

LEASE

20,274 SF Office Building

3171 EAST SUNSHINE STREET

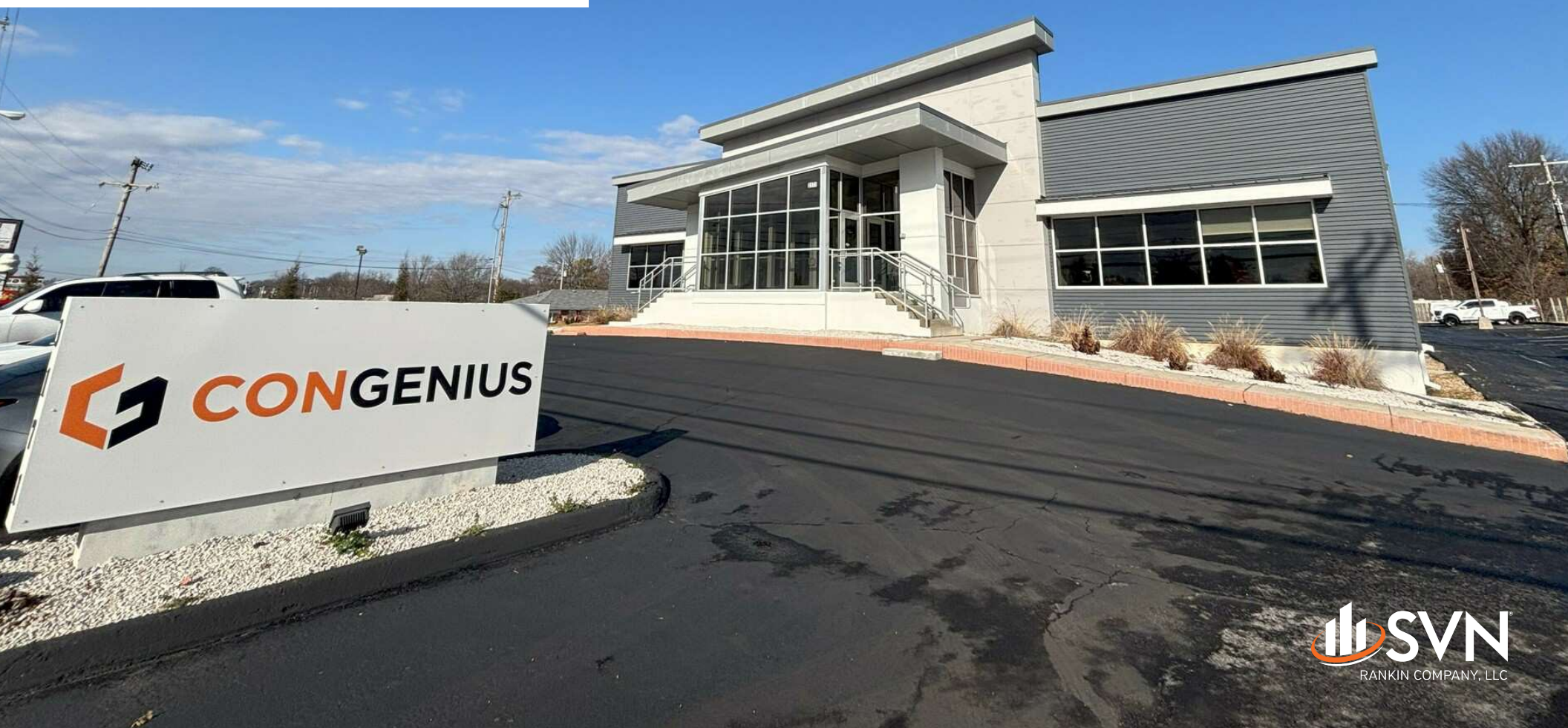
Springfield, MO 65804

PRESENTED BY:

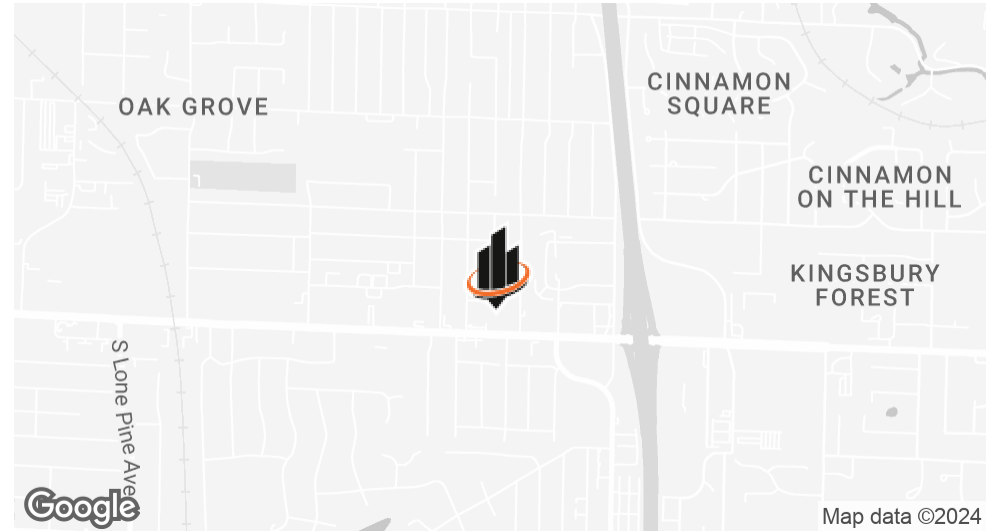
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/YR (NNN)
ESTIMATED NNNS:	\$5.00/SF/YR
AVAILABLE SF:	20,274 SF
FLOORS:	2
PARKING SPACES:	80 +/-
ZONING:	General Retail
MARKET:	Southeast Springfield
CROSS STREETS:	East Sunshine & Hwy 65

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3171 EAST SUNSHINE STREET | Springfield, MO 65804

PROPERTY DESCRIPTION

Thank you for viewing this 20,274 SF single tenant office building now available for sublease at 3171 E Sunshine in Springfield, Missouri. This newly remodeled office building features a total of 46 offices, 7 conference rooms, a breakroom, and five restrooms. For additional information about this opportunity, please contact the listing agent. Thank you!

LOCATION DESCRIPTION

Near the high traffic intersection of US Highway 65 and E Sunshine Street. Neighboring retailers and businesses in this corridor include Sams Club, Walmart Neighborhood Market, Reliable Toyota, BMW of Springfield, Legacy Bank and Trust, Zaxbys, First Watch, Jimmy Johns, 7 Brew, and more.

ADDITIONAL PHOTOS



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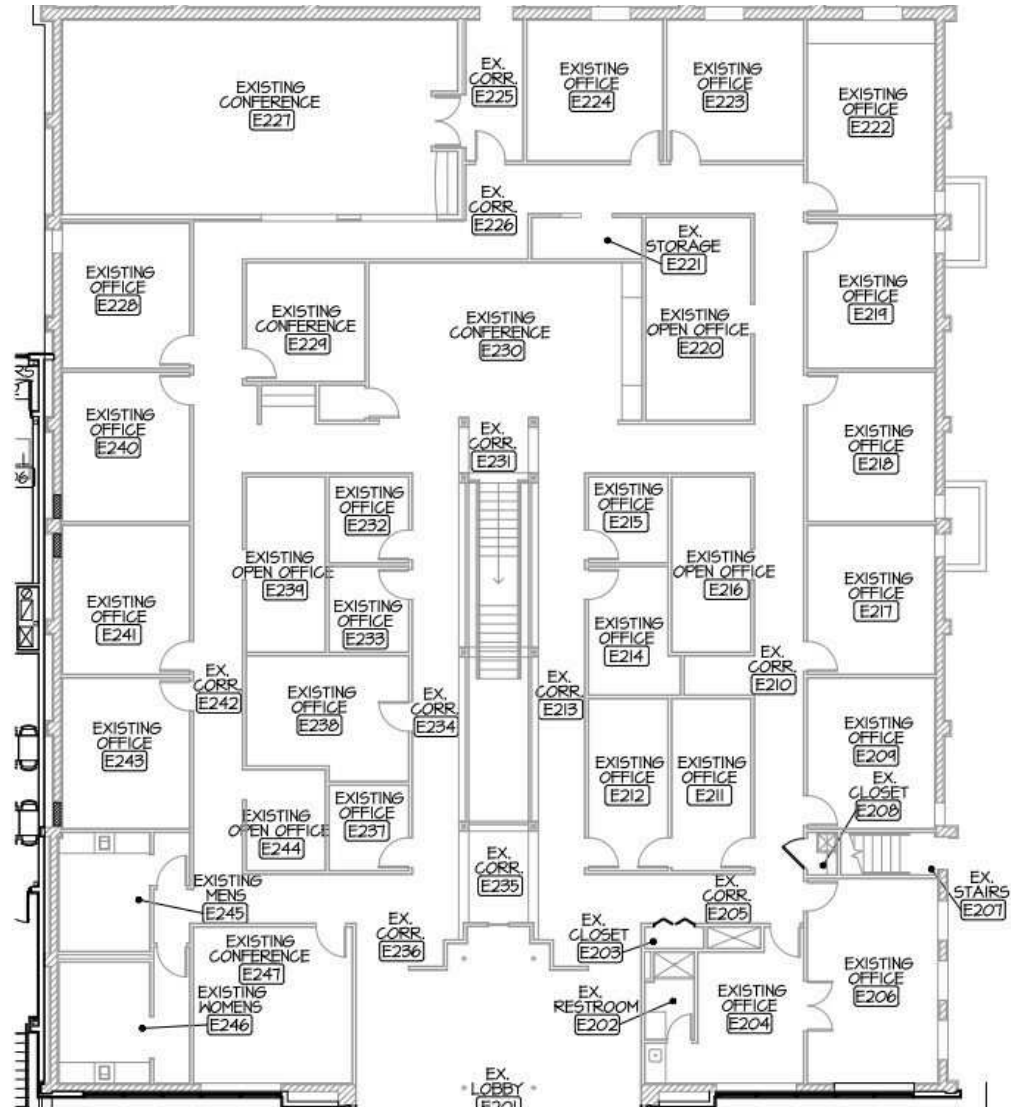
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1ST FLOOR

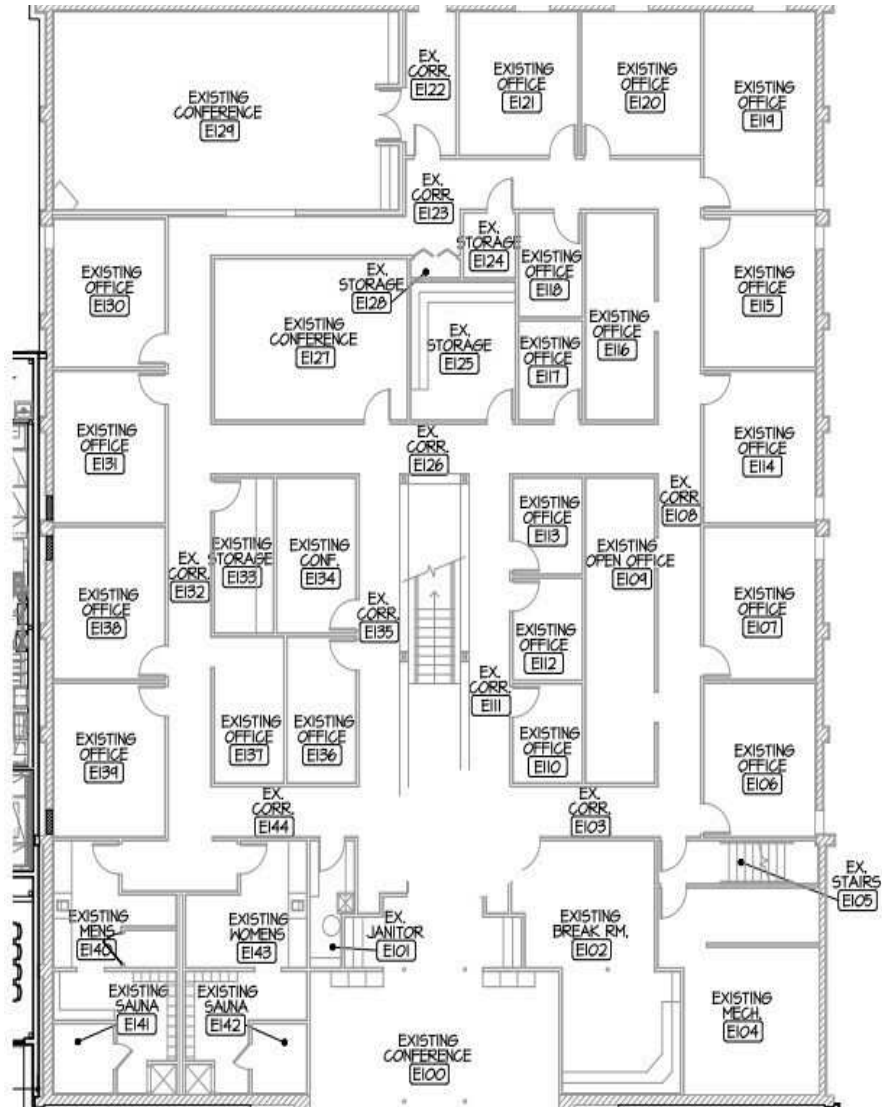


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2ND FLOOR



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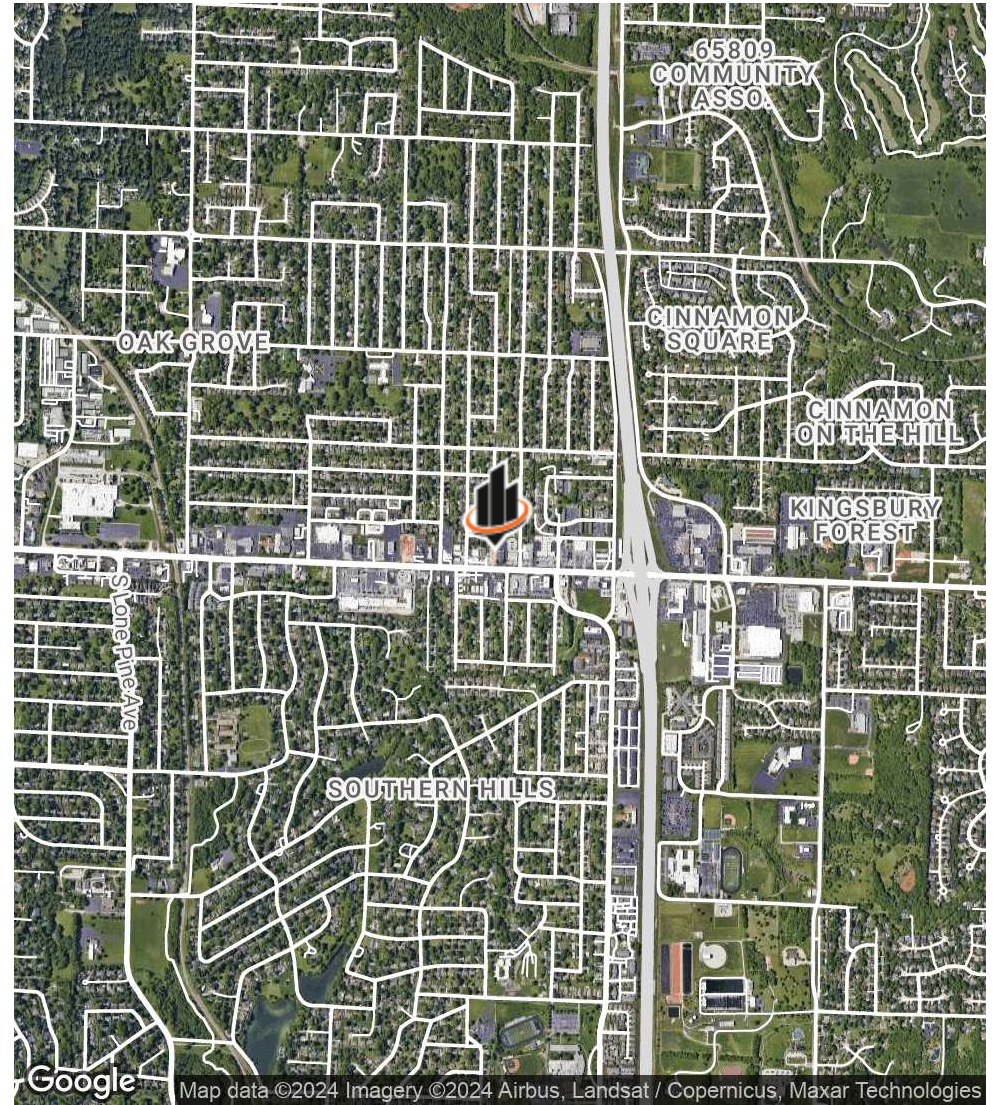
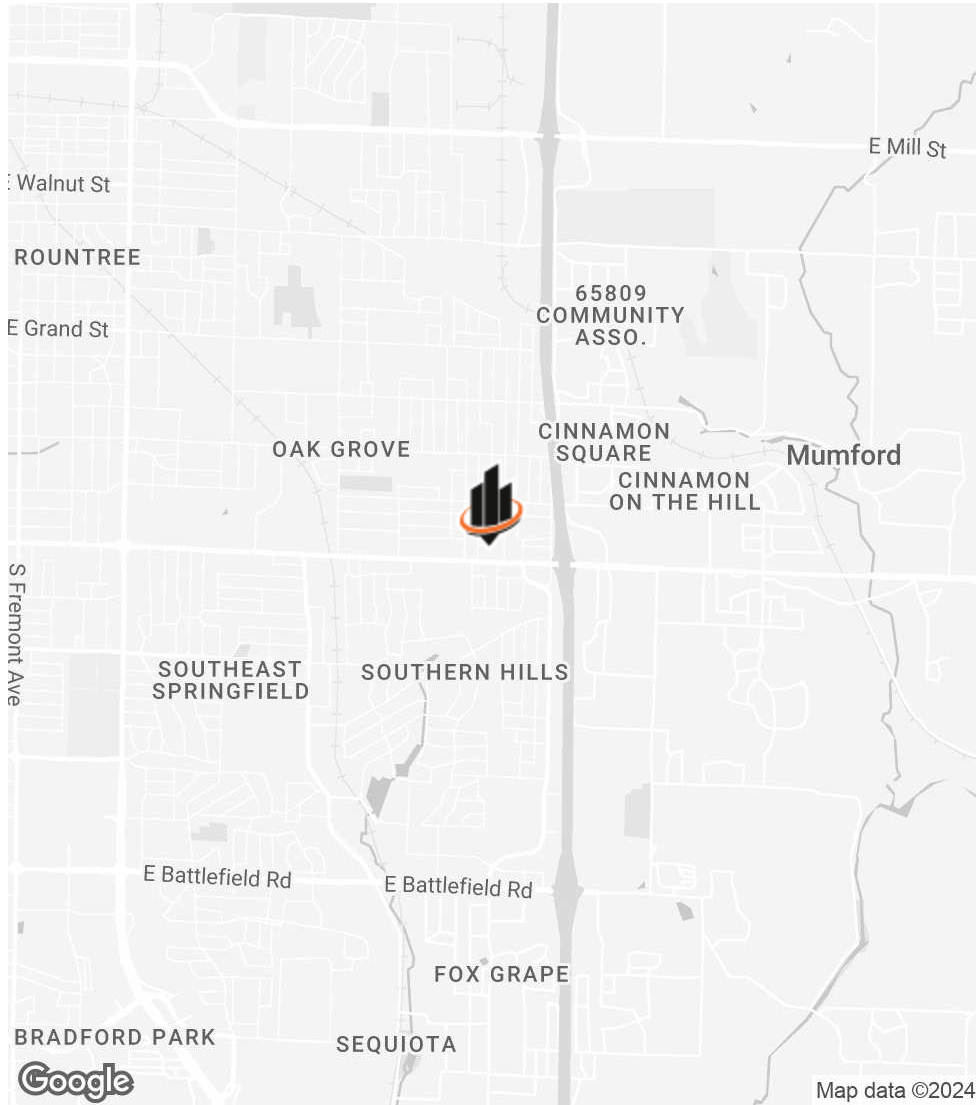
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

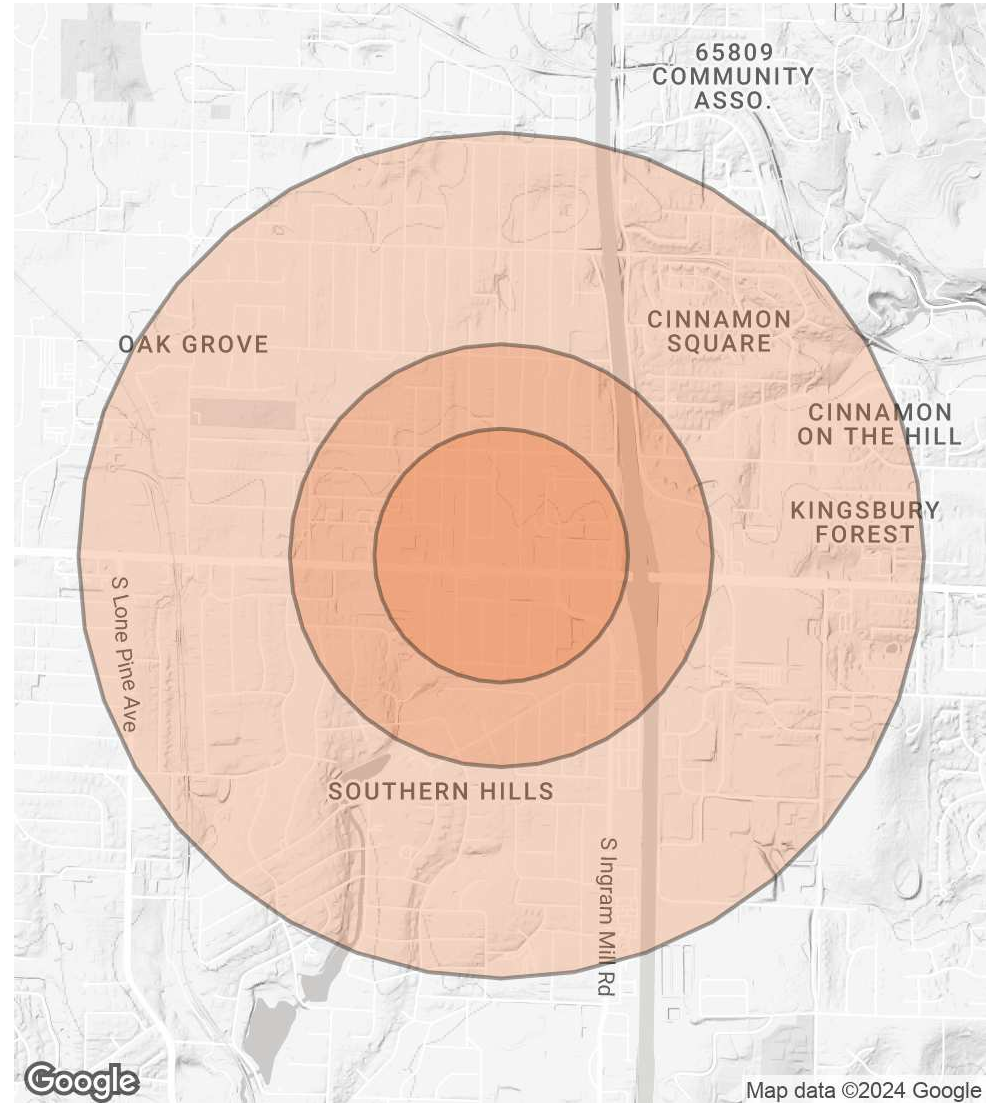
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	806	3,141	10,338
AVERAGE AGE	40	40	41
AVERAGE AGE (MALE)	39	39	40
AVERAGE AGE (FEMALE)	41	40	42

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	363	1,432	4,716
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$83,067	\$80,584	\$92,171
AVERAGE HOUSE VALUE	\$263,616	\$249,103	\$269,720

Demographics data derived from AlphaMap



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SVN BY THE NUMBERS



SVN[®] by the numbers



200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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SVN | RANKIN COMPANY, LLC

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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.

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ADVISOR BIO



JACK RANKIN

Associate Advisor

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

PROFESSIONAL BACKGROUND

When he was 18 years old, Jack became one of the youngest in the State of Missouri to obtain his Missouri Real Estate License. It was then he began chasing a career in Commercial Real Estate. To kick things off, he began working as a salesperson for Mossy Oak Properties, brokering several recreational land deals before transitioning to a college education at Drury University. While at Drury, Jack studied Finance and Business Management, which helped prepare him for a career in commercial real estate with SVN Rankin Company. Since with SVN, Jack has continued to grow his book of business, and advise clients across many asset classes including Retail, Office, Land and Industrial Real Estate.

EDUCATION

-Graduated from Drury University

MEMBERSHIPS

-Springfield Chamber of Commerce
-Springfield Board of Realtors

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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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