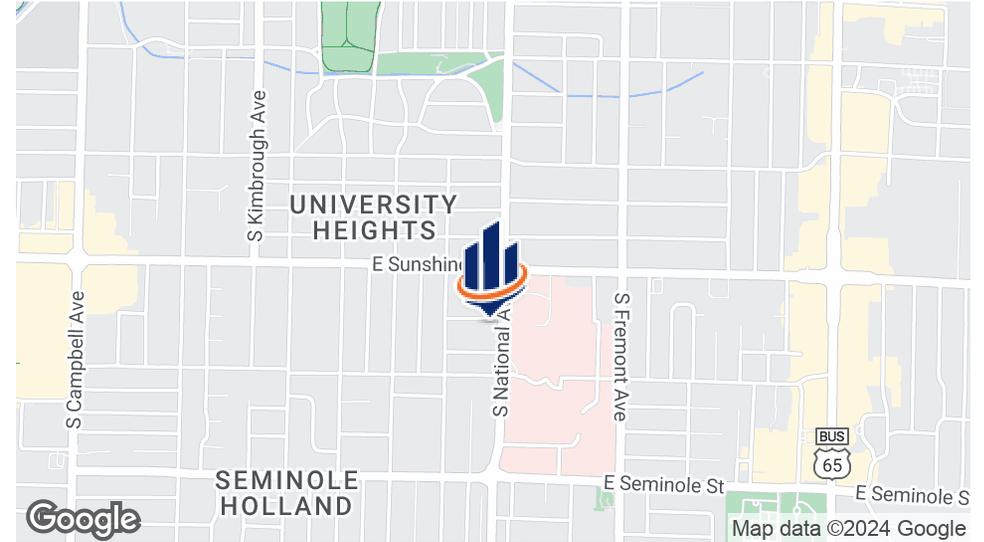


NATIONAL AVE WORKPLACE FOR LEASE

1911 S NATIONAL
SPRINGFIELD, MO 65804

Lee McLean III, SIOR, CCIM
417.887.8826 x110
lee.mclean@svn.com

Property Summary



OFFERING SUMMARY

LEASE RATE:	\$13.00 - \$17.00
NNN ESTIMATE:	\$4.50/SF
UTILITIES:	Included
BUILDING SIZE:	56,339 SF
AVAILABLE SF:	832 SF - 10,300 SF
Renovated:	2023
MARKET:	Springfield
Traffic Count:	35,110 vpd
Zoning:	Office - 2

PROPERTY OVERVIEW

Thank you for viewing National Avenue Workplace newly renovated office space for lease located in the heart of Springfield's medical and office district. This building offers 4 floors of private offices, shared conference rooms, a full kitchen, shared lounge spaces, interior bike storage, fiber internet, after-hours secure access and utilities included in lease rates. Tenants can come and go as they please 24 hours a day. The building has easily accessible parking from National and Washita St. with newly added parking spaces. The 2nd floor has brand new infill and other units have new finishes. NNN amount includes all utilities other than phone and internet.

Please email, call or text the agent today for more information or to schedule a time to view.

LOCATION OVERVIEW

This property is located on National Avenue just south of E Sunshine St, directly across from Mercy Hospital. Neighboring businesses include Einstein Bros. Bagels, Mercy Hospital, CoxHealth Advantage Care, Hurts Donuts, Walgreens, Craft Sushi, Mexican Villa, House of Flowers, Culvers, and many other national and local companies. Lee McLean III, SIOR, CCIM is a Senior Advisor for SVN Commercial in the Springfield, MO metro area. Lee holds the SIOR & CCIM designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.

Exterior Photos



Lease Spaces

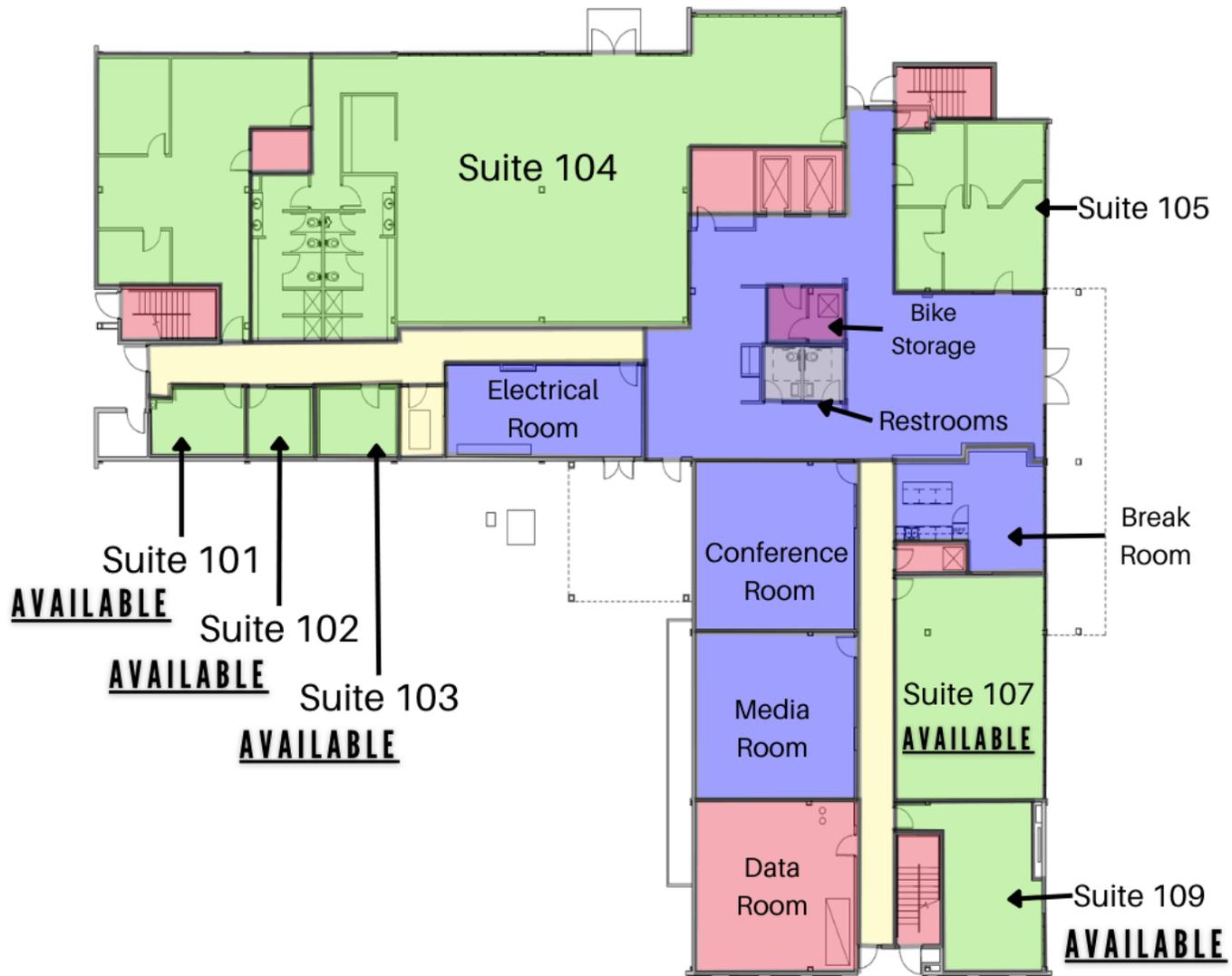
LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 1,824 - 4,131 SF Lease Rate: \$13.00 - \$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 200	Available	4,131 SF	NNN	\$17.00 SF/yr
Suite 302	Available	1,824 SF	NNN	\$13.00 SF/yr
Suite 404	Available	2,160 SF	NNN	\$13.00 SF/yr
Suite 408	Available	2,033 SF	NNN	\$13.00 SF/yr

1st Floor



First Floor Lobby Photos



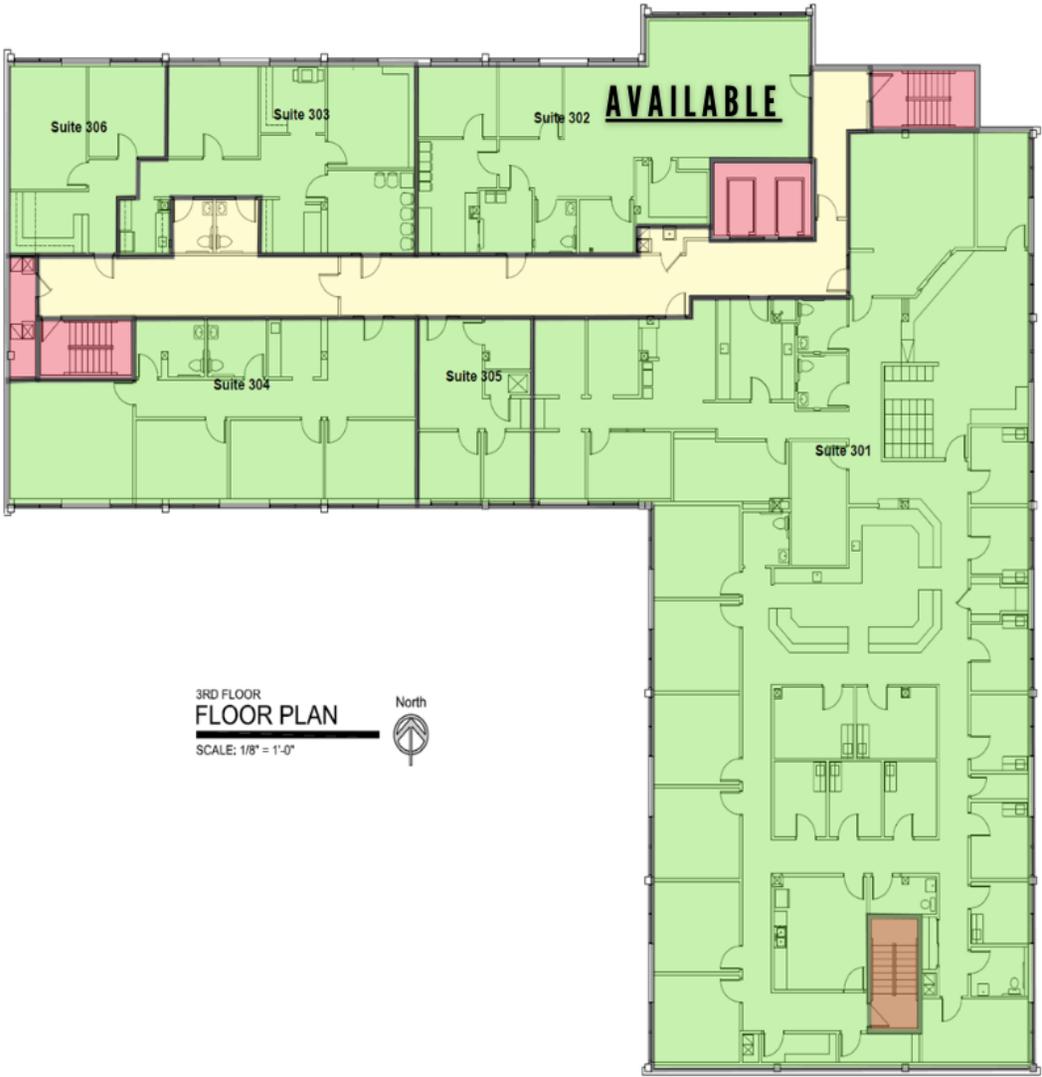
2nd Floor



2nd Floor Photos

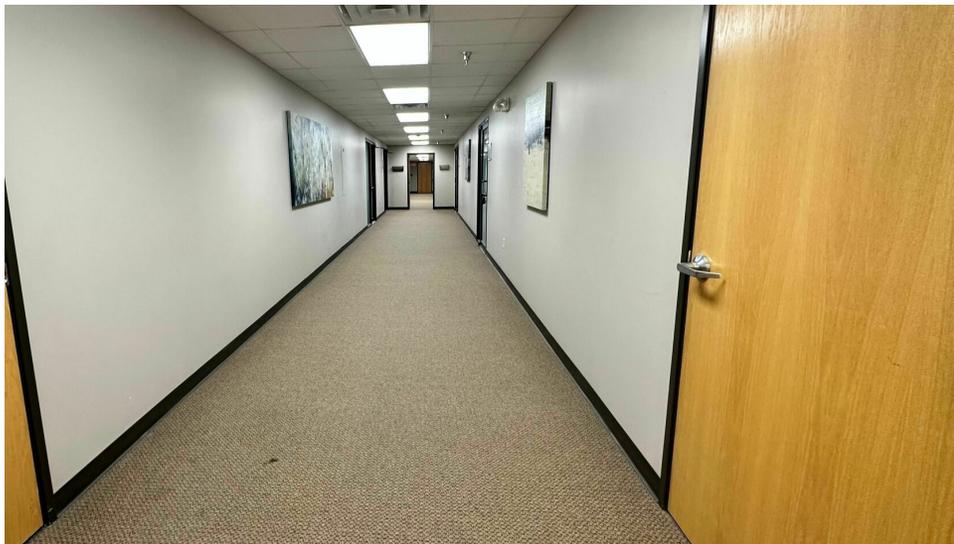


3rd Floor

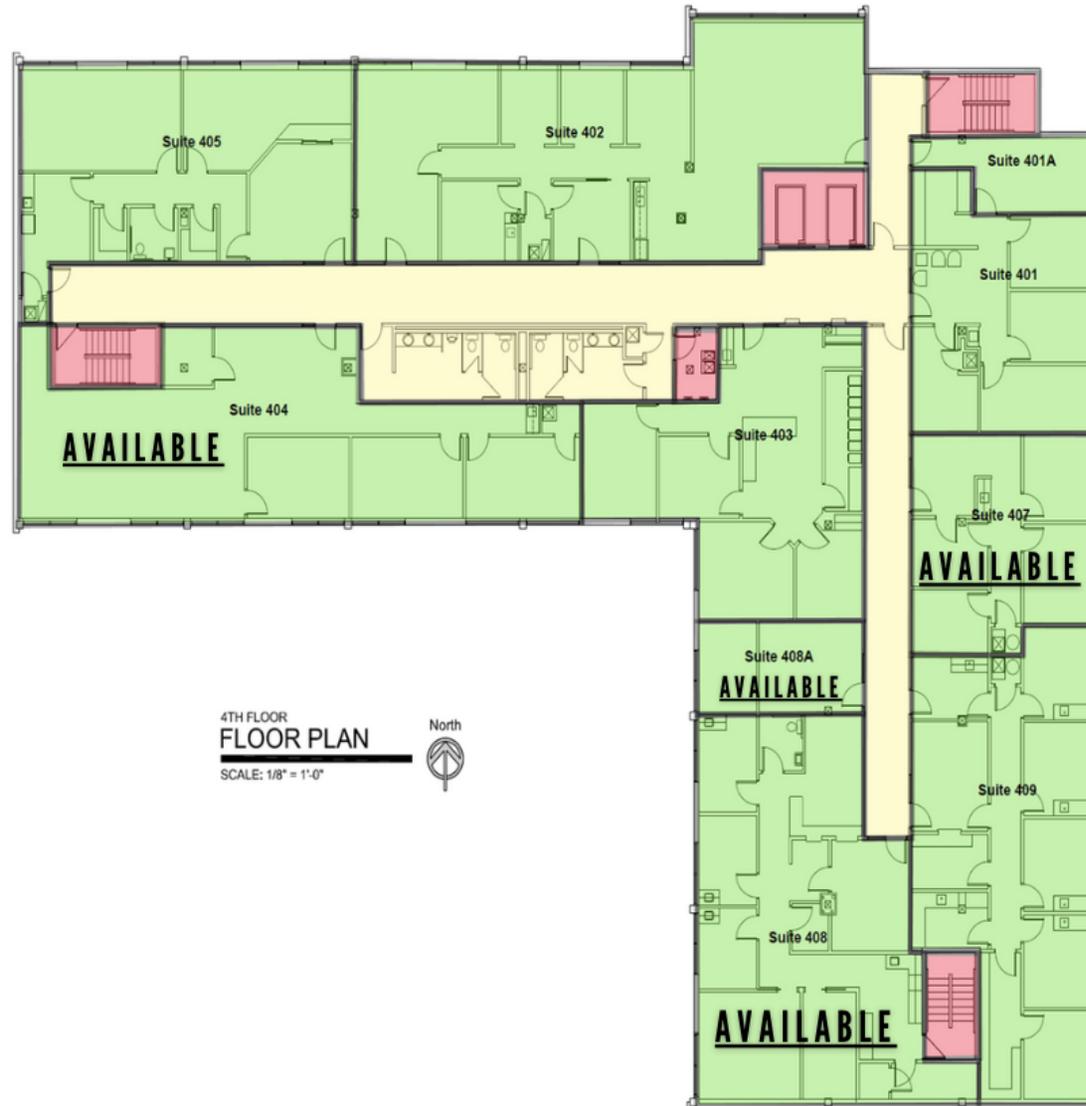


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

3rd Floor Photos



4th Floor



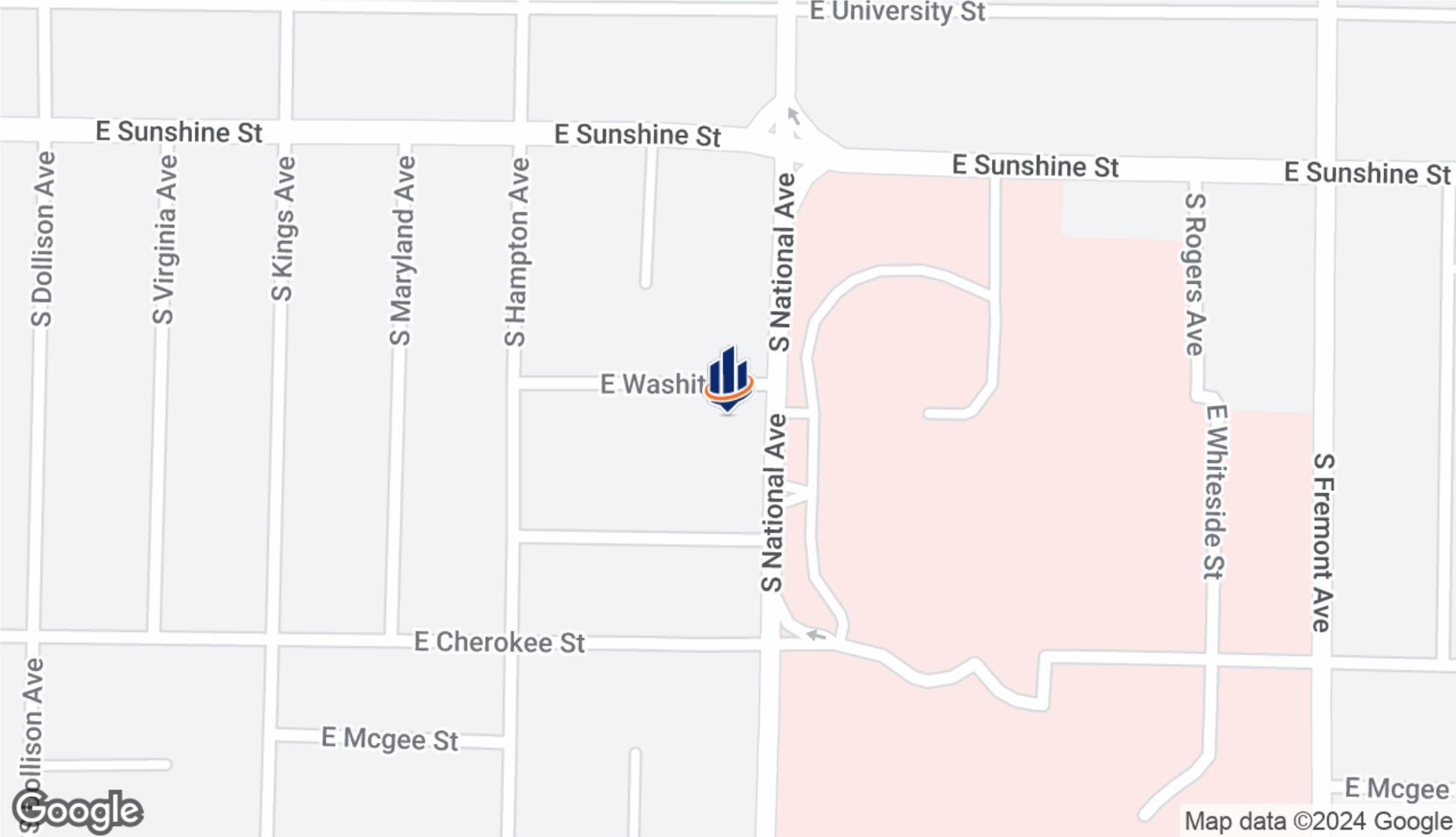
4th Floor Photos



Retailer Map



Location Map



1911 S NATIONAL SPRINGFIELD, MO 65804

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Demographics Map & Report

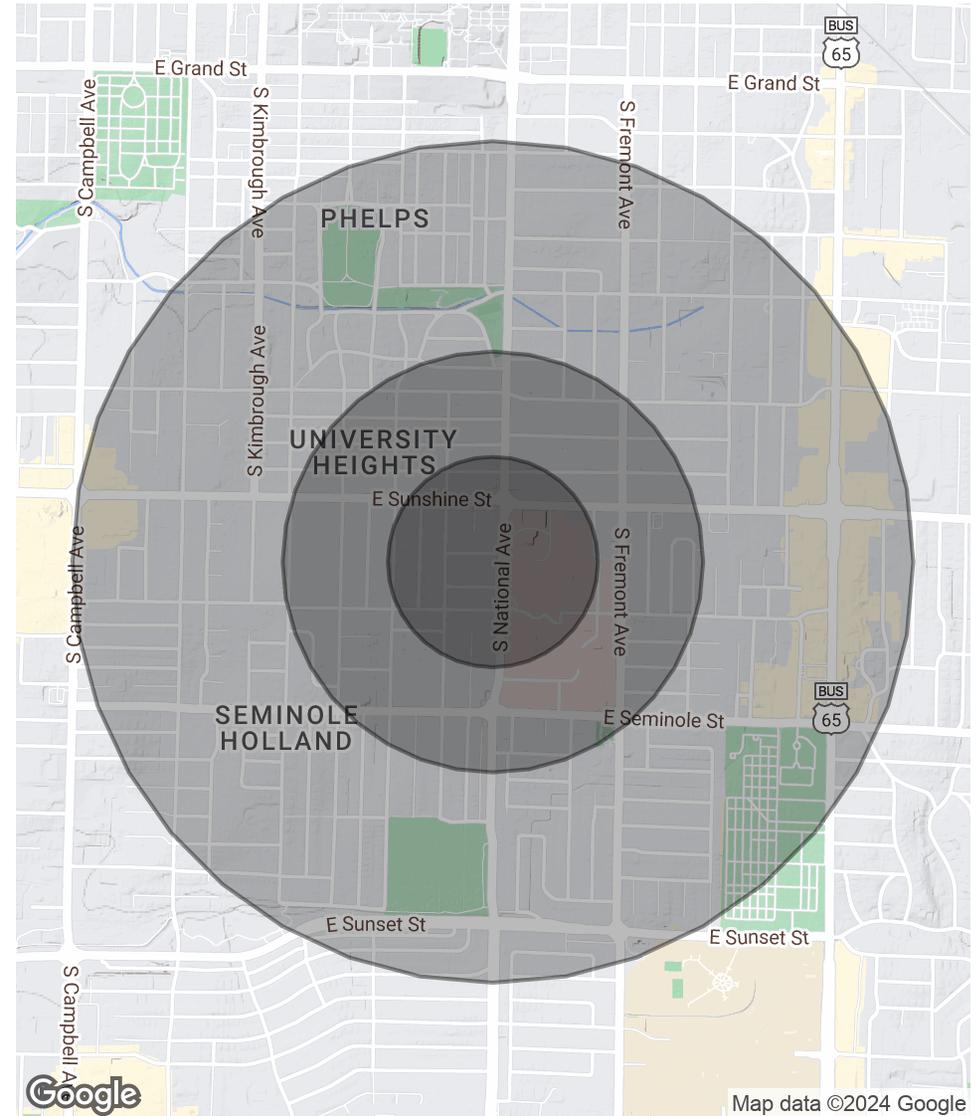
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	709	2,578	9,891
Average Age	34.1	35.7	35.0
Average Age (Male)	31.9	33.4	33.2
Average Age (Female)	42.8	44.2	39.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	389	1,401	5,015
# of Persons per HH	1.8	1.8	2.0
Average HH Income	\$73,200	\$71,834	\$64,050
Average House Value	\$130,831	\$136,748	\$136,753

2020 American Community Survey (ACS)



Advisor Bio



LEE MCLEAN III, SIOR, CCIM

Senior Advisor

lee.mclean@svn.com

Direct: 417.887.8826 x110 | **Cell:** 417.818.8894

PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. has developed hotels, shopping centers and other commercial properties all over the United States. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

When Lee moved his focus to the brokerage side of the business, he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which was the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage, Lee has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds two designations: Certified Commercial Investment Member (CCIM) which focuses on the investment segment of the commercial real estate industry and earned the Society of Industrial and Office REALTORS® designation (SIOR) given to top producers in industrial and office.

In 2015, Lee began working at SVN Rankin Co formerly known as Sperry Van Ness. Lee does business with clients in the Southwest Missouri market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, The Andy Williams estate, US Federal Properties Co., Triple S Properties, Dollar General, KraftHeinz Co. and many more.

Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase 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, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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.