



OFFICE SPACE WITH OUTSIDE STORAGE FOR LEASE

1612 N LEXINGTON
SPRINGFIELD, MO 65802

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Property Summary



OFFERING SUMMARY

Available SF:	15,388 SF
Lease Rate:	\$3,200 per month (MG)
Lot Size:	1.023 Acres
Year Built:	1955
Building Size:	15,388 SF
Renovated:	2010
Zoning:	Heavy Manufacturing
Market:	Springfield

PROPERTY OVERVIEW

Building has multiple offices, conference room and a break room. Property has 3-phase electric, large rooms suitable for testing labs, light manufacturing or assembly.

PROPERTY HIGHLIGHTS

- Tenant pays utilities, lawn care, snow removal, & basic interior maintenance.

Additional Photos



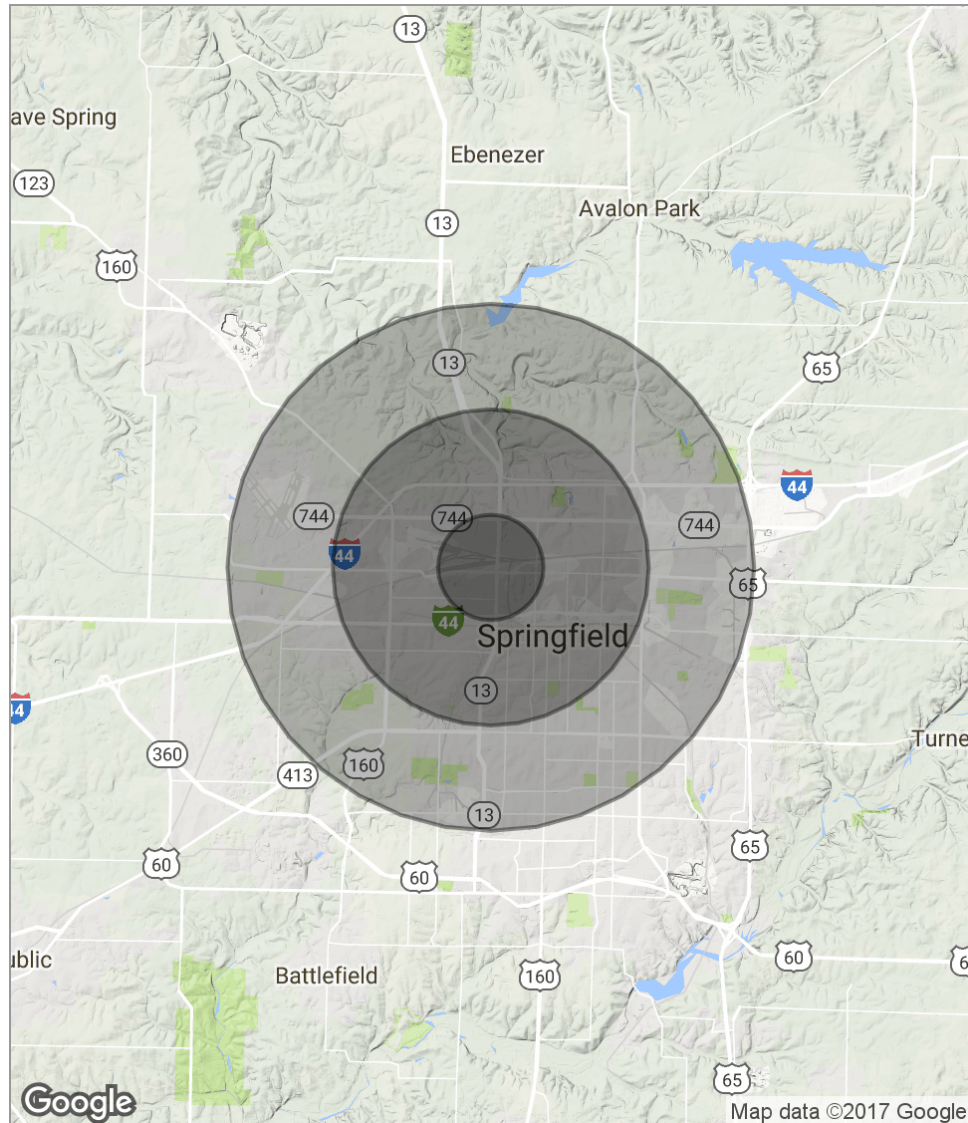
Retailer Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,282	69,757	141,307
Median age	36.0	32.2	32.7
Median age [male]	32.9	31.5	31.9
Median age [Female]	38.5	33.2	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,564	28,152	59,726
# of persons per HH	2.3	2.5	2.4
Average HH income	\$33,438	\$34,129	\$39,997
Average house value	\$77,220	\$97,880	\$119,648

** Demographic data derived from 2010 US Census*

Advisor Bio & Contact

JEFF CHILDS, SIOR, CCIM

Senior Advisor



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PROFESSIONAL BACKGROUND

Jeff Childs, SIOR, CCIM, serves as a senior advisor for SVN/Rankin Company, specializing in the sale and leasing of office, industrial and retail property in the Springfield and the Southwest Missouri markets. Jeff has over 23 years of commercial real estate experience in the Springfield and Southwest Missouri markets. Jeff consistently ranks among the top of SVN advisors nationally.

Jeff represents numerous national clients as well as a multitude of local owners and investors. In addition to Jeff's sales and leasing experience, he has assisted with and personally developed industrial, office and retail properties.

As an active commercial real estate advisor, Childs' professional memberships include: the Society of Industrial and Office Realtors [SIOR], the Certified Commercial Investment Member Institute [CCIM]; International Council of Shopping Centers [ICSC]; the Greater Springfield Board of REALTORS; the Missouri Association of REALTORS; and the National Association of REALTORS. Childs was also recognized by the Springfield Business Journal with the 40 Under 40 award given for his outstanding community and professional services. Jeff currently serves as a board member for City Utilities of Springfield, as board member of the Springfield Area Chamber of Commerce, as the a member and former Chairman of the Local Issues Public Policy Task Force and is a member and the former Chairman of the Developmental Issues Input Group for the Springfield Chamber of Commerce. While serving on the Board of Leadership Springfield, Jeff was Chairman for the "Leadership is For Teachers" program. In addition, he was a panel speaker for the Springfield Chamber of Commerce Economic Development Conference and a returning guest speaker to "Good Morning Springfield" hosted by the Springfield Chamber of Commerce.

Childs earned a Bachelor of Science in Finance with an emphasis in Real Estate from Missouri State University, Springfield, Missouri.

EDUCATION

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MEMBERSHIPS & AFFILIATIONS

Society of Industrial and Office REALTORS [SIOR]
Certified Commercial Investment Member [CCIM]
Board Member of Public Utilities - City Utilities
Board Member Springfield Chamber of Commerce
Local Issues Public Policy Task Force
- Past Chairman
Development Issues Input Group- Past Chairman
Leadership Springfield - Past Board Member
Voice of Business Committee



FOR LEASE | OFFICE

±15,388 SF OFFICE BUILDING FOR LEASE

1612 N Lexington | Springfield, MO 65802

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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.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.



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