

**SALE**

# 6.73% CAP CLASS A OFFICE INVESTMENT

**1507-1527 E LARK ST**

Springfield, MO 65804

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**PRESENTED BY:**

**JACK RANKIN**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

|                                |                         |
|--------------------------------|-------------------------|
| <b>SALE PRICE:</b>             | \$3,740,000             |
| <b>PRICE PER FOOT:</b>         | \$179.09/SF             |
| <b>NOI:</b>                    | \$251,903.72            |
| <b>CAP RATE:</b>               | 6.73% CAP               |
| <b>TOTAL BUILDING(S) SIZE:</b> | 20,883 SF               |
| <b>NUMBER OF TENANTS:</b>      | Four                    |
| <b>ZONING:</b>                 | Highway Commercial (HC) |
| <b>YEAR BUILT:</b>             | 2021 & 1998             |

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### PROPERTY DESCRIPTION

Thank you for viewing this prime opportunity to own this 100% Leased Class A Office Investment now available for sale in south Springfield located at 1507-1727 E Lark Street. This Turn-Key Investment features a total of 20,883 SF across two buildings with a total of four tenants, each on a long-term, NNN lease. For additional information, please contact the listing agent. Thank you!

### LOCATION DESCRIPTION

Near the corner of S Fremont Ave and E Republic Road in South Springfield, Missouri. Neighboring retailers include Blue Iguana Car Wash, Harter House, Toth and Associates, Architect Coffee Co, Corner 21 Chinese, Propel Fitness, Sonic Drive-In, Vogue Cleaners, Cox Hospital, Twin Oaks Country Club, and more.

**ADDITIONAL PHOTOS**



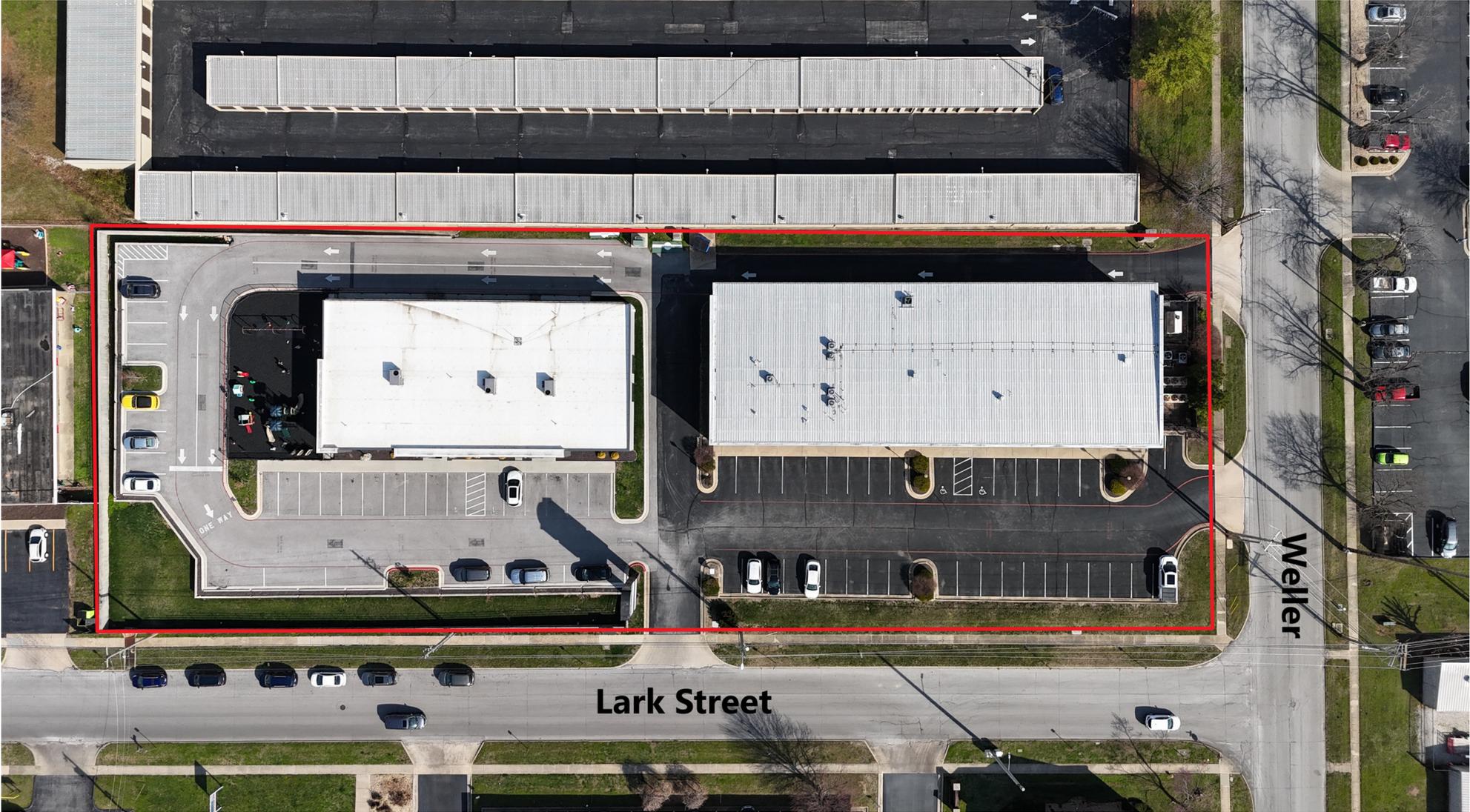
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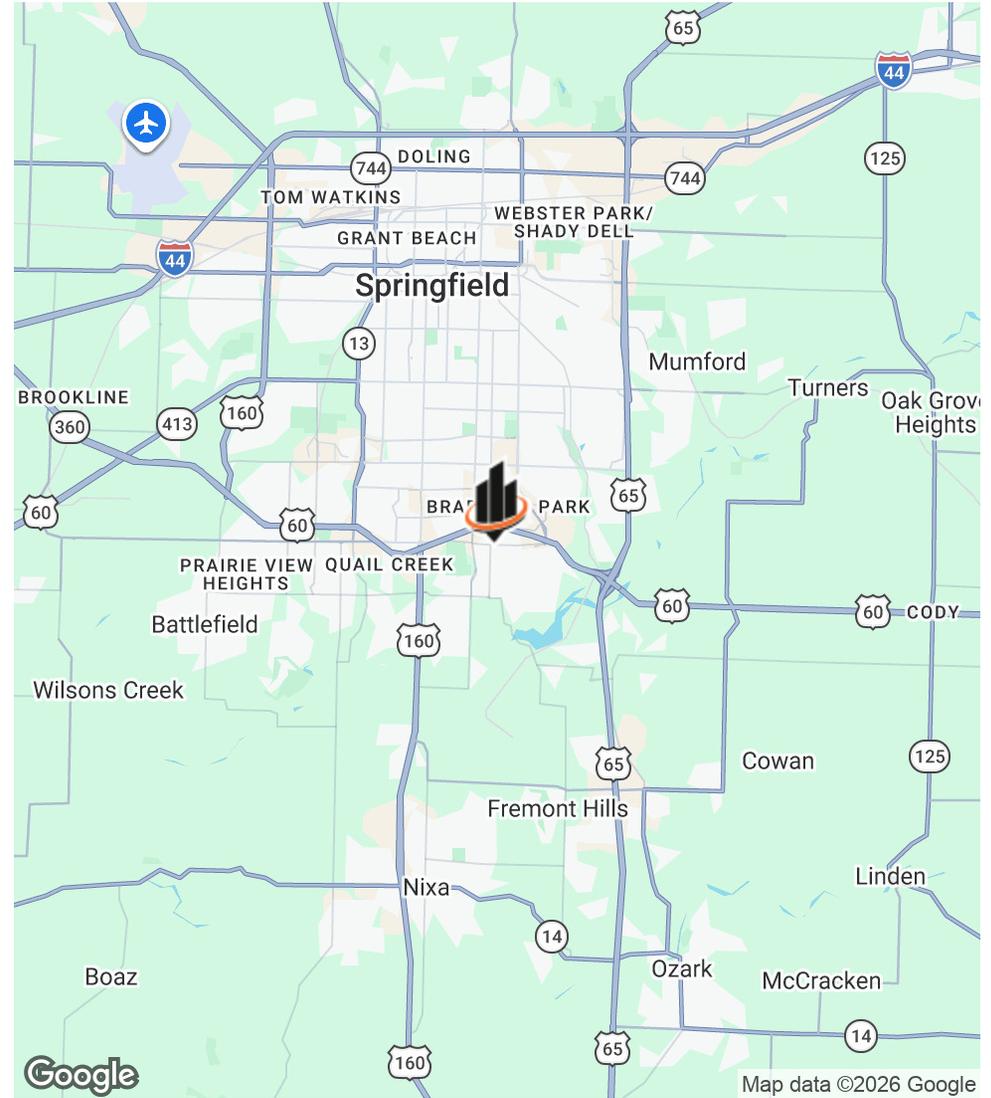
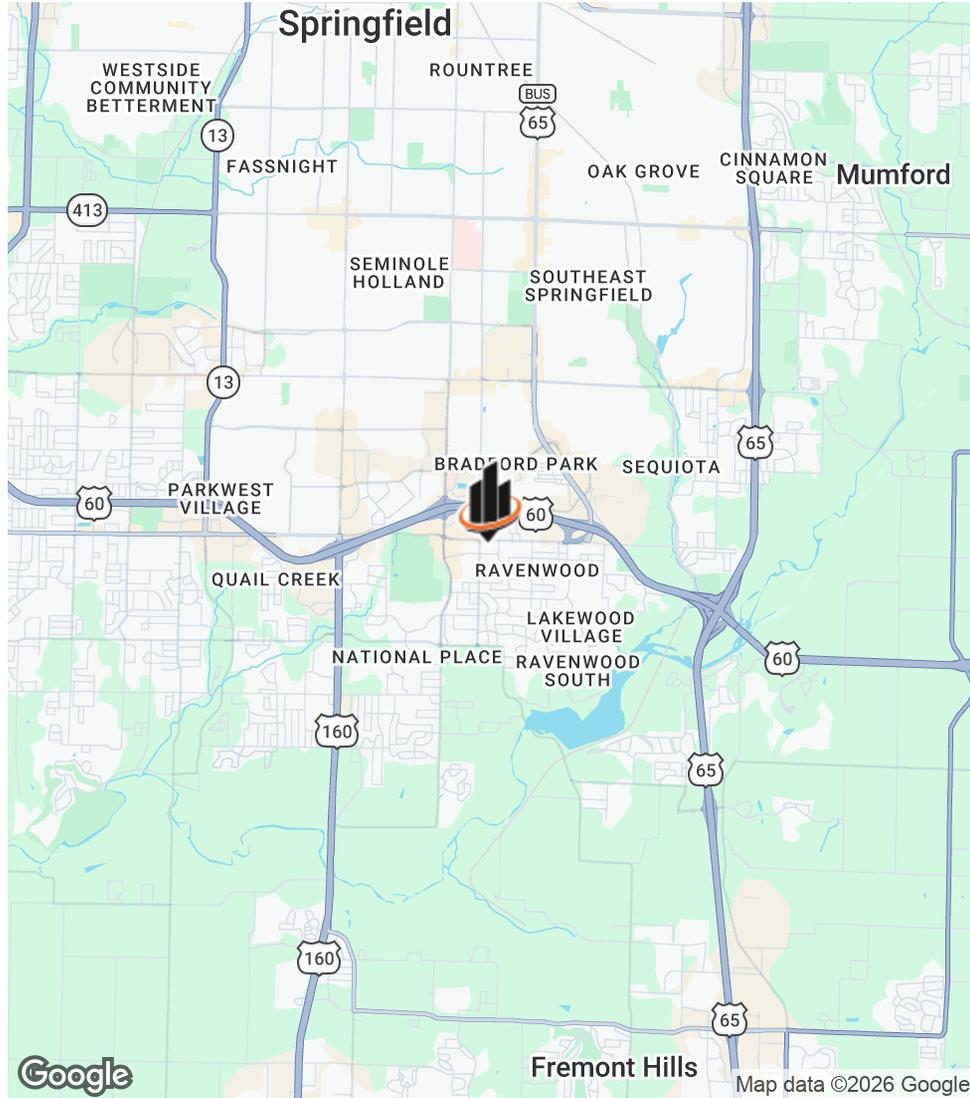
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

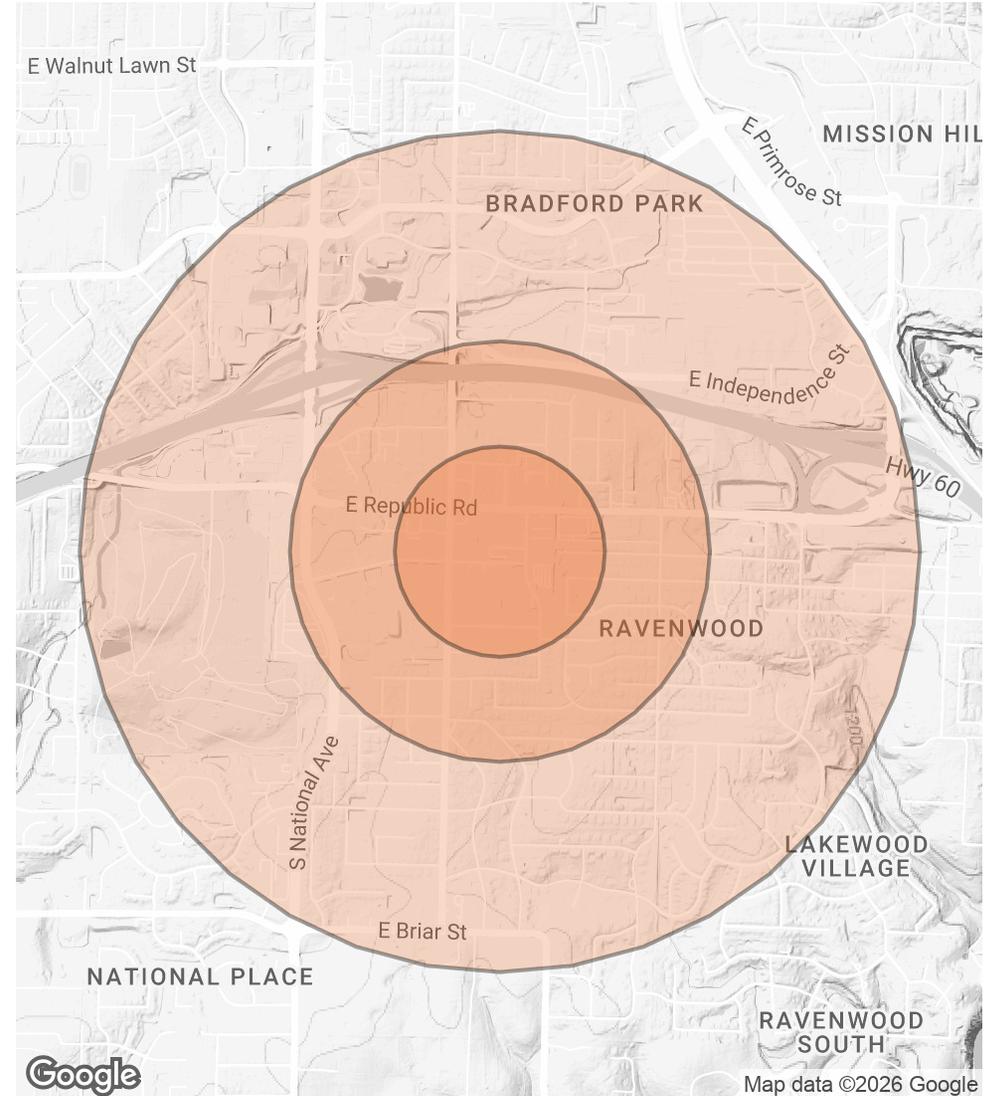
|                             | 0.25 MILES | 0.5 MILES | 1 MILE |
|-----------------------------|------------|-----------|--------|
| <b>TOTAL POPULATION</b>     | 570        | 2,053     | 6,706  |
| <b>AVERAGE AGE</b>          | 37.7       | 44.6      | 49.5   |
| <b>AVERAGE AGE (MALE)</b>   | 36.4       | 41.1      | 45.5   |
| <b>AVERAGE AGE (FEMALE)</b> | 38.6       | 45.8      | 51.9   |

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

|                            | 0.25 MILES | 0.5 MILES | 1 MILE    |
|----------------------------|------------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 315        | 1,125     | 3,615     |
| <b># OF PERSONS PER HH</b> | 1.8        | 1.8       | 1.9       |
| <b>AVERAGE HH INCOME</b>   | \$52,025   | \$65,430  | \$80,200  |
| <b>AVERAGE HOUSE VALUE</b> | \$210,729  | \$243,693 | \$268,525 |

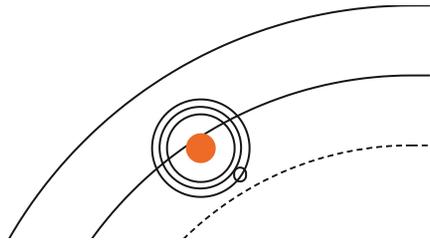
2023 American Community Survey (ACS)



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# The 9.6% report

A REPORT ON THE PRICING  
ADVANTAGE OF COOPERATION

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**SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.**

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.\*

## The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

## Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

\*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

## It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

**Visit [svn.com](https://svn.com) to find out more.**

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# About SVN

SVN® is the world's leading commercial real estate franchise and the only **Employee-Owned Public Benefit Corporation** in the industry. SVN's growing network includes over 2,000 Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

**This is the SVN Difference**

## ADVISOR BIO



### JACK RANKIN

Associate Advisor

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Direct: **417.860.9951** | Cell: **417.860.9951**

## PROFESSIONAL BACKGROUND

After graduating in three years from Drury University in Springfield, Missouri with a Bachelor's degree in Business Management, Jack entered the commercial real estate industry in 2021, joining SVN / Rankin Company where he quickly established himself as a results-driven professional. He has since successfully completed over 140 commercial sale and leasing transactions, earning a strong reputation for delivering value and results for clients across all major asset classes. For the past four years with SVN, Jack has provided strategic guidance and exceptional service across all commercial property types, including industrial, retail, office, land, and investment properties.

In recognition of his outstanding performance, he was named a 2024 CoStar Power Broker award winner, a prestigious honor given to top producers in the industry. He also received the Certified Industrial Specialist designation from SVN International Corp. A designation only held by 55 of 2,000 SVN agents' nationwide. These awards highlight his specialized knowledge and commitment to professional excellence. With a client-first mindset, regional expertise, and a passion for delivering results, Jack is a trusted partner for investors, tenants, and property owners across Southwest Missouri.

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## DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale 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 Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum 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 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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