



FOR LEASE | OFFICE

CORPORATE VILLAGE

636 W Republic Rd, G112, Springfield, MO 65807



LEASE OVERVIEW

SUITE:	G-112
AVAILABLE SF:	2,117
LEASE RATE:	\$13.50 SF/Yr (NNN)
CURRENT NNN'S:	\$3.68
MARKET:	Springfield, MO
SUB MARKET:	South Springfield
YEAR BUILT:	2005

PROPERTY DESCRIPTION

2,177 Modern office space with lots of natural light, 3 private offices, conference room, reception & waiting area, wide open floor plan for workstations of showroom, break area, 2 restrooms. Front door parking and two entrances.

Property is located in the Corporate Village Condominium development on Republic Rd just west of Campbell Ave. There is easy access to the Campbell Ave & James River interchange. Development is visible from James River Expressway directly north of Sam's Club.



ARCH WATSON
Senior Advisor
417.887.8826 X113
arch.watson@svn.com

JEFF CHILDS, SIOR, CCIM
Senior Advisor
417.860.5447
jeff.childs@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR LEASE | OFFICE

CORPORATE VILLAGE

636 W Republic Rd, G112, Springfield, MO 65807



ARCH WATSON

Senior Advisor
417.887.8826 X113
arch.watson@svn.com

JEFF CHILDS, SIOR, CCIM

Senior Advisor
417.860.5447
jeff.childs@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR LEASE | OFFICE

CORPORATE VILLAGE

636 W Republic Rd, G112, Springfield, MO 65807



ARCH WATSON

Senior Advisor
417.887.8826 X113
arch.watson@svn.com

JEFF CHILDS, SIOR, CCIM

Senior Advisor
417.860.5447
jeff.childs@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

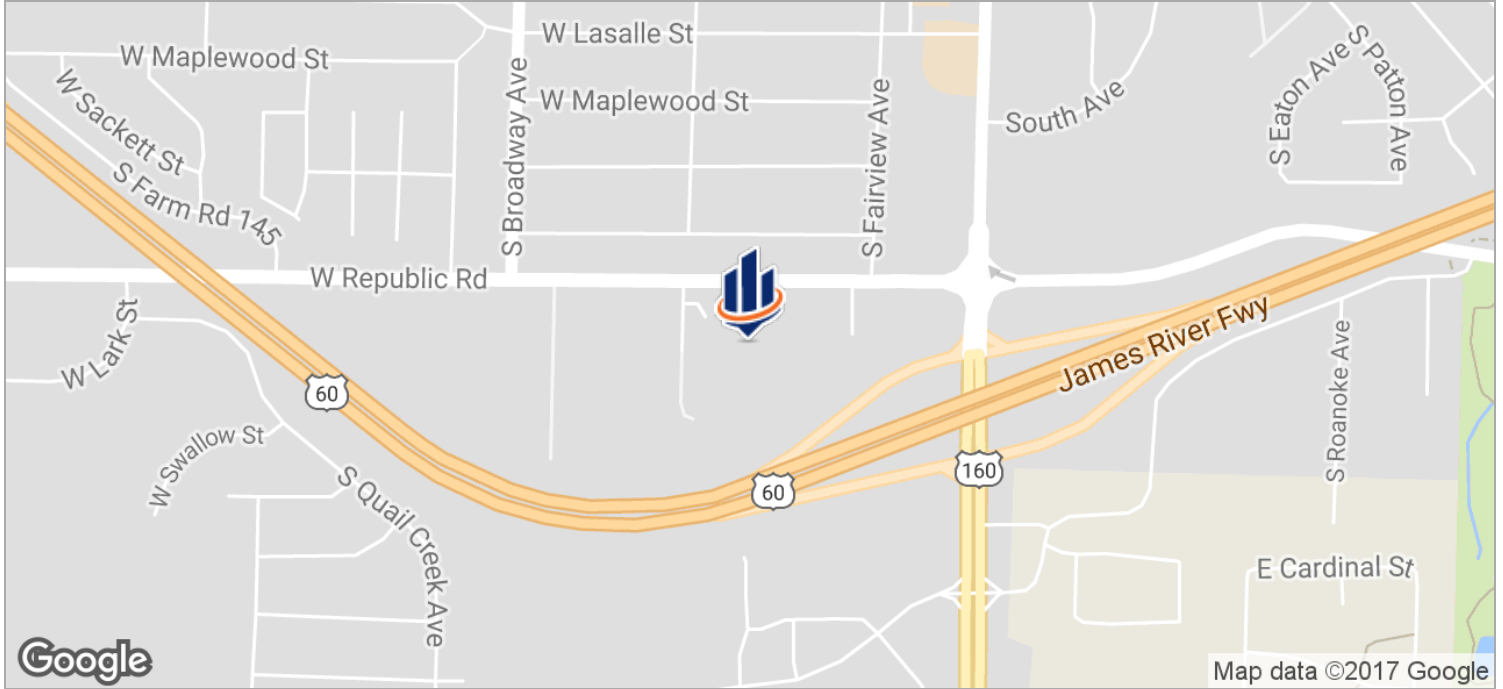
svnrankinco.com



FOR LEASE | OFFICE

CORPORATE VILLAGE

636 W Republic Rd, G112, Springfield, MO 65807



ARCH WATSON

Senior Advisor
417.887.8826 X113
arch.watson@svn.com

JEFF CHILDS, SIOR, CCIM

Senior Advisor
417.860.5447
jeff.childs@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR LEASE | OFFICE

CORPORATE VILLAGE

636 W Republic Rd, G112, Springfield, MO 65807



ARCH WATSON

Senior Advisor
417.887.8826 X113
arch.watson@svn.com

JEFF CHILDS, SIOR, CCIM

Senior Advisor
417.860.5447
jeff.childs@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svnrankinco.com



FOR LEASE | OFFICE

CORPORATE VILLAGE

636 W Republic Rd, G112, Springfield, MO 65807



Arch Watson

Senior Advisor
SVN | Rankin Company, LLC

Arch Watson serves as a Senior Advisor for SVN/Rankin Company, specializing in the sale and leasing of industrial, office & retail property in Springfield and Southwest Missouri.

Ranking 60th of all SVN National Advisors in 2014 put Arch in the top 4% and in 2015 he ranked 85 which put him in the top 6%, in 2016 Arch ranked 107 which put him in the top 7%. SVN has 1500 advisors nation wide in over 200 offices.

Prior to joining Sperry Van Ness, Watson had a seventeen year management career. He started his career with Wal-Mart, the worlds largest retailer in the Sam's Club Division. While with Wal-Mart, Arch was able to experience three markets which include: Springfield, MO; Atlanta, GA; and Kansas City MO. Arch then was the owner operator of a specialized printing company that sold its products to other printing companies throughout the United States. As a owner and user of commercial property Watson has a unique insight when helping clients select property for their use or investment.

Arch served on the Board of Directors of the Boys & Girls Clubs of Springfield for 7 years and Board President in 2008.

Memberships & Affiliations

Springfield Board of Realtors
Missouri Association of Realtors
National Association of Realtors

Phone: 417.887.8826 x113

Fax: 417.875.9233

Cell: 417.773.9022

Email: arch.watson@svn.com

Address: 2808 S. Ingram Mill, Suite A100
Springfield, MO 65804



ARCH WATSON

Senior Advisor
417.887.8826 X113
arch.watson@svn.com

JEFF CHILDS, SIOR, CCIM

Senior Advisor
417.860.5447
jeff.childs@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svnrankinco.com



FOR LEASE | OFFICE

CORPORATE VILLAGE

636 W Republic Rd, G112, Springfield, MO 65807



Jeff Childs, SIOR, CCIM

Senior Advisor
SVN | Rankin Company, LLC

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.

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
- Springfield Chamber of Commerce
International Council of Shopping Centers
Xceligent Office & Industrial Advisory Boards
Green Circle Advisory Board

Phone: 417.860.5447

Fax: 417.875.9233

Cell: 417.860.5447

Email: jeff.childs@svn.com

Address: 2808 S. Ingram Mill, Suite A100
Springfield, MO 65804



ARCH WATSON

Senior Advisor
417.887.8826 X113
arch.watson@svn.com

JEFF CHILDS, SIOR, CCIM

Senior Advisor
417.860.5447
jeff.childs@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svnrankinco.com



DISCLAIMER

CORPORATE VILLAGE | 2,117 SF | SPRINGFIELD, MO

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.

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.

