

**Office
For Lease**



2937 S. Claremont - Springfield, MO



SE CORNER:

Available: 3,665 sq. ft.
Base Rent: \$13.95/sf (\$4,260/mo.)
NNN: \$3.95/sf (\$1,2060/mo.)

GALEN PELLHAM, AIA, CCIM
417.839.0156
gpellham@murney.com

417.575.8564 office 417.447.5447 fax
1625 E Primrose, Springfield, MO 65804
www.murneycommercial.com



Office For Lease

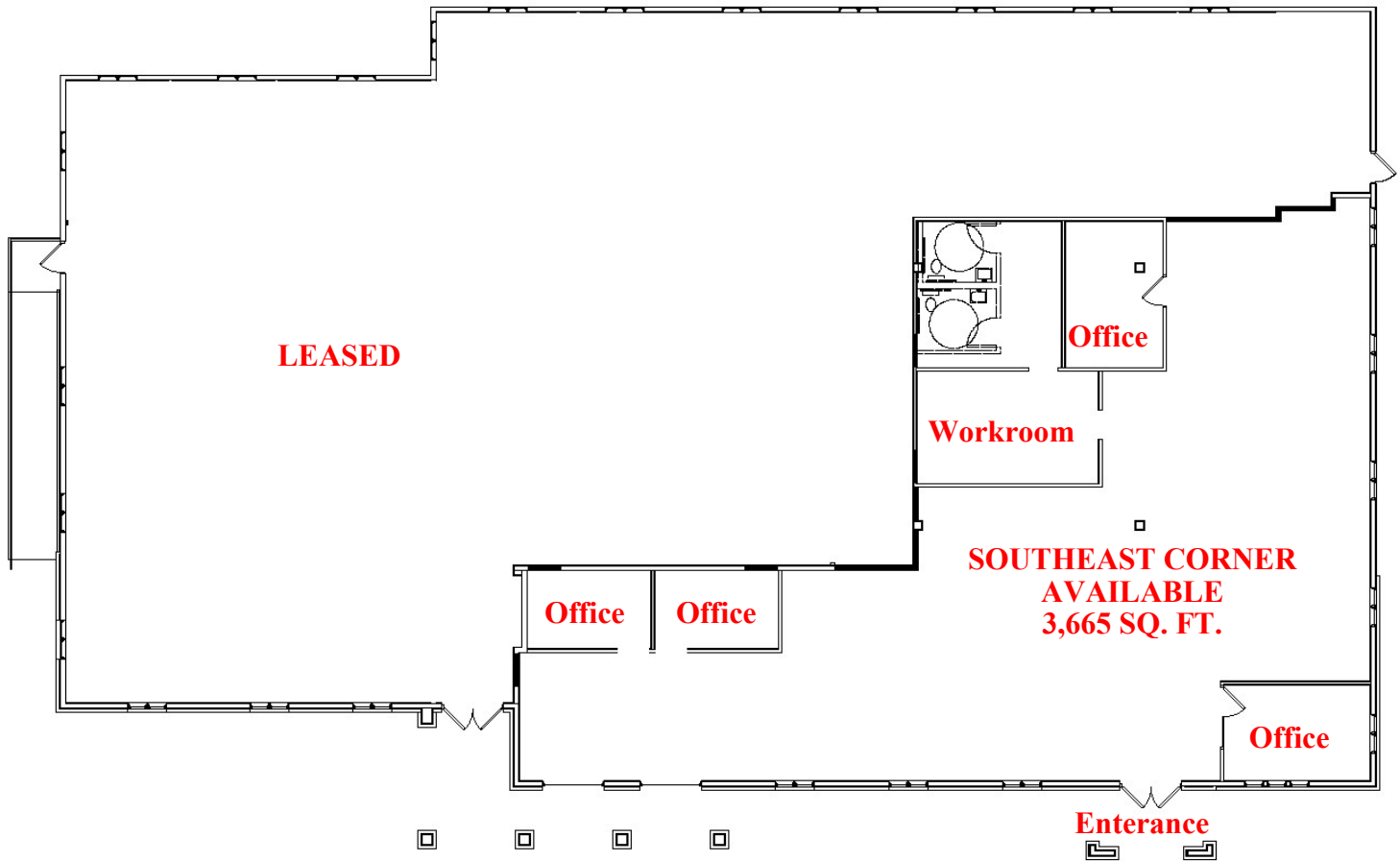


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Currently space has four (4) offices and a workroom.
Tenant may design space to meet specific requirements.

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GSA Building
Southeast Corner Available

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AIA: *The American Institute of Architects*

CCIM: *Certified Commercial Investment Member:*

- A recognized expert in the discipline of commercial and investment real estate specializing in market, financial and investment analysis.

2012 GOLD MEDAL AWARD, LIFETIME MEMBER:

- One of 5 recipients of Greater Springfield Board of Realtors 1,700 members having closed \$8M-\$15.9M of transactions, three (3) consecutive years.

CO-STAR POWER BROKER:

- Ranked among the Market's Top Firms for Leasing Transactions.

MURNEY:

- Largest real estate company in southwest Missouri with 35% of market transactions
- Ranked 91st of Top 500 real estate companies in the country by Power Broker Report
- An affiliate of Leading Real Estate Companies with 4,000 offices in 40 countries
- Ranked #1 on Google for more key words than any competitor, locally or nationally

Galen Pellham, AIA, CCIM has been an architect since 1977, founding Pellham-Phillips Architects & Engineers. His firm designed many of Springfield's and Branson's notable projects and others in over 23 states.

As an architect, Pellham has a creative approach to the real estate market, able to visualize uses of properties. He has the technical knowledge to develop schematic designs formulating the "highest and best" use of his Client's property.

To expand his Real Estate knowledge, Pellham obtained the CCIM designation gaining in-depth knowledge of **Financial Analysis** (measuring investment value performance); **Market Analysis** (supply and demand factors); **User Decisions** (timing of operating cash flows and its affect on value and rate of return and calculating the cost for leasing vs. owning); **Investment Analysis** (determining a client's investment strategy).

In 2001, during his second year in commercial real estate, Pellham was the **Top Producer** of Carol Jones Realtors 235 agents and continued to be one of its yearly top producers. In 2012, Pellham was one of the five recipients of the **Gold Medal Award** of Excellence Lifetime Members of the Greater Springfield Board of Realtors' 1,700 residential and commercial agents by closing \$8M-\$15.9M of transactions three consecutive years.

Always ready to position himself to better serve his Clients, Pellham merged his 3-yr old **Pellham Commercial Realtors** office with the region's largest real estate company – **Murney Associates Realtors**. During 2012, Murney had 35% of all real estate transactions, totaling more than \$614,688,000 in southwest Missouri; was ranked 91st in the country for total transactions and is an affiliate of **Leading Real Estate Companies**.

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