

LEASE

Office Space in Sunshine Business Center

3259 E SUNSHINE

Springfield, MO 65804

PRESENTED BY:

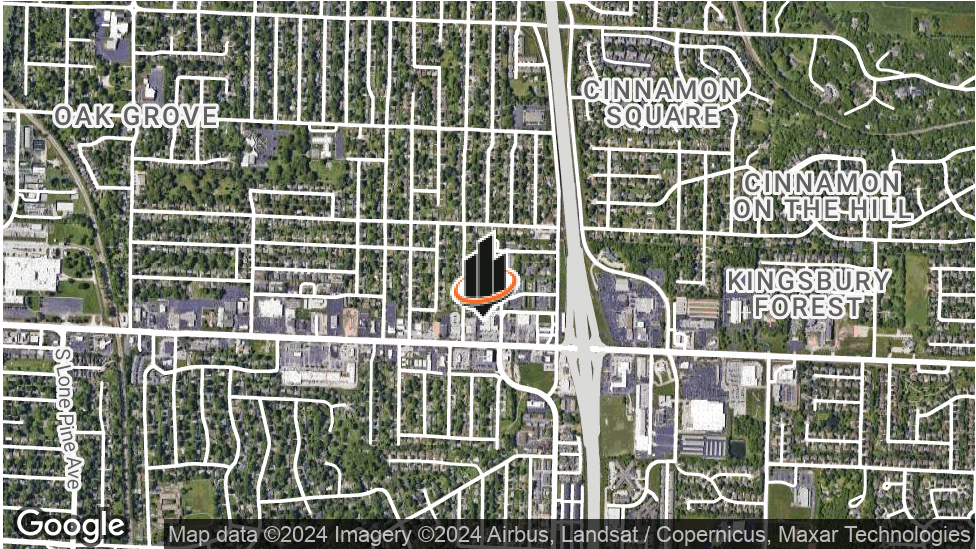
JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.25 - 15.65 SF/YR
LEASE TYPE:	Full Service
AVAILABLE SF:	600 - 2,200 SF
LEASE TERM:	Negotiable
MARKET:	Southeast Springfield
TRAFFIC COUNT ON EAST SUNSHINE:	28,750 VPD

PROPERTY OVERVIEW

Thank you for viewing these office and dental spaces for lease in Sunshine Business Center, located at 3259 E Sunshine at the corner of Ingram Mill and East Sunshine in southeast Springfield. There are currently several suites available for lease ranging from +/- 600 SF to +/- 2,200 SF. Leases are Full Service with all RE Taxes, Insurance, Common Aera Maintenace, Utilities and Trash Service included in the lease rate. Please contact the listing broker for more information or to schedule a showing. Thank you.

LOCATION OVERVIEW

Located at 3259 E Sunshine at the corner of Ingram Mill and East Sunshine in Sunshine Business Center. This prime office location is situated in East Springfield, just seconds from US Highway 65, and minutes from major travel corridors like South Glenstone, South National, and East Battlefield. Dozens of surrounding retailers and institutions include Walmart Neighborhood Market, Sam's Club, Harter House, Audi of Springfield, Wendy's, Jimmy John's, Andy's frozen Custard, Starbucks, Arvest Bank, Legacy Bank and Trust, Commerce Bank, and Mercy Urgent Care.

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	600 - 2,200 SF	LEASE RATE:	\$14.25 - \$15.65 SF/YR

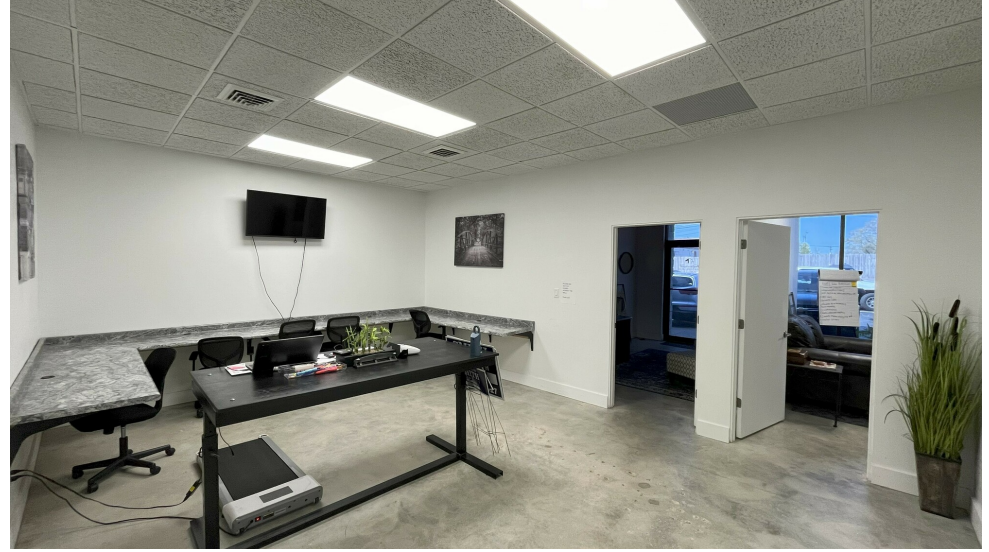
AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite D	Available	1,128 SF	Full Service	\$14.25 SF/yr	1,128 sf featuring four private offices, reception area, private restroom, four storage closets and a small bullpen area. \$14.25/SF/YR Full Service
Suite T	Available	2,200 SF	Full Service	\$14.25 SF/yr	2,200 sf of office space featuring six private offices, three cubical spaces,. kitchenette/breakroom, two private restrooms and a large reception area. This space can be accessed directly from the exterior of the building, with two entry doors. \$14.25/psf/yr Full Service Lease
Suite L	Available	1,384 SF	Full Service	\$15.65 SF/yr	1,384 sf office space with a large reception area, 5 large private offices, and private restroom.
Suite O	Available	800 SF	Full Service	\$14.25 SF/yr	+/- 800 SF with one Large Office Space, a storage closet, and utility closet. \$14.25/psf/yr Full Service Lease.
Suite M	Available	1,504 SF	Full Service	\$14.25 SF/yr	1,504 SF featuring a large reception area, three private offices, and private restroom. \$14.25/psf Full Service.
Suite N-2	Available	600 SF	Full Service	\$15.65 SF/yr	Thank you for viewing this +/- 600 SF office space with 2 private offices and two kitchenettes. \$15.65/SF/YR Full Service

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SUITE L PHOTOS



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SUITE D PHOTOS



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SUITE T PHOTOS



JACK RANKIN
O: 417.860.9951
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SUITE M PHOTOS



JACK RANKIN
O: 417.860.9951
jack.rankin@svn.com

SUITE O



JACK RANKIN
O: 417.860.9951
jack.rankin@svn.com

SUITE N-2 PHOTOS



JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com

ADVISOR BIO



JACK RANKIN

Associate Advisor

jack.rankin@svn.com
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 is 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
- The Network

Designations:
-CCIM 101

SVN | Rankin Company, LLC
2808 S. Ingram Mill, Suite A100

417.887.8826

JACK RANKIN
O: 417.860.9951
jack.rankin@svn.com

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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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