



# CLASS A OFFICE SPACE AVAILABLE

620 W REPUBLIC RD.  
SPRINGFIELD, MO 65807

Jeff Childs, SIOR, CCIM  
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# Property Summary



## OFFERING SUMMARY

Available SF: ±2,500 SF

Lease Rate: \$17.00/SF (MG)

Renovated: 2015

Zoning: GR - General Retail

## PROPERTY OVERVIEW

We are pleased to offer you this exciting investment opportunity!

Building features a shared lobby space that has a conference room and restrooms. The building was recently remodeled and features an updated and modern look.

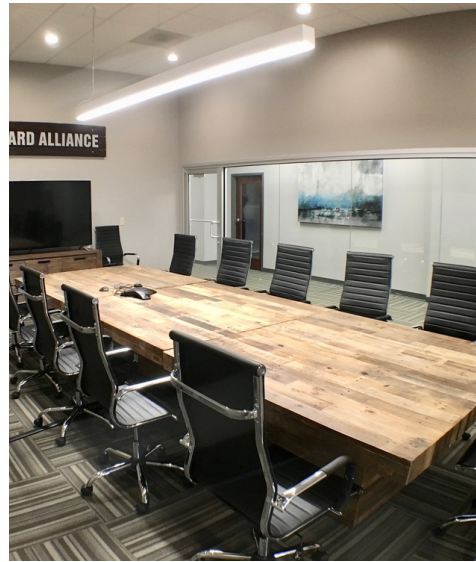
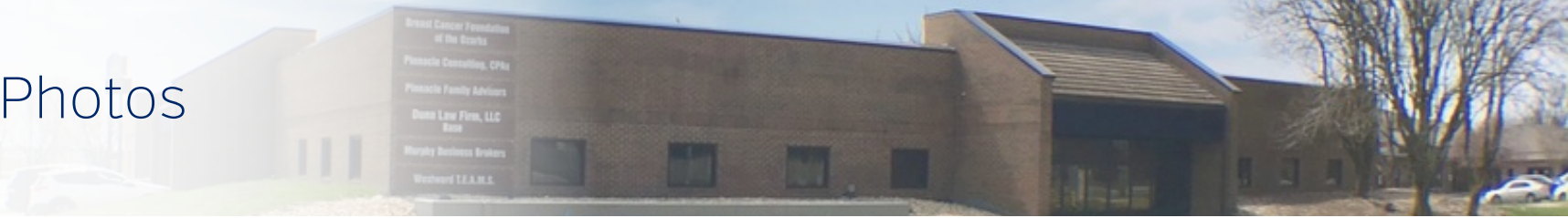
Suite 105 is located on the west side of the building and features approximately 2,500 SF of space. This suite has up to 6 offices, multiple large work areas and an outdoor space.

Please feel free to reach out to Jeff Childs for more information.

## LOCATION OVERVIEW

Located in south Springfield near the intersection of Campbell and Republic. This location features easy access to Hwy 60, lots of nearby traffic, and great visibility.

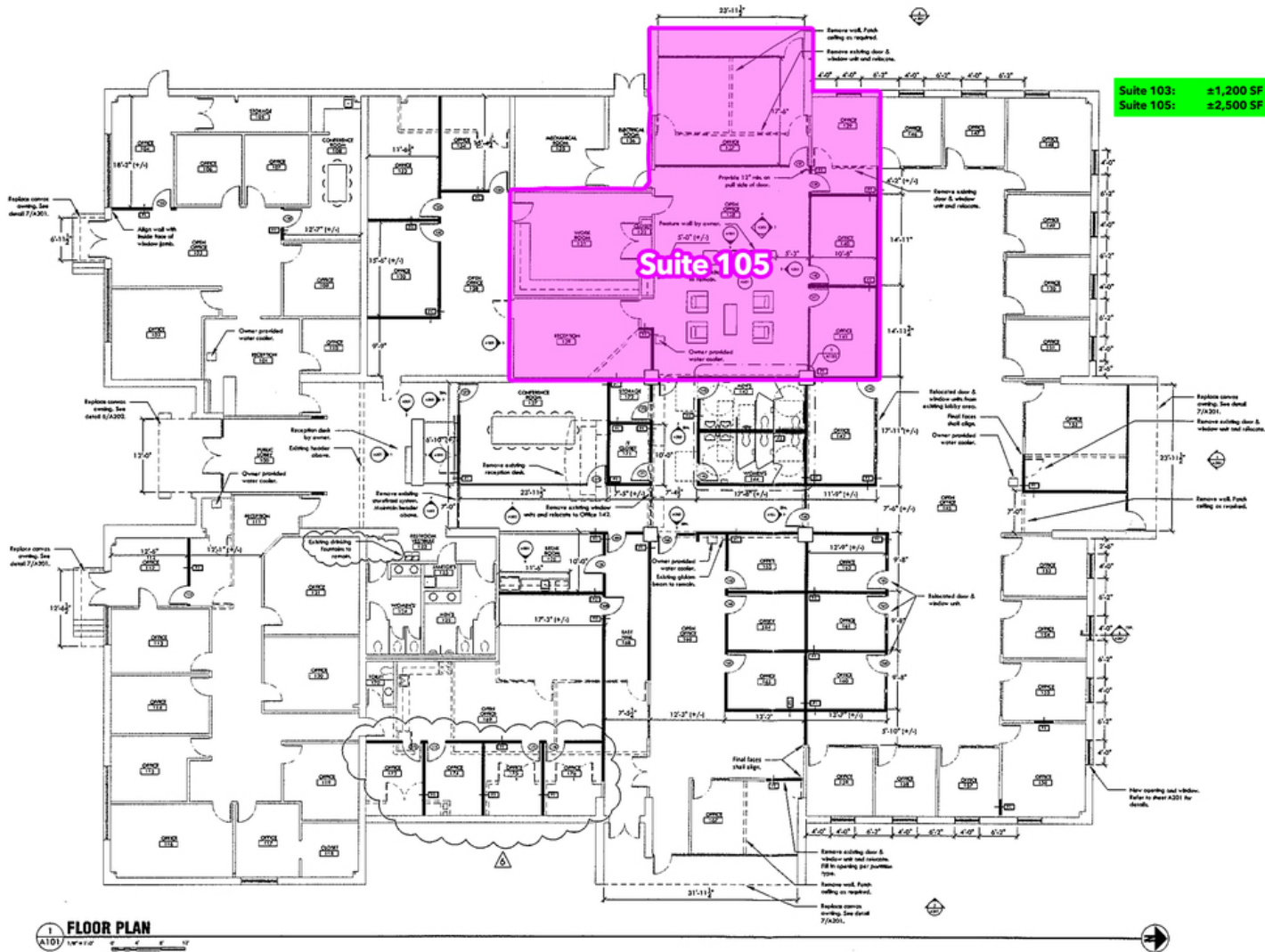
# Additional Photos



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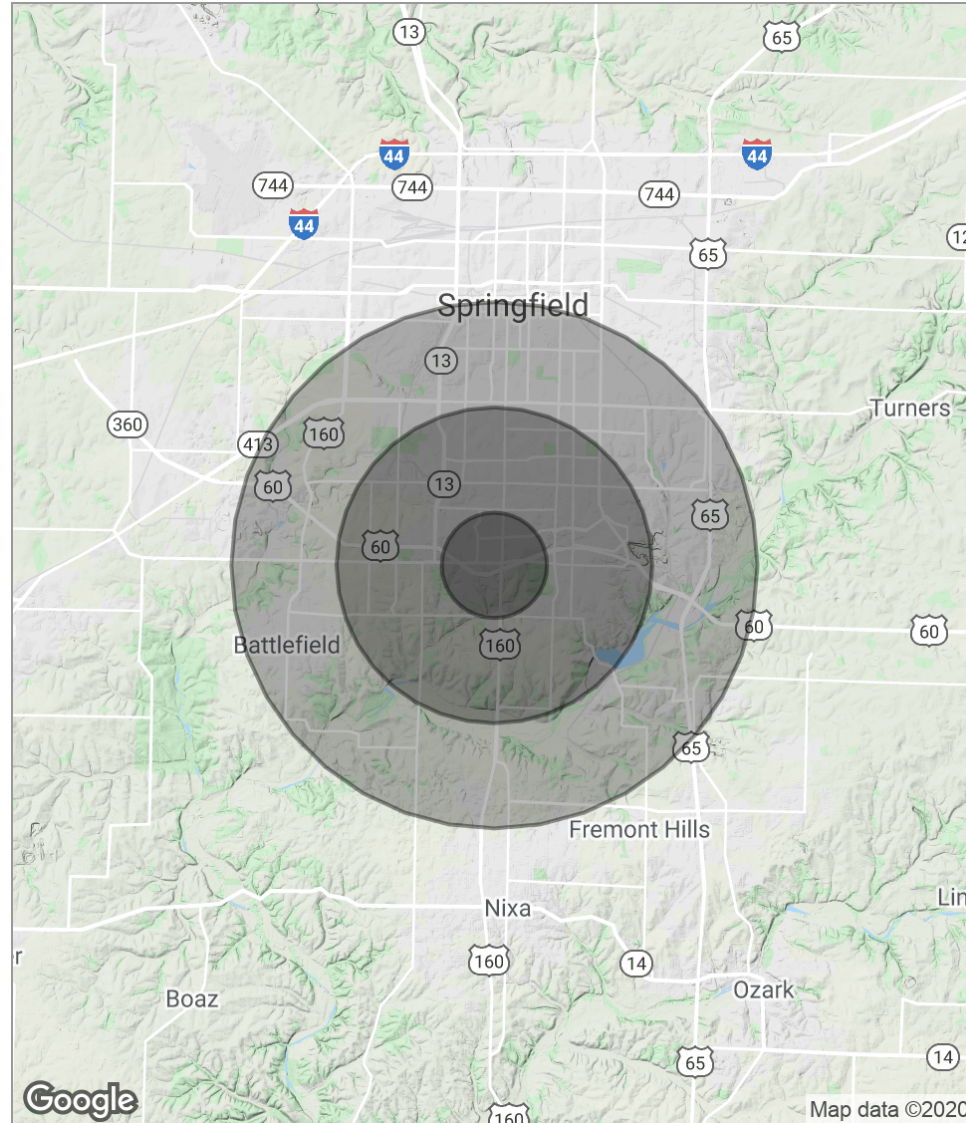
# Additional Photos



# Retailer Map



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,803	57,327	148,716
Median age	44.4	39.1	36.0
Median age [Male]	40.8	37.2	34.6
Median age [Female]	46.9	40.8	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,066	27,241	65,502
# of persons per HH	2.2	2.1	2.3
Average HH income	\$62,107	\$53,942	\$54,565
Average house value		\$175,846	\$179,020

\* 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 25 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.

Jeff currently serves as past chairman of the Springfield Area Chamber of Commerce, former chair on the board for City Utilities of Springfield, and served as a member of the Board of Directors of the Springfield Convention & Visitors Bureau. Additionally, as Chamber chairman Jeff was invited to speak on a panel for the Springfield Chamber of Commerce Economic Development Conference and as a returning guest speaker to "Good Morning, Springfield!" hosted by the Springfield Chamber of Commerce. Childs was also recognized by the Springfield Business Journal with the 40 Under 40 award given for his outstanding community and professional services.

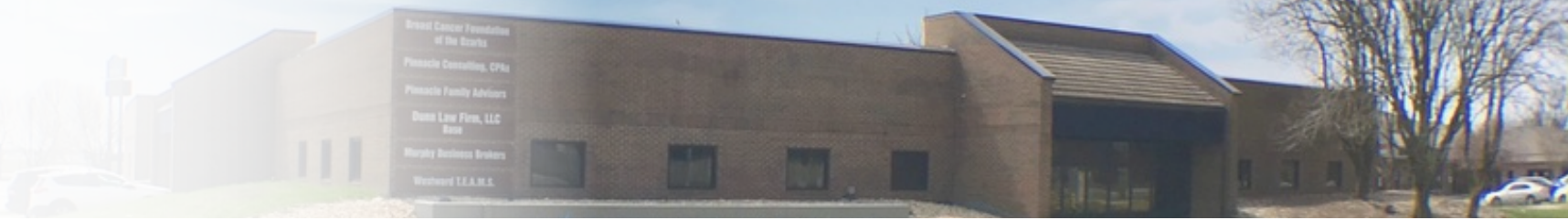
### EDUCATION

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

### MEMBERSHIPS & AFFILIATIONS

Society of Industrial and Office REALTORS (SIOR)  
Certified Commercial Investment Member (CCIM)  
2018 Chairman Board of Public Utilities - City Utilities of Springfield  
2019 Chairman for Springfield Chamber of Commerce  
Former Board Member Springfield Convention & Visitors Bureau, Inc  
Local Issues Public Policy Task Force  
- Past Chairman  
Development Issues Input Group- Past Chairman  
Leadership Springfield - Past Board Member  
Voice of Business Committee  
- Springfield Chamber of Commerce  
International Council of Shopping Centers

# 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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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.