

LEASE

PROFESSIONAL OFFICE SPACE EAST BATTLEFIELD

3271 E BATTLEFIELD RD

Springfield, MO 65804

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	55,643 SF
AVAILABILITY:	5,757 - 9,672 SF
LEASE RATE:	\$15.00 - \$18.00 SF/yr (NNN)
SPACE TYPE:	Office
PARKING:	Shared parking with garage
SIGNAGE:	Available

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PROPERTY DESCRIPTION

Thank you for viewing this property at 3271 E Battlefield Road in Springfield, MO. This property has Class A features as a prestigious office space. The building has ample parking that is shared with a garage. It is a three-story building with other professional spaces being utilized inside. The offering has two spaces available: Suite 250 is on the second floor with 5,757 SF available for lease at \$15.00/SF NNN. The previous infill was a classroom setup with offices and larger classes or training rooms with large windows. Suite 300 is on the third floor with 9,672 SF at \$18.00/SF NNN with several private offices, conference room and open work space.

LOCATION DESCRIPTION

This property is located on East Battlefield just off US Highway 65. It boasts easy access around Southeast Springfield and visibility on Battlefield Road. The location is highly trafficked, which provides great exposure as the building's frontage is along Battlefield. Neighboring businesses include Metropolitan Grill, Steak 'N Shake, Luna Modern Mexican, Senor Julian, Cavender's PFI, PriceCutter and many other national and local businesses.

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the SIOR & CCIM designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.

LEASE SPACES

LEASE INFORMATION

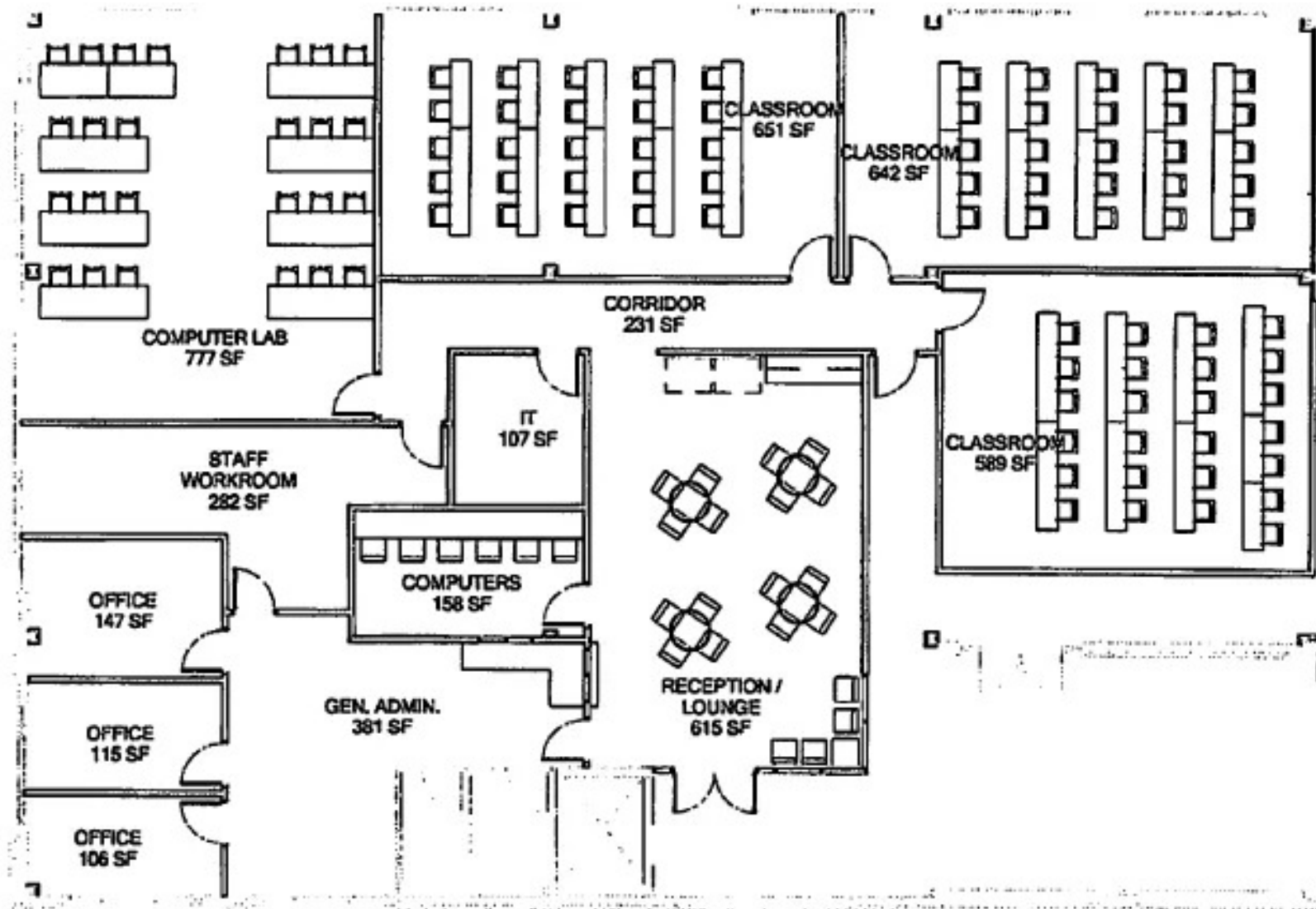
LEASE TYPE:	NNN	LEASE TERM:	3 - 5 years
TOTAL SPACE:	5,757 - 9,672 SF	LEASE RATE:	\$15 - \$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 250	Available	5,757 SF	NNN	\$15.00 SF/yr	Comprised of a reception area along with a service window, three offices, four classrooms/workspace areas, server room, and storage.
Suite 300	Available	9,672 SF	NNN	\$18.00 SF/yr	On the third floor with several private offices, conference room and open work space.

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FLOOR PLAN SUITE 250



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FLOOR PLAN SUITE 300



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EXTERIOR



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SUITE 250



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SUITE 250



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SUITE 250



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SUITE 300



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SUITE 300

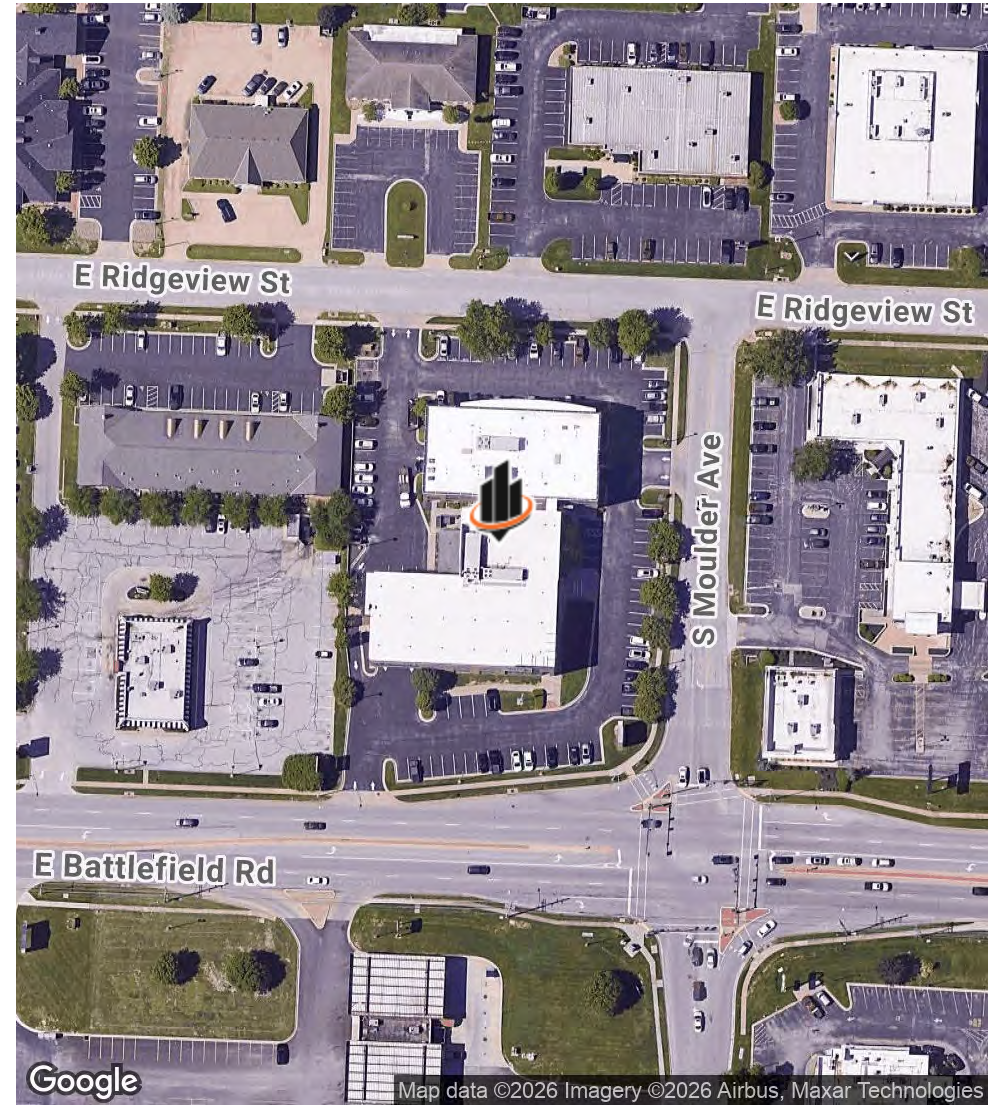
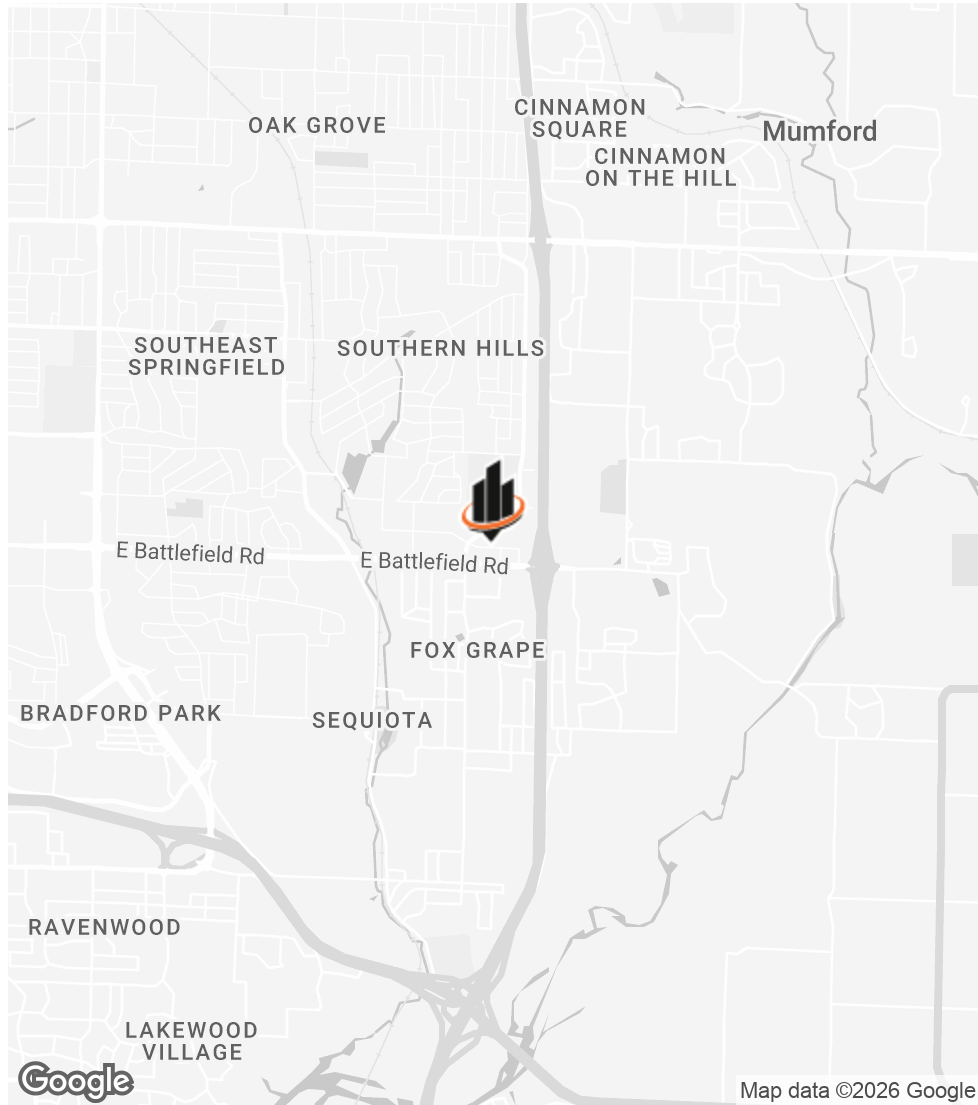


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

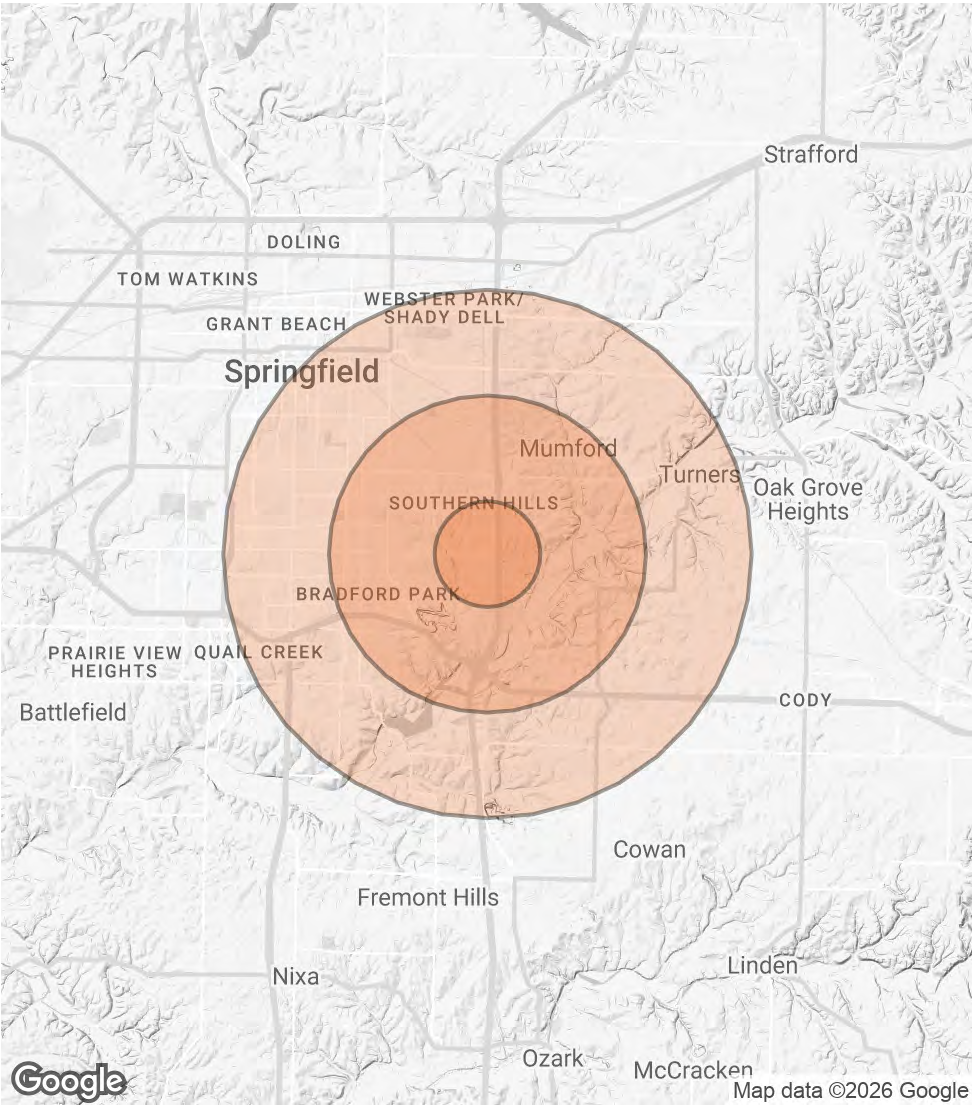
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,004	48,672	127,942
AVERAGE AGE	43	43	41
AVERAGE AGE (MALE)	41	42	39
AVERAGE AGE (FEMALE)	44	45	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,264	22,439	58,669
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$99,761	\$97,948	\$84,953
AVERAGE HOUSE VALUE	\$315,985	\$300,689	\$274,447

2020 American Community Survey (ACS)



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ADVISOR BIO



LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Rankin Company in Southwest Missouri. Prior to entering brokerage, Lee gained background in real estate development and management from time spent at McLean Enterprises, Inc., a family owned commercial & residential real estate development company. He began in brokerage at Plaza Realty & Management Services from 2002 - 2015. Plaza Realty was the brokerage and management arm of the John Q. Hammons Companies.

Since 2015, Lee has been a Senior Advisor at SVN, consistently ranking in the top 3% of nearly 2,000 advisors nationwide for gross volume, including several times in the top 25. This is thanks to great support from excellent clients as well as partnering with other national brokerage firms to assist on assignments throughout Southwest Missouri. Some of these partners include CBRE, The Erlen Group (Springfield Underground), Triple S Properties, Realty Income, The Andy Williams estate, US Federal Properties Co., Cushman & Wakefield, JLL, Dollar General, JP Morgan Chase and many more.

Ranked #25 & #26 Advisor in SVN International - SVN President's Circle Recipient (2024 & 2025)

Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient (2021)

Ranked #10 Advisor in SVN International - SVN President's Circle Recipient (2020)

Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)

Named the CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)

Top 3% Advisor in SVN International - SVN President's Circle Recipient (2017, 2019, 2022 & 2023)

Top 10% Advisor in SVN International - SVN Achiever Award Recipient (2016)

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DISCLAIMER

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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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