



GROOMS Office Environment

OFFICE SUITE OR LEASE

1245-1285 E MONTCLAIR
SPRINGFIELD, MO 65804

Arch Watson
Senior Advisor
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Executive Summary



OFFERING SUMMARY

Available SF:	7,750 SF
Lease Rate:	\$10.00 SF/yr
	NNN
Current Est. NNN's:	\$2.75 SF/yr
Market:	South Central Springfield
Submarket:	Medical Mile

PROPERTY OVERVIEW

There is currently one vacant space with includes 7,750/SF. There is an open showroom floor plan with 3 private office, a conference room, break area, 2 restrooms, and a storage room. Current additional estimated NNN charges are \$2.75/psf.

LOCATION OVERVIEW

Located on E Montclair just SE of the National and Battlefield intersection on Medical Mile. This location has easy access to James River Expy to the south and is surrounded by many restaurants and service providers. The office space is directly across from the Montclair Office Park.

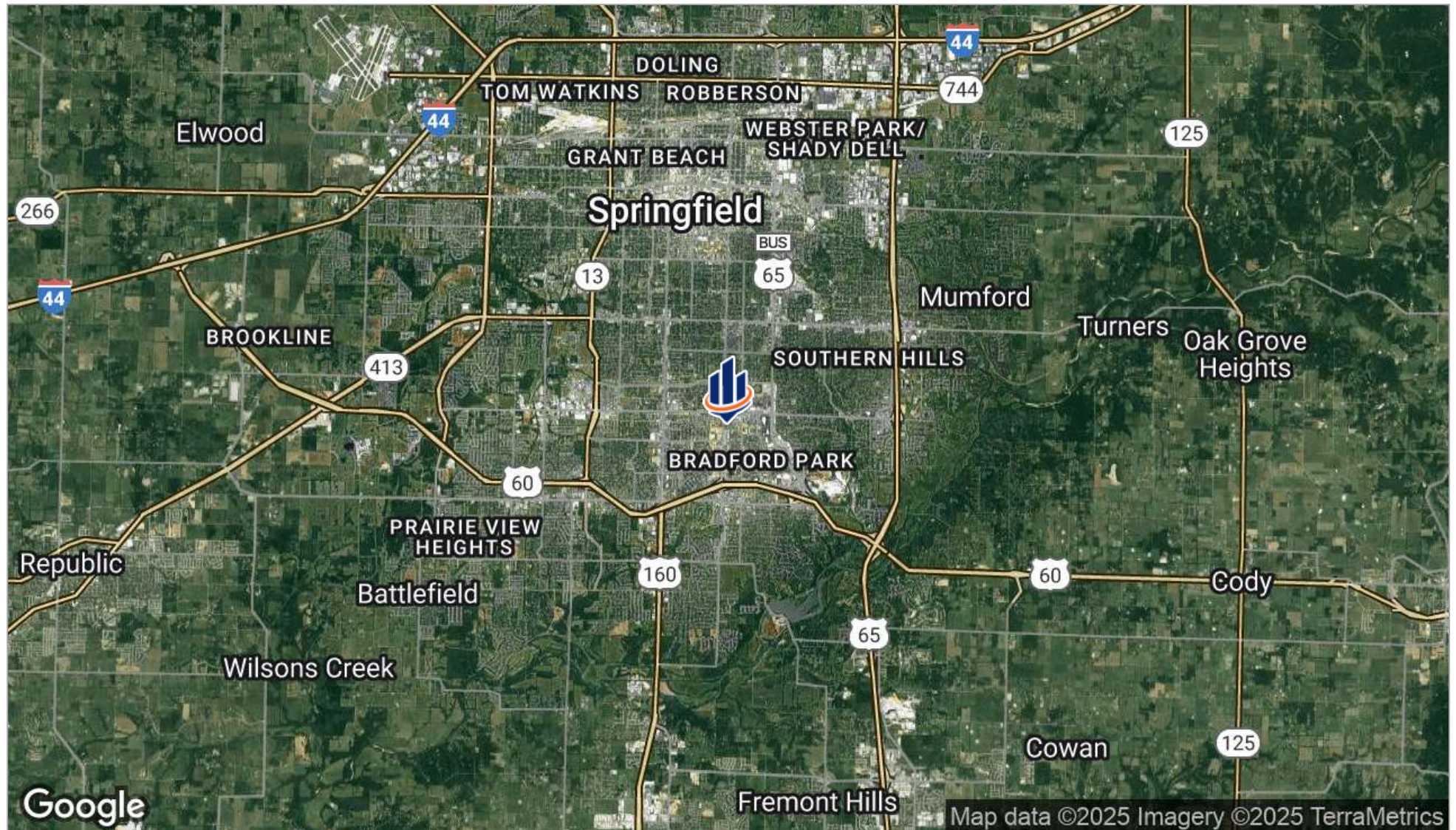
Additional Photos



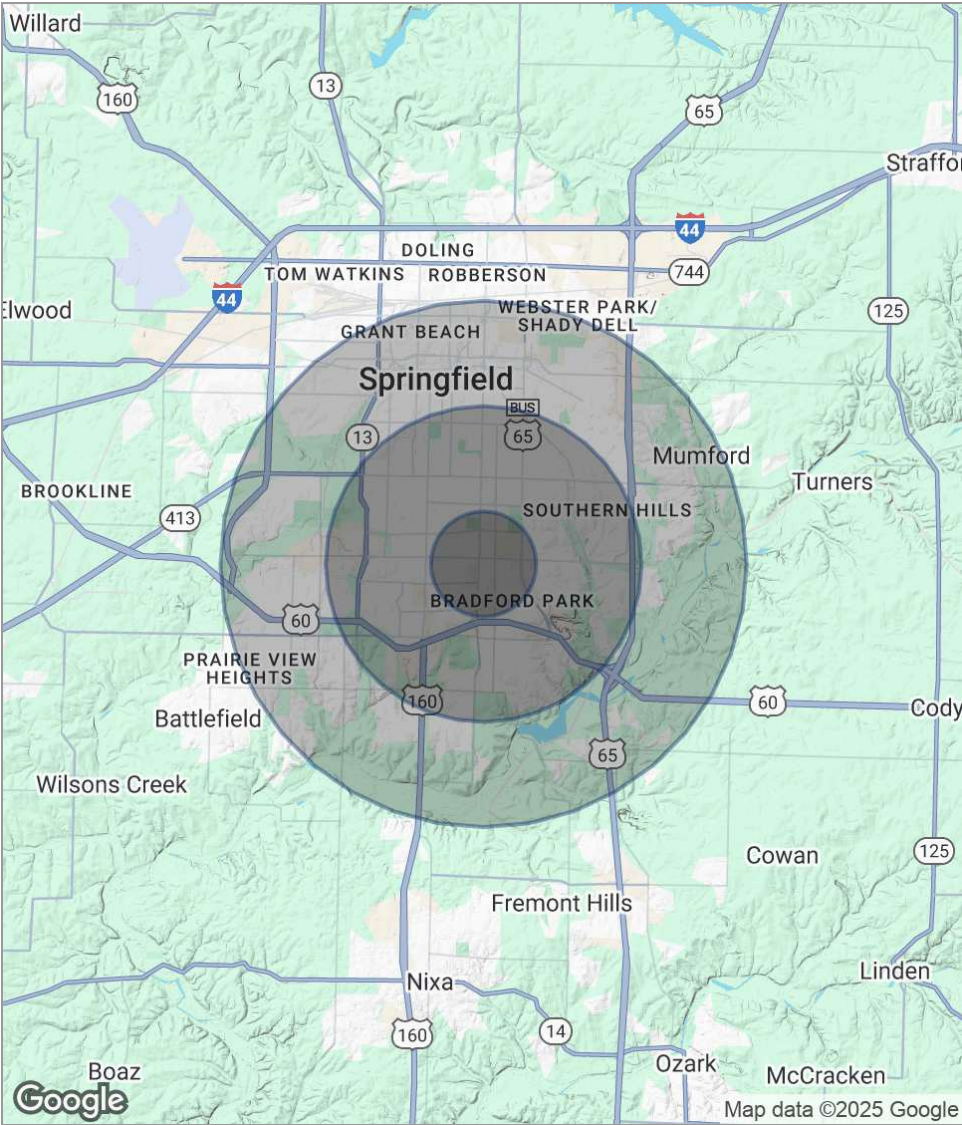
Aerial View



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,958	76,208	164,923
Median age	41.0	37.8	35.4
Median age (male)	37.1	35.5	34.0
Median age (Female)	43.8	39.8	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,900	36,499	73,148
# of persons per HH	1.8	2.1	2.3
Average HH income	\$39,773	\$50,884	\$50,986
Average house value	\$104,485	\$165,986	\$172,974

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 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.

EDUCATION

Arch has a Bachelor of Science in Economics from Missouri State University.

MEMBERSHIPS & AFFILIATIONS

Springfield Board of Realtors
Missouri Association of Realtors
National Association of Realtors



Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.