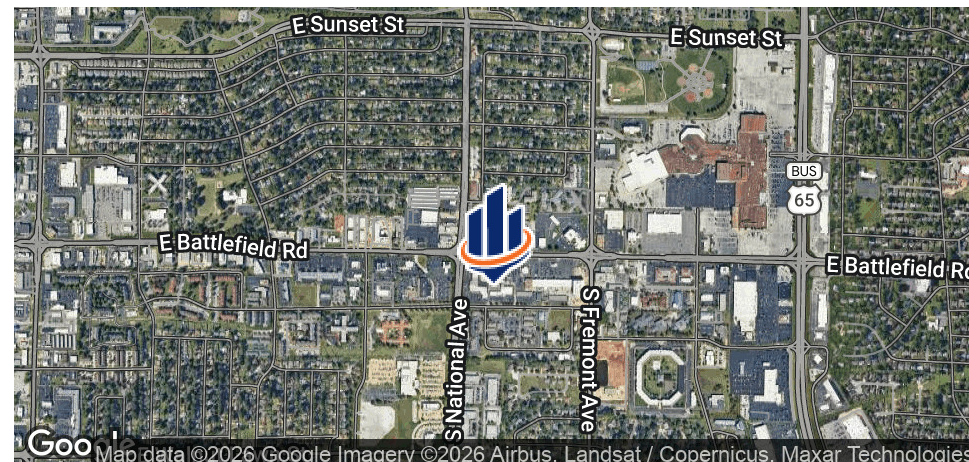




OFFICE SUITE OR LEASE

1245-1285 E MONTCLAIR
SPRINGFIELD, MO 65804

Arch Watson
Senior Advisor
417.887.8826 x113
arch.watson@svn.com



OFFERING SUMMARY

Available SF: 7,750 SF

Lease Rate: \$10.00 SF/yr

NNN

Current Est. NNN's: \$3.40 SF/yr

Market: South Central
Springfield

Submarket: Medical Mile

PROPERTY OVERVIEW

There is currently one vacant space with includes 7,750/SF. There is an open showroom floor plan with 3 private office, a conference room, break area, 2 restrooms, and a storage room. Current additional estimated NNN charges are \$3.40/psf.

LOCATION OVERVIEW

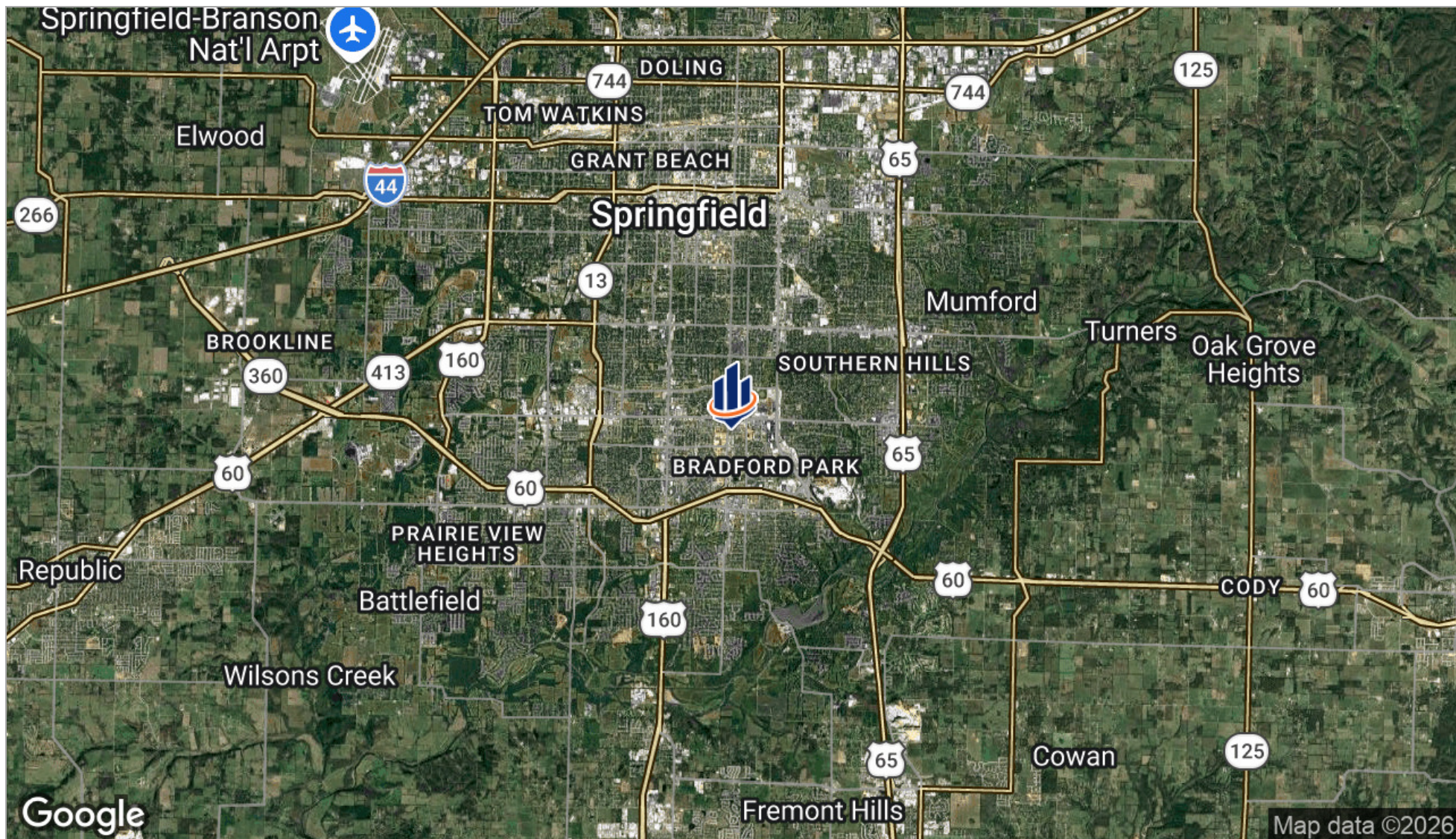
Located on E Montclair just SE of the National and Battlefield intersection on Medical Mile. This location has easy access to James River Expy to the south and is surrounded by many restaurants and service providers. The office space is directly across from the Montclair Office Park.

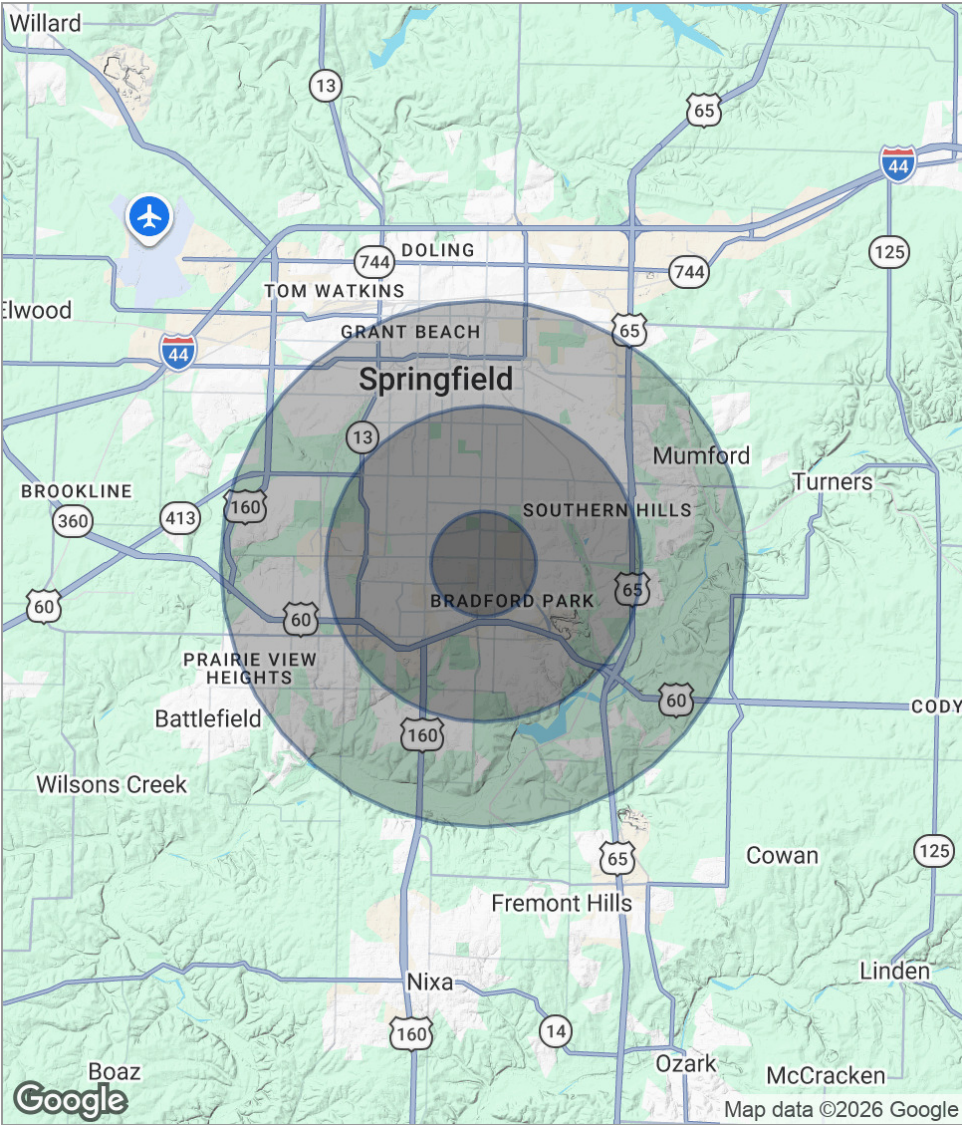
Additional Photos



Aerial View







POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,958	76,208	164,923
Median age	41.0	37.8	35.4
Median age (male)	37.1	35.5	34.0
Median age (Female)	43.8	39.8	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,900	36,499	73,148
# of persons per HH	1.8	2.1	2.3
Average HH income	\$39,773	\$50,884	\$50,986
Average house value	\$104,485	\$165,986	\$172,974

* Demographic data derived from 2020 ACS - US Census

ARCH WATSON

Senior Advisor



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PROFESSIONAL BACKGROUND

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.

He has ranked in the Top 10% of all SVN National Advisors since 2014 and has earned the SVN Certified Specialist designation for activity in both the Retail and Office asset class since 2018.

Prior to joining SVN, 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.

EDUCATION

Arch has a Bachelor of Science in Economics from Missouri State University.

MEMBERSHIPS & AFFILIATIONS

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

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.