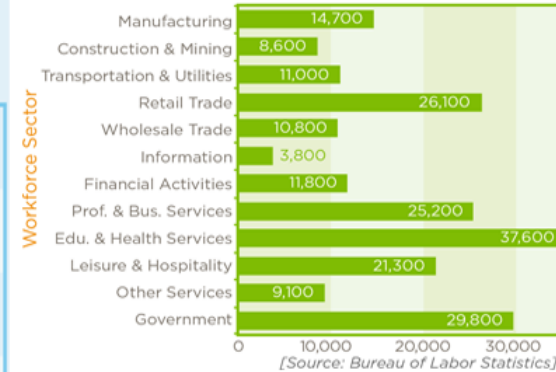
231,177

Current Springfield Metro Area Workforce

4.2%

Workforce Growth Rate Since 2010

AVERAGE EMPLOYMENT SECTOR



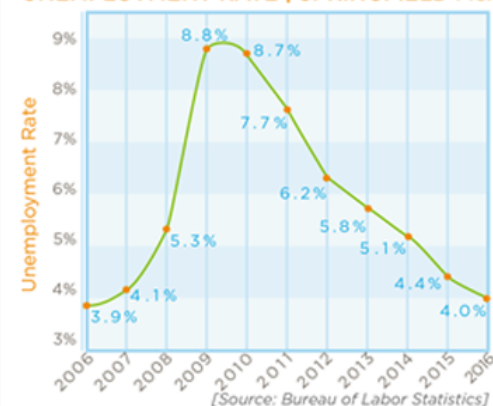
[Source: Bureau of Labor Statistics]

EMPLOYMENT

3.0%

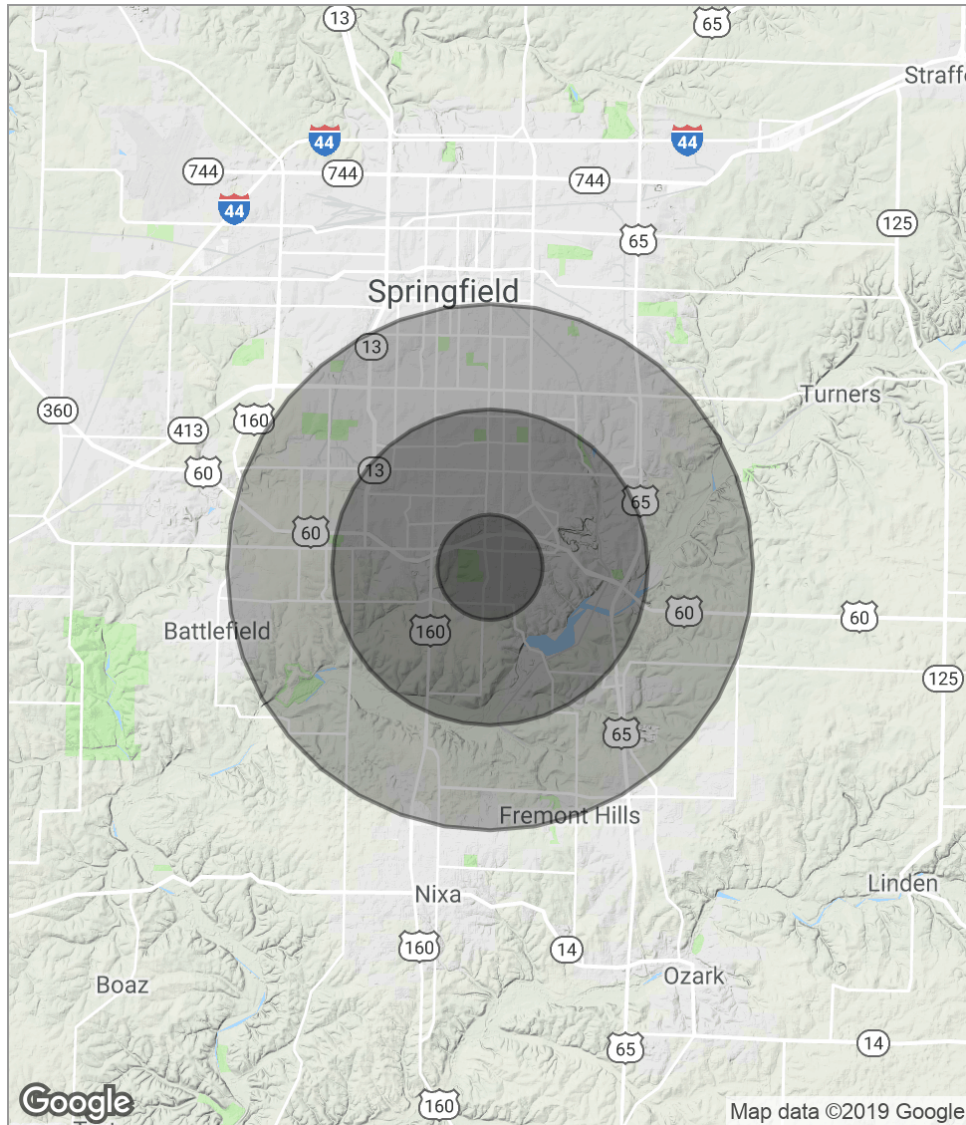
Current Unemployment Rate for Springfield Metro

UNEMPLOYMENT RATE | SPRINGFIELD MSA



[Source: Bureau of Labor Statistics]

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,362	52,099	138,742
Median age	41.4	41.6	36.9
Median age [Male]	39.4	39.5	35.1
Median age [Female]	45.7	43.6	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,178	24,892	61,791
# of persons per HH	2.0	2.1	2.2
Average HH income	\$58,589	\$59,907	\$56,698
Average house value	\$152,554	\$188,572	\$190,626

** Demographic data derived from 2010 US Census*

Advisor Bio & Contact 1

MIKE FUSEK, CCIM

Senior Advisor



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PROFESSIONAL BACKGROUND

Mike Fusek, CCIM serves as a senior advisor for SVN Commercial specializing in the Springfield Missouri metro area. Fusek has 20+ years of experience in investment property analysis that enables him to help investors wisely choose the “right property” that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining SVN Commercial, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of SVN Commercial. As an experienced investor, Fusek has an exceptional understanding of client’s needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked as a Top 4% National Advisor in SVN International – 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

SVN has more than 1,500 National Advisors.

Advisor Bio & Contact 2

LEE MCLEAN III, CCIM

Senior Advisor



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PROFESSIONAL BACKGROUND

Lee McLean III, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. has developed hotels, shopping centers and other commercial properties all over the United States. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

When Lee moved his focus to the brokerage side of the business he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which is the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage he has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee maintains an emphasis in investment real estate including the sale of multifamily properties. Lee holds the Certified Commercial Investment Member (CCIM) designation which focuses on the investment segment of the commercial real estate industry.

Lee works with buyers, sellers, landlords & tenants in the local market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include US Postal Service, Simmons National Bank, Ripley's Believe It or Not, Penn Station Subs, US Federal Properties Co., Cargill, KraftHeinz Co. and many more.

Top 3% Advisor in SVN International- SVN President's Circle Recipient (2017)
Top 10% Advisor in SVN International (2016)

EDUCATION

Drury University
CCIM Institute

MEMBERSHIPS & AFFILIATIONS

- Certified Commercial Investment Member (CCIM)
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient (2014)
- Springfield Chamber of Commerce
- Development Issues Input Group (DIIG) member
- Children's Foundation of Mid-America Board of Directors
- Optimist Club International (Past President, local chapter)

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner (“Owner”), or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

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