

LEASE
**OFFICE FOR LEASE EAST
SPRINGFIELD**

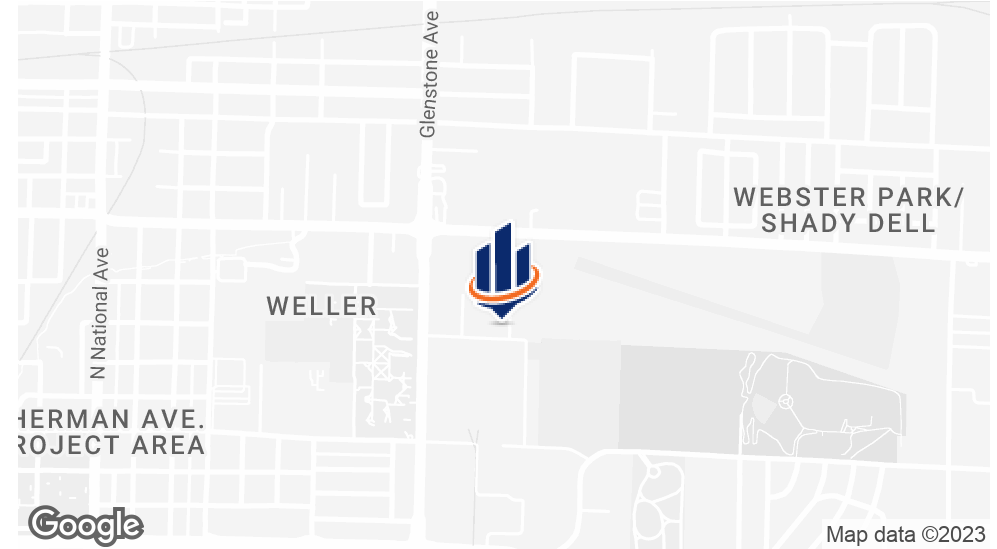
1313 N NIAS AVE
Springfield, MO 65802

PRESENTED BY:

LEE MCLEAN III, SIOR, CCIM
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lee.mclean@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$11.00 SF/yr (NNN)
NNN:	\$2.50/SF (est.)
BUILDING SIZE:	6,400 SF
AVAILABLE SF:	1,100 SF
SUITE B:	1,100 SF
SUITE C:	LEASED
ZONING:	GM

PROPERTY OVERVIEW

Thank you for viewing this office space off of Glenstone and East Division. This office is in a building shared with the Springfield Contractors Association. It makes a great office for contractor related companies as well as other professional offices. Suite B has 2 offices plus an open area and will be available January 1st, 2024. Contractor Association also has a conference & training room that may be shared by tenants which is not included in square footage.

LOCATION OVERVIEW

Property is located off of Glenstone and E. Division in East Springfield with quick access to US 65. Located nearby is Evangel University, the Downtown Springfield Airport, SRC, Jose Locos, Schlotzsky's Deli, SOLO Cup Warehouse Building, and the Killian and Cooper Sports complexes.

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN in the Springfield, MO metro area. Lee holds the SIOR & CCIM designations, a Brokers-Associate license and ranks in the top 3% of SVN International.

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	3 - 5 years
TOTAL SPACE:	1,100 SF	LEASE RATE:	\$11.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
B	Available	1,100 SF	NNN	\$11.00 SF/yr

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SUITE B



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SUITE C



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CONFERENCE/TRAINING



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RETAILER MAP

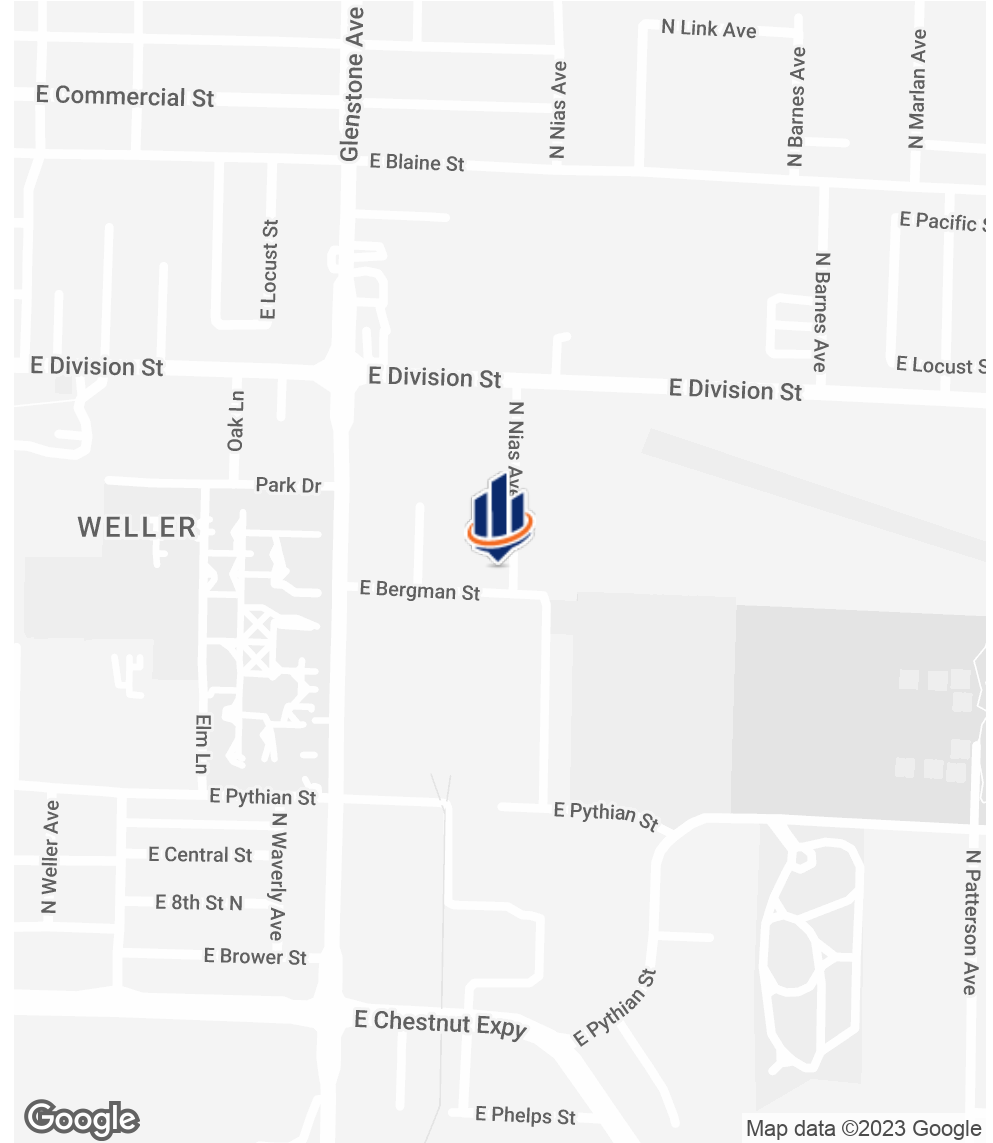


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

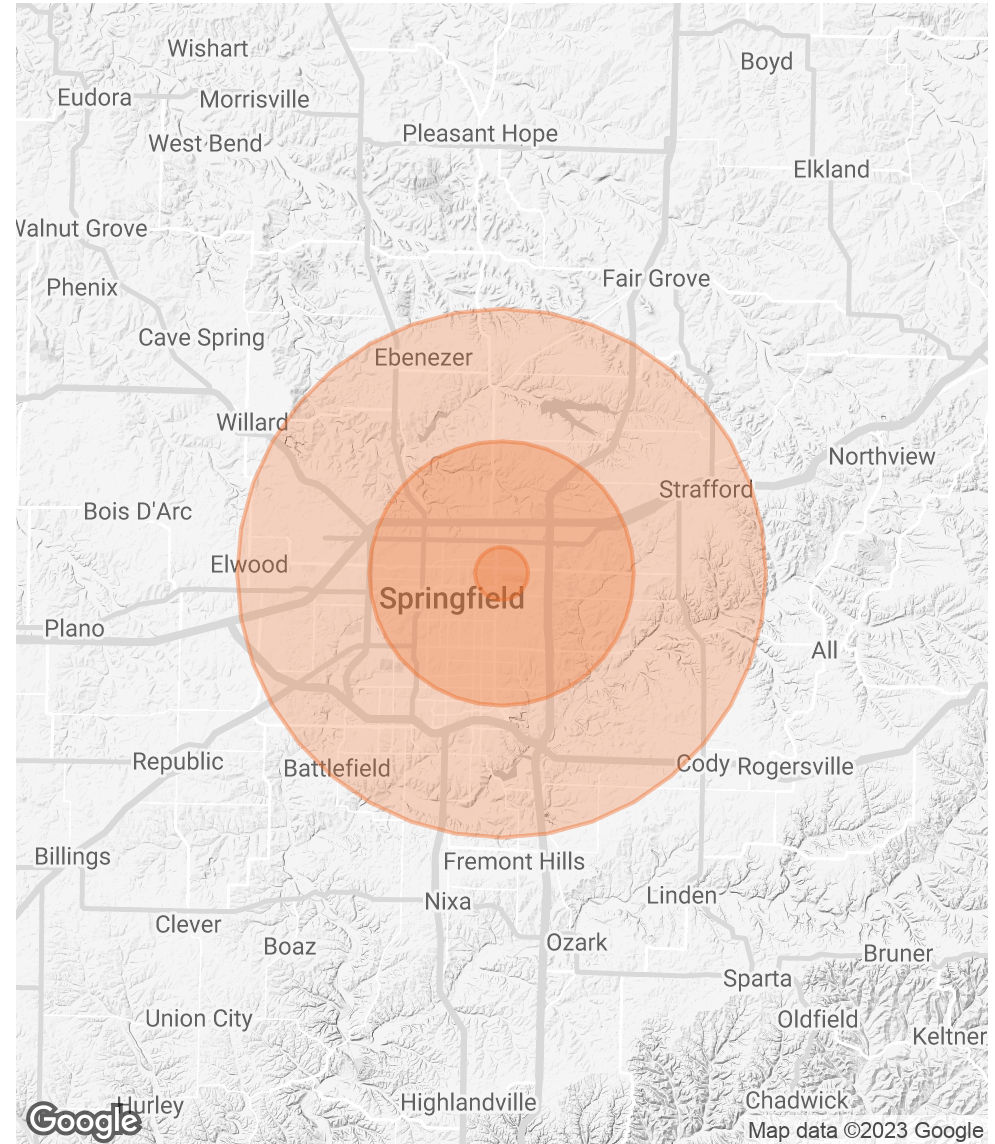
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	6,162	143,085	250,833
AVERAGE AGE	29.5	34.9	37.9
AVERAGE AGE (MALE)	30.0	33.7	36.8
AVERAGE AGE (FEMALE)	30.0	36.8	39.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,410	69,062	117,855
# OF PERSONS PER HH	2.6	2.1	2.1
AVERAGE HH INCOME	\$37,277	\$49,081	\$60,906
AVERAGE HOUSE VALUE	\$79,952	\$110,060	\$144,808

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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Direct: 417.887.8826 x110 | **Cell:** 417.818.8894

PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, 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 developed hotels, shopping centers and other commercial properties all over the U.S. 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 was the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage, Lee has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds two designations: Certified Commercial Investment Member (CCIM) which focuses on the investment segment of the commercial real estate industry and earned the Society of Industrial and Office REALTORS® designation (SIOR) given to top producers in industrial and office.

In 2015, Lee began working at SVN Rankin Co. Lee does business with clients in the Southwest Missouri 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 Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, The Andy Williams estate, US Federal Properties Co., Triple S Properties, Dollar General, KraftHeinz Co. and many more.

HONORS

Lee consistently ranks in the top of over 1,500 agents within SVN International earning him national honors annually among his peers.

Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient (2021)
Ranked #10 Advisor in SVN International - SVN President's Circle Recipient (2020)
Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)
Named the CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)
Top 3% Advisor in SVN International - SVN President's Circle Recipient (2017, 2019 & 2022)
Top 10% Advisor in SVN International - SVN Achiever Aware Recipient (2016)

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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 Offering Memorandum may include certain statements and estimates 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 Offering Memorandum, 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 Purchase 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 Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase 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 Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser 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 purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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