LEASE

909 E Montclair St

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Springfield, MO 65807

PRESENTED BY:

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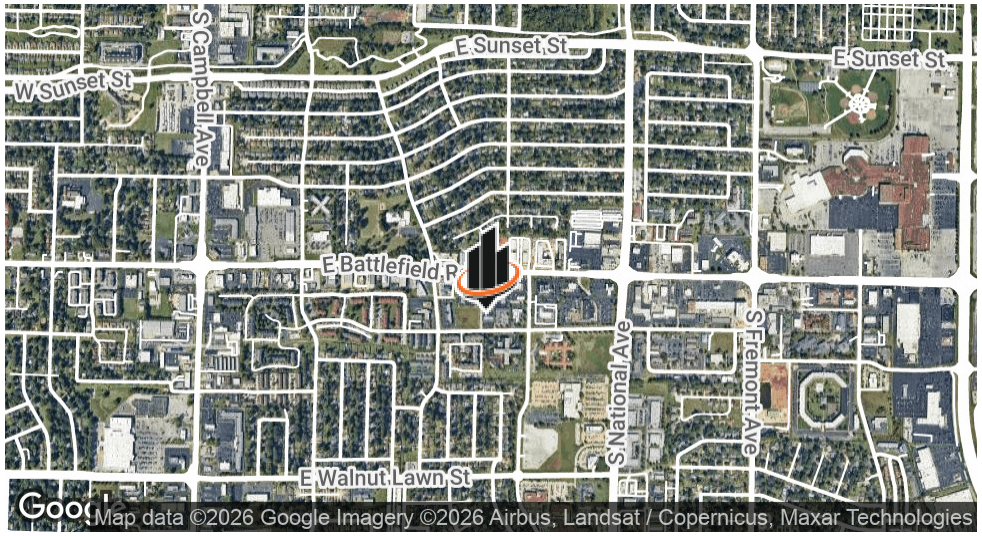
SVN
RANKIN COMPANY, LLC



OFFERING SUMMARY

LEASE RATE:	$12.00 - 14.00 SF/yr (NNN)
LEASE TYPE:	NNN
AVAILABLE SF:	2,200 - 4,950 SF
CURRENT EST NNN'S:	$6.25/ SF/yr
AVAILABLE:	Immediately

PROPERTY DESCRIPTION

The entire available contiguous space is 4,950/sf with a large training room off the reception/waiting area and open spaces for work stations or office buildout, 4 private offices, workroom, break room and 4 restrooms and an IT closet. The space could be divided into two smaller spaces of 2,750/sf and 2,200/sf. See Floor Plans in marketing packet.

LOCATION DESCRIPTION

This property is located just east of Kimbrough on Montclair St. The property is on the north side of Kimbrough and just south of the Battlefield Market Place Shopping Center. The property is very close to the Medical Mile and is located around retail and professional office users.

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	**LEASE TERM:**	Negotiable
TOTAL SPACE:	2,200 - 4,950 SF	**LEASE RATE:**	$12.00 - $14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100-112	Available	4,950 SF	NNN	$12.00 SF/yr	Suite 100-112 has been used as office space with an open floor plan. There is a large training room off the reception/waiting area and open spaces for work stations or office buildout, 4 private offices, workroom, break room and 4 restrooms and an IT closet.
Suite 100-104	Available	2,750 - 4,950 SF	NNN	$14.00 SF/yr	Suite 100-104 has two offices, two large open work areas one of which could be a showroom. There are two restrooms and a large storage room.
Suite 108-112	Available	2,200 - 4,950 SF	NNN	$14.00 SF/yr	Suite 108-112 has a reception area, two large offices and two smaller offices, the larger offices could accommodate workstations. There are two restrooms and a storage area.

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PHOTOS

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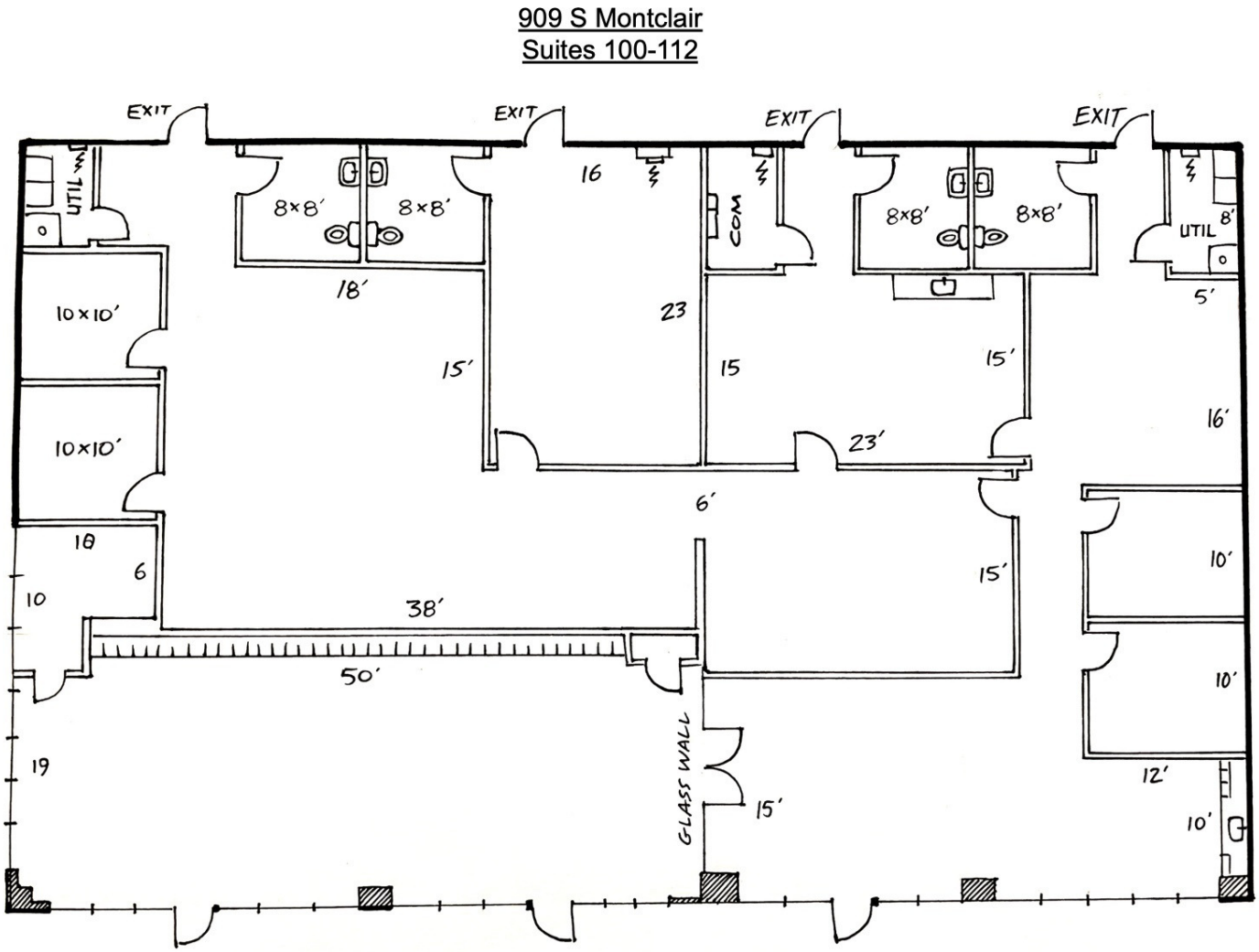
SUITE 100-112



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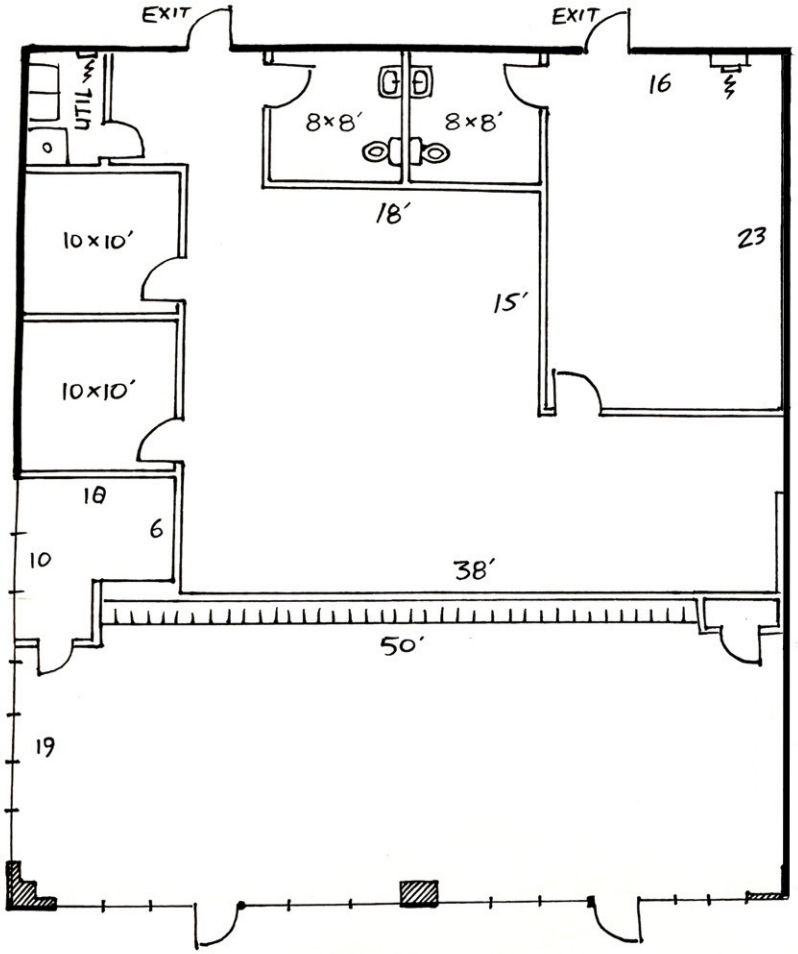
SUITE 100-104

Suite 100-104



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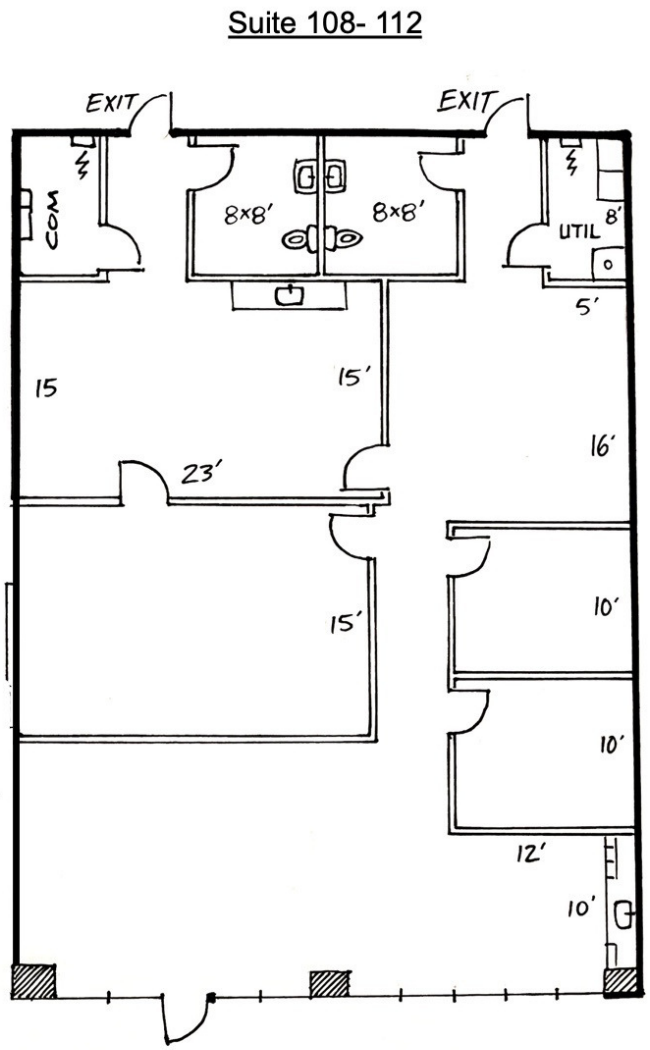
SUITE 108-112



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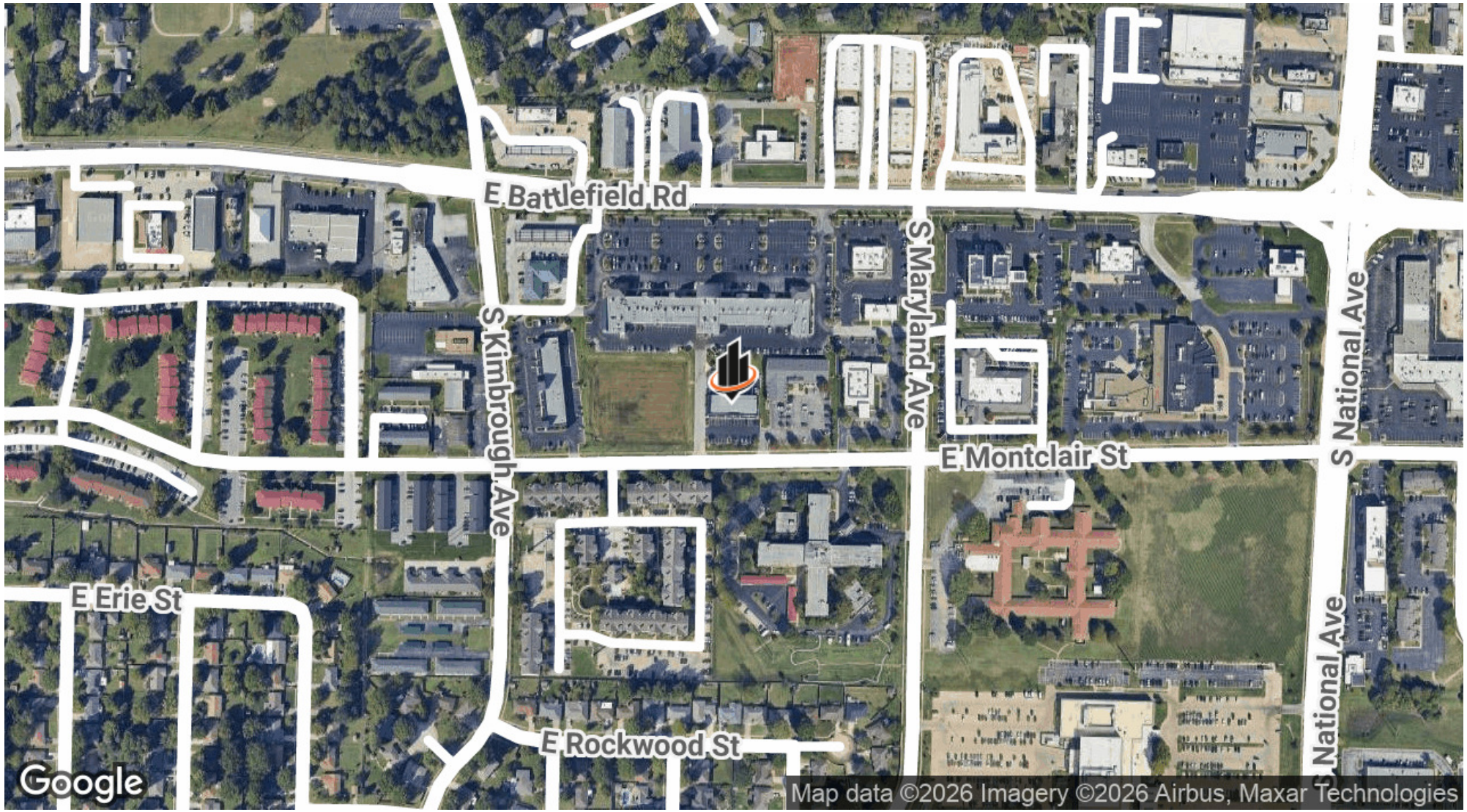
LOCATION MAP



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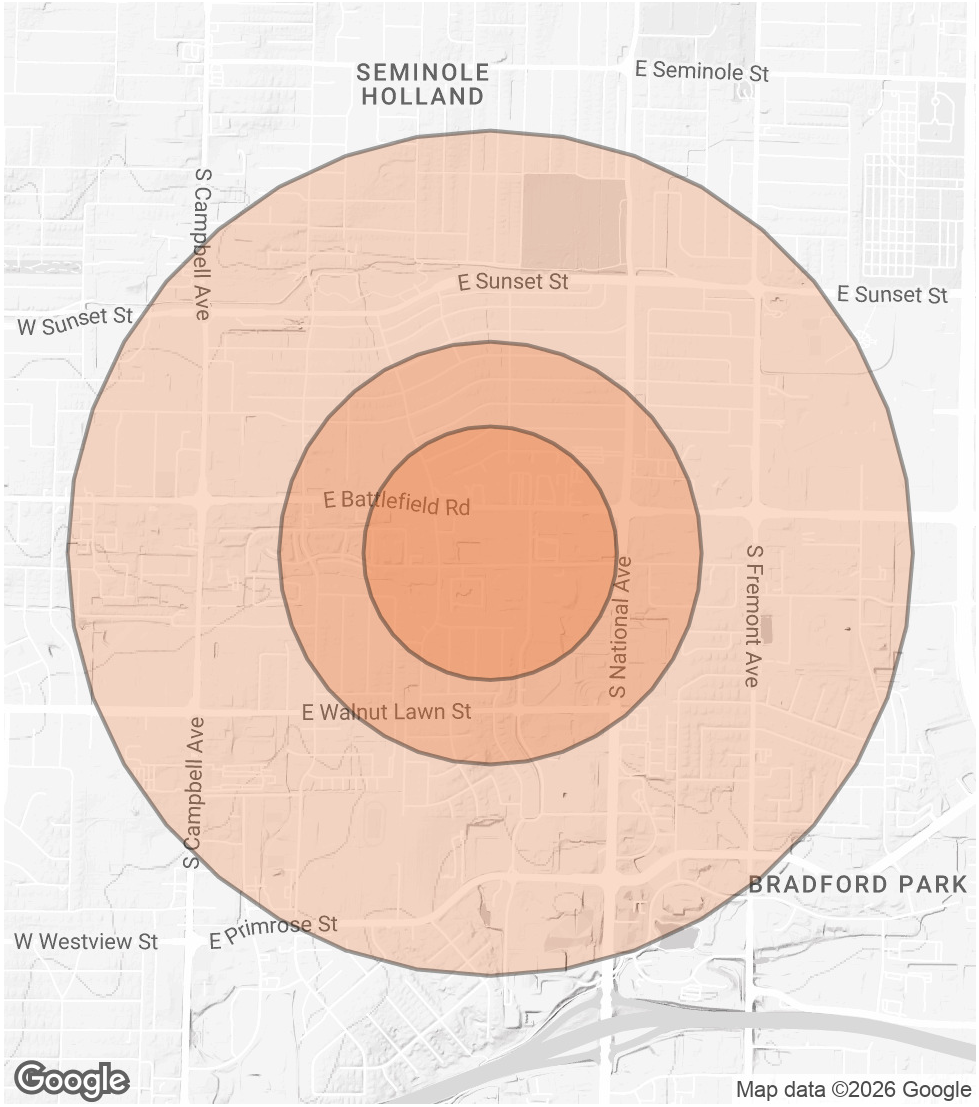
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,579	3,623	11,079
AVERAGE AGE	43	41	42
AVERAGE AGE (MALE)	40	39	40
AVERAGE AGE (FEMALE)	46	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	829	1,882	5,664
# OF PERSONS PER HH	1.9	1.9	2
AVERAGE HH INCOME	$56,714	$59,585	$61,100
AVERAGE HOUSE VALUE	$185,753	$180,450	$178,287

Demographics data derived from AlphaMap



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ADVISOR BIO 1

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.

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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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