

SPRINGFIELD MEDICAL CENTER

FOR LEASE: 625 NORTH JACKSON AVENUE, SPRINGFIELD, MN



360°
Take the
virtual tour!



UPPER LEVEL ([CLICK HERE](#))
LOWER LEVEL ([CLICK HERE](#))
OR VISIT WWW.SPRINGFIELDMN.ORG

LOCAL BUSINESS TESTIMONIAL

The Good Life Cleaning Co.

The City of Springfield has made a great home for both my business and family. When I started my cleaning & janitorial business here, Springfield had all of the resources I needed.

Great banking, insurance, broadband, retail, and city services are all convenient and staffed with knowledgeable, friendly people. I have also found a reliable and steady workforce here.

The community is very welcoming with great relationships to be made through the Chamber of Commerce, Lions, Rotary, and many others. Springfield holds many opportunities for entrepreneurs and gig-economy workers alike.

Springfield is a great place to raise your family and business. I can't wait to see what Springfield has in store for you!

Michelle Berberich
Owner

mapformation, LLC

I started mapformation in June 2000, after making maps as a second "hobby job" from 1993-2000 while we were living in St. Paul. After Becky and I had our daughter (Libby) in 2002, we decided that *WE* wanted to raise her; rather than putting her in daycare 8-9+ hours/day and needing to have two full-time incomes. So we spent the Summer of 2003 canvassing West Central and Southwestern Minnesota...looking for a community between our two extended families that offered:

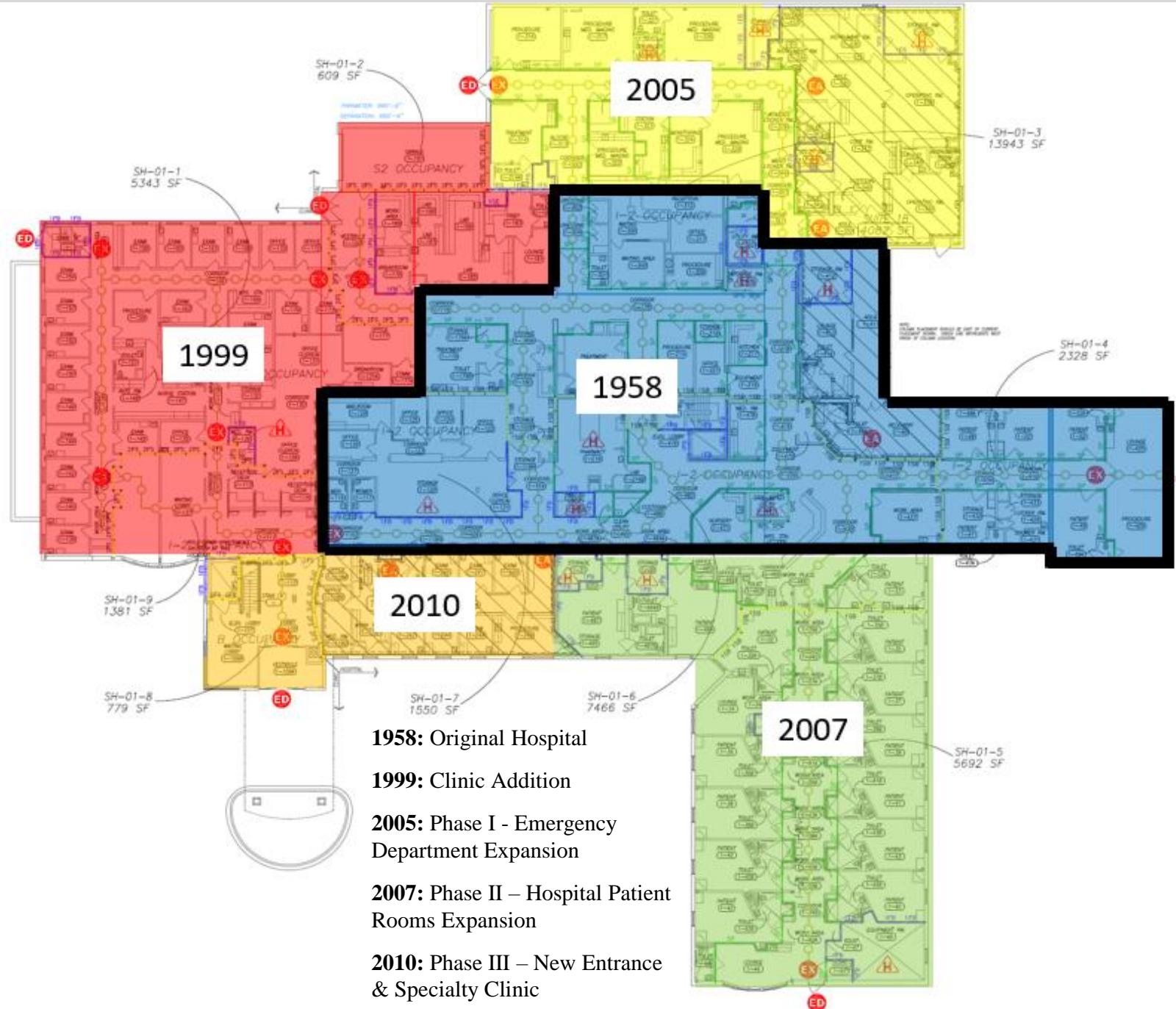
- A great K-12 school in town (so Libby, and eventually Ellie, wouldn't need to spend hours on a bus each week).
- A great medical facility in town.
- A great local grocery store.

Springfield "checked all those boxes," and a combination of finding a nice, affordable home one block from school, along with an obvious sense of pride that community residents have in how they take care of public and private property, made it our choice as a community to raise our children. Living for a fraction of the costs of living in places such as Minneapolis, even Mankato, while having ample recreational activities to be happy while they aren't working. Low cost of living (housing, in particular) afforded us the opportunity to go from two full-time incomes to one, and our daughters thrived having a parent around to care for them full-time. Our business steadily grew from just me into one of North America's largest custom cartography firms doing business with approximately 650 clients across eleven time zones.

Derek Tonn
Founder and CEO

INVEST IN SPRINGFIELD

SPRINGFIELD MEDICAL CENTER



HISTORY OF IMPROVEMENTS

SPRINGFIELD MEDICAL CENTER



AERIAL VIEW

INTERIOR PHOTOS



SCHEDULE A TOUR TODAY

MAIN LEVEL FOR LEASE



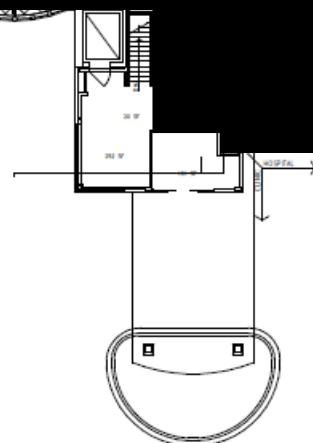
Springfield Ambulance

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Springfield Ambulance

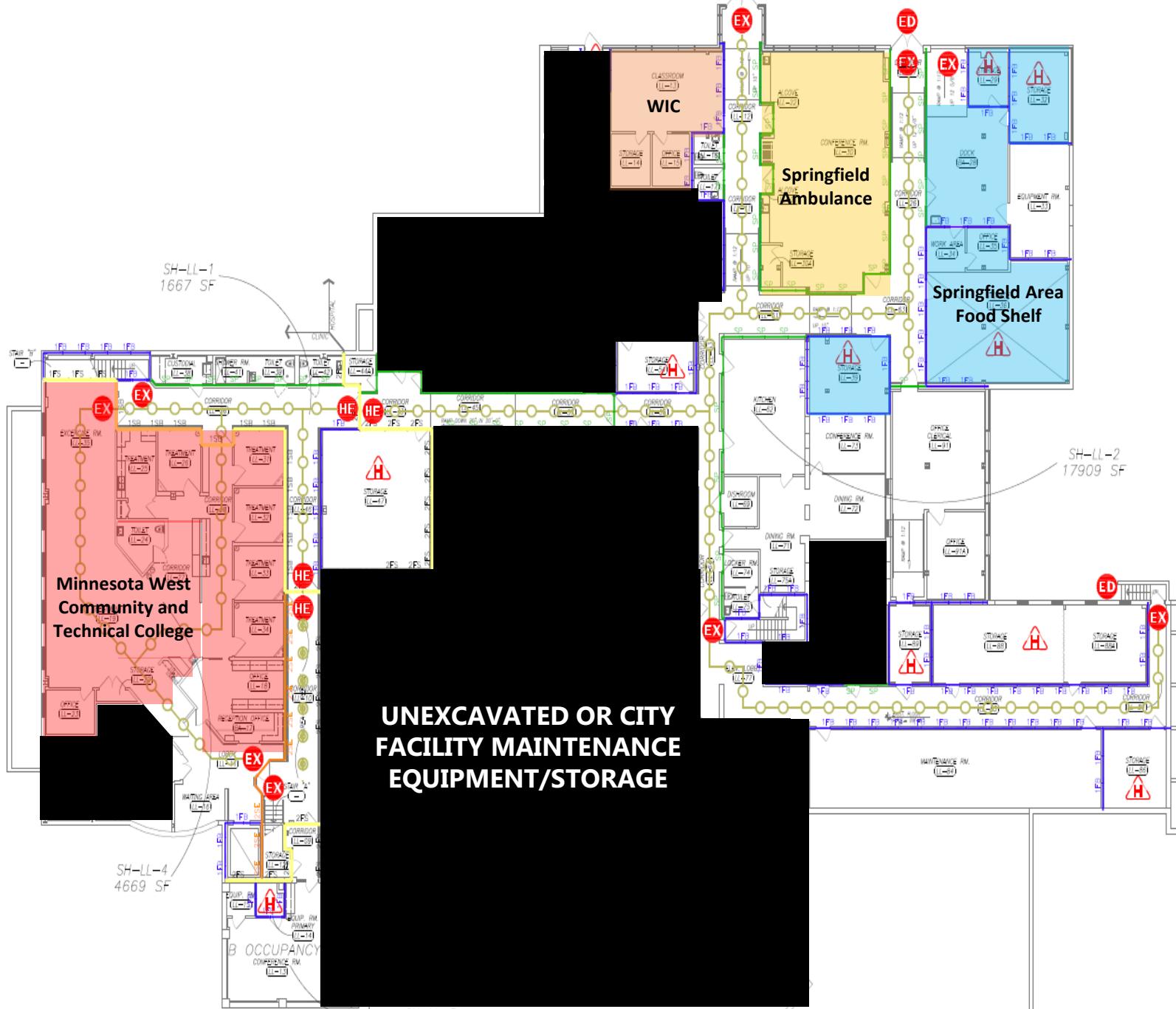
Harvest
Counseling
Service

NOTE:
COLUMN PLACEMENT SHOULD BE BASED ON CURRENT
PLANS. THIS PLAN SHOULD NOT BE DEPENDENT ON
EXISTING COLUMN LOCATIONS.



Approx 19,000 SQ. FT.
AVAILABLE

LOWER LEVEL FOR LEASE



Approx 12,000 SQ. FT. AVAILABLE

TENANT RENT

- **Estimated Annual Rent:**
 - ✓ NON-PROFIT = \$6.00/SF
 - ✓ FOR-PROFIT = \$12.00/SF
- **Includes:**
 - ✓ Lawn Care
 - ✓ Snow Removal
 - ✓ Water Treatment (Softener Salt)
 - ✓ Average Utility Use (Electricity, Gas, Water, and Sewer)
 - ✓ Facility Maintenance (Outer Walls, HVAC/Boiler, Sewer/Water Service, Roof, and Basic Structural Elements
 - Does Not Include Janitorial Services
 - ✓ Property Insurance (Common Area Liability Insurance)
 - Does Not Include Content Coverage
- **Fixtures, Furniture and Equipment:**
 - ✓ Fully Furnished Option Available
 - ✓ Forgivable Loan or Buyout



32,634 SQ. FT. AVAILABLE

ABOUT SPRINGFIELD

➤ **Population = 2,152**

➤ **School District**

- ✓ Springfield Public Schools (K-12th Grade)
 - Ranked Among Top 50 Schools in MN
- ✓ St. Raphael Catholic School (K-6th Grade)

➤ **30 Mile Radius (2019 Estimated Data)**

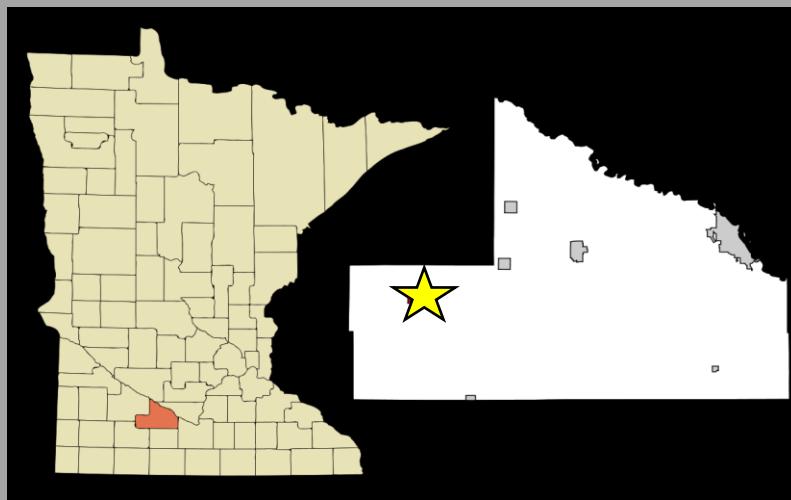
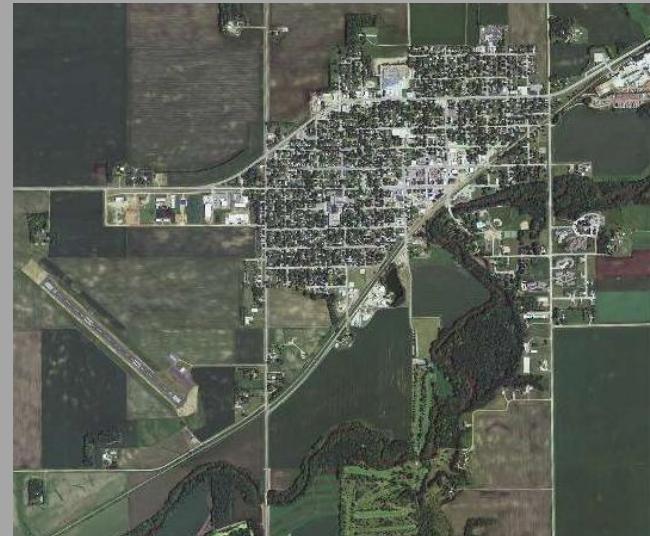
- ✓ Labor Force = 35,351
- ✓ Total Population = 75,178
- ✓ Unemployment Rate 3.8%

➤ **Drive Time to Regional Centers**

- ✓ 1 hour to Mankato, MN
- ✓ 2 hours to Minneapolis, MN
- ✓ 2.5 hours to St Cloud, MN

➤ **City of Springfield Housing Development Initiative Program**

- ✓ 50% of city property taxes abated for 5 years
- ✓ A residential dwelling to be built on site or a modular/manufactured home built within one year at time of application



www.springfieldmn.org

INVEST IN SPRINGFIELD

Safety and Security



High Ranking Education



Simpler Pace of Life



Low Cost of Living



Contact: Amber Dale, City Manager
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