

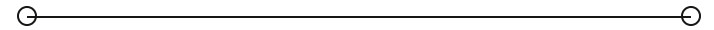


LEASE

QUARRY TOWN DEVELOPMENT - OFFICE SPACE

4022 S LONE PINE AVE

Springfield, MO 65804



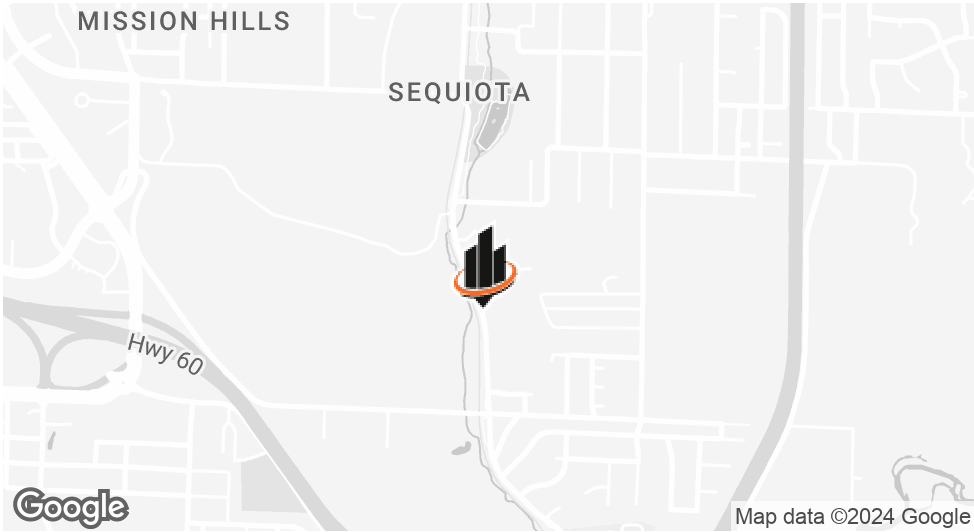
PRESENTED BY:

LEE MCLEAN III, SIOR, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21.50/SF
BUILDING SIZE:	19,915 SF
AVAILABLE SF:	1,873 SF
NNN:	\$3.00/SF (est)
YEAR BUILT:	2018
MARKET:	Springfield
SUBMARKET:	Galloway District

PROPERTY OVERVIEW

Thank you for looking at another great development from Green Circle Projects. The Quarry Town development in the Lone Pine corridor has a great mix of retail, restaurant, brewery and office tenants which compliment the multifamily aspect of this mixed use development. Suite A202/203 is available for lease located on the top floor with windows on both sides of the development. The current 1,873 SF has a modern office layout and has work stations and enclosed work pods available for purchase. The space includes 2 private offices, a conference room, kitchen/lounge area and open office space. Offered at \$21.50/SF NNN.

For more detailed information please call, text or email the listing agent. Thank you

LOCATION OVERVIEW

The Quarry Town site is at the heart of the Galloway Corridor. It's densely forested slopes, rocky soils, and beautiful views define the character of the site. Quarry Town is ideally situated near all of the amenities an active Springfield resident could desire. The access to parks, trails and open land ensure the connectivity to nature will endure long after the development is complete. In addition to these natural resources, the proximity of more urban amenities such as restaurants and shopping will provide Quarry Town visitors and residents a vibrant and ecologically sound experience like none that exists in the region today.

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EXTERIOR PHOTOS



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A202/A203 PHOTOS



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A202/A203 PHOTOS

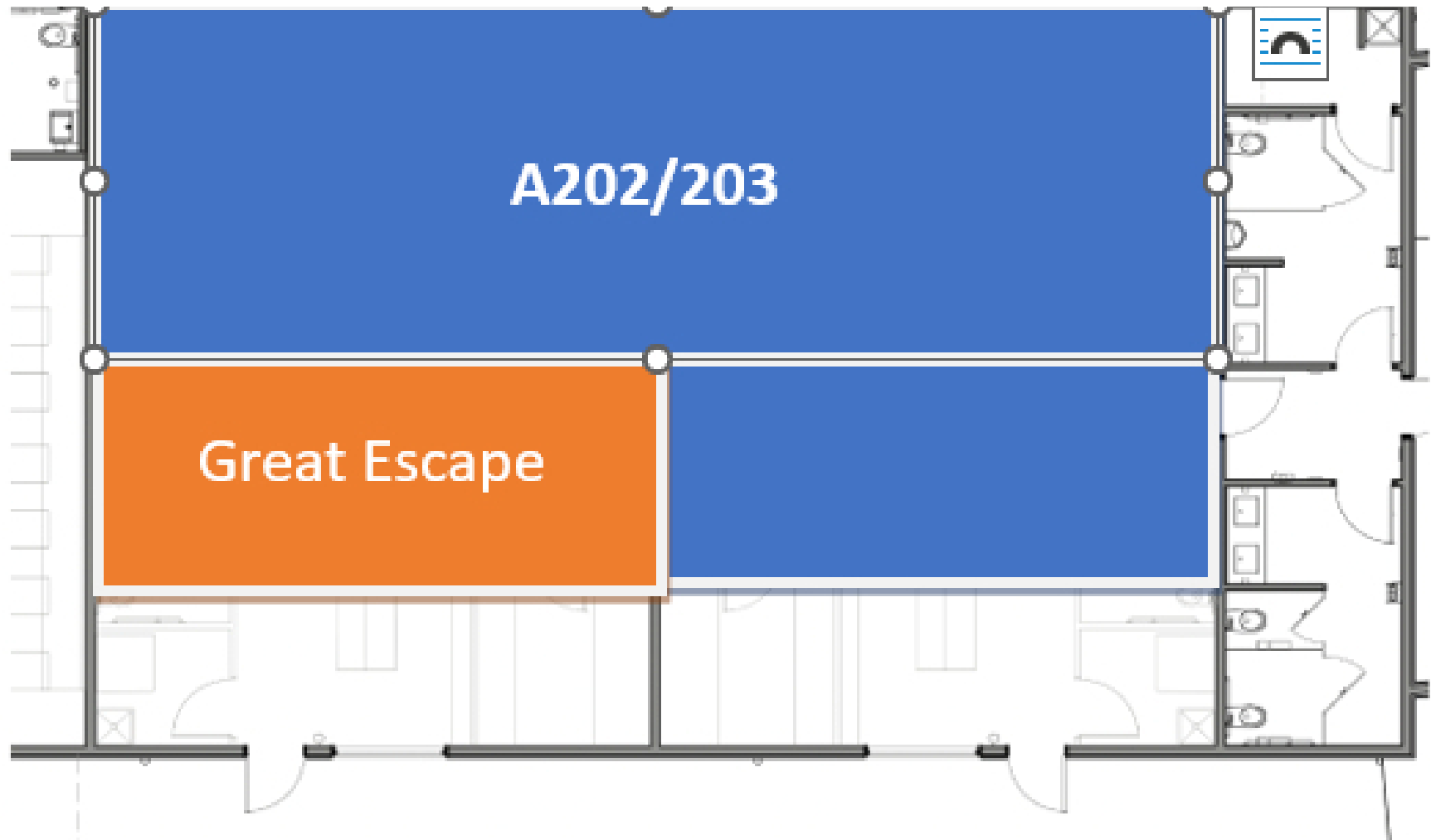


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SITE PLAN



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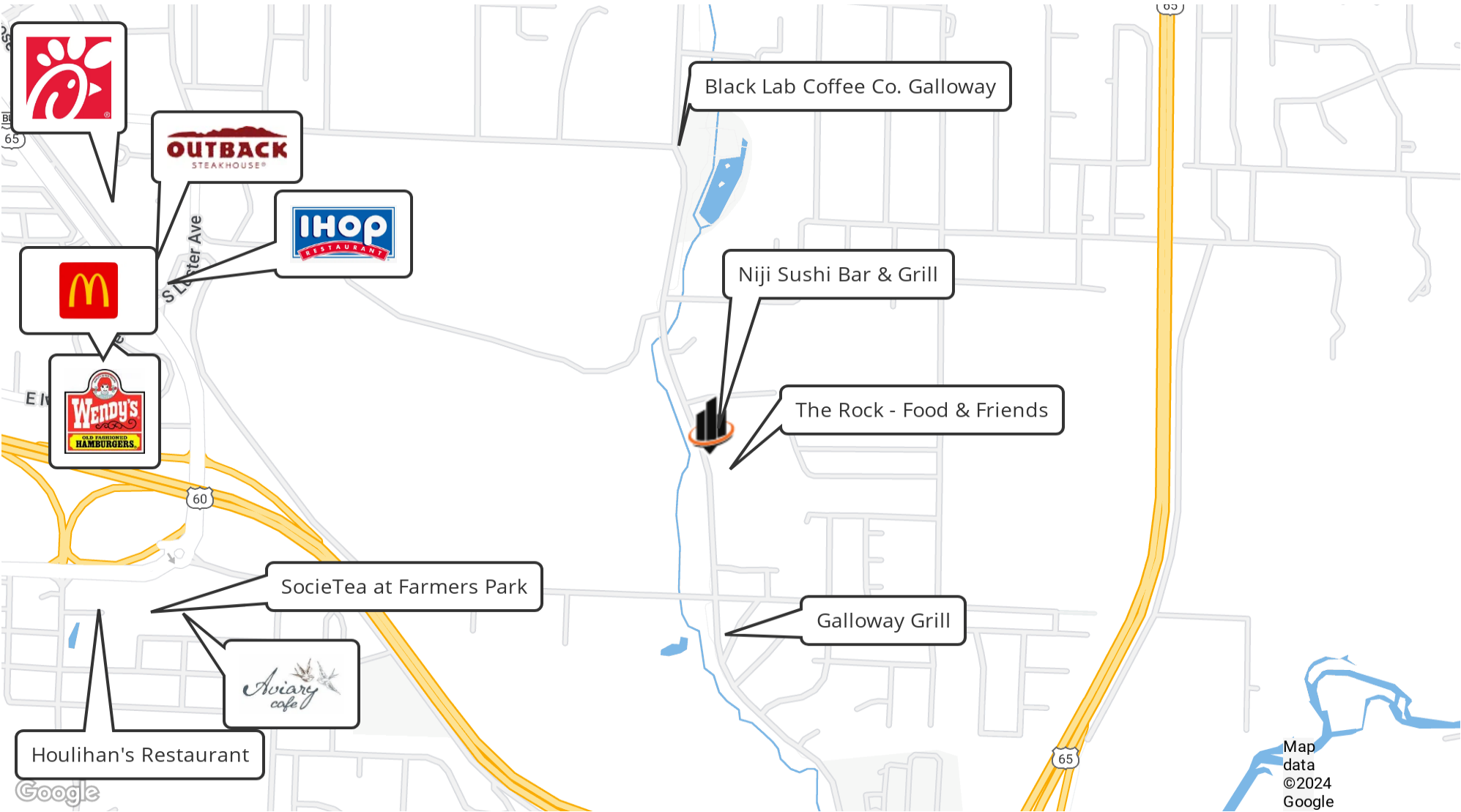
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RETAILER MAP

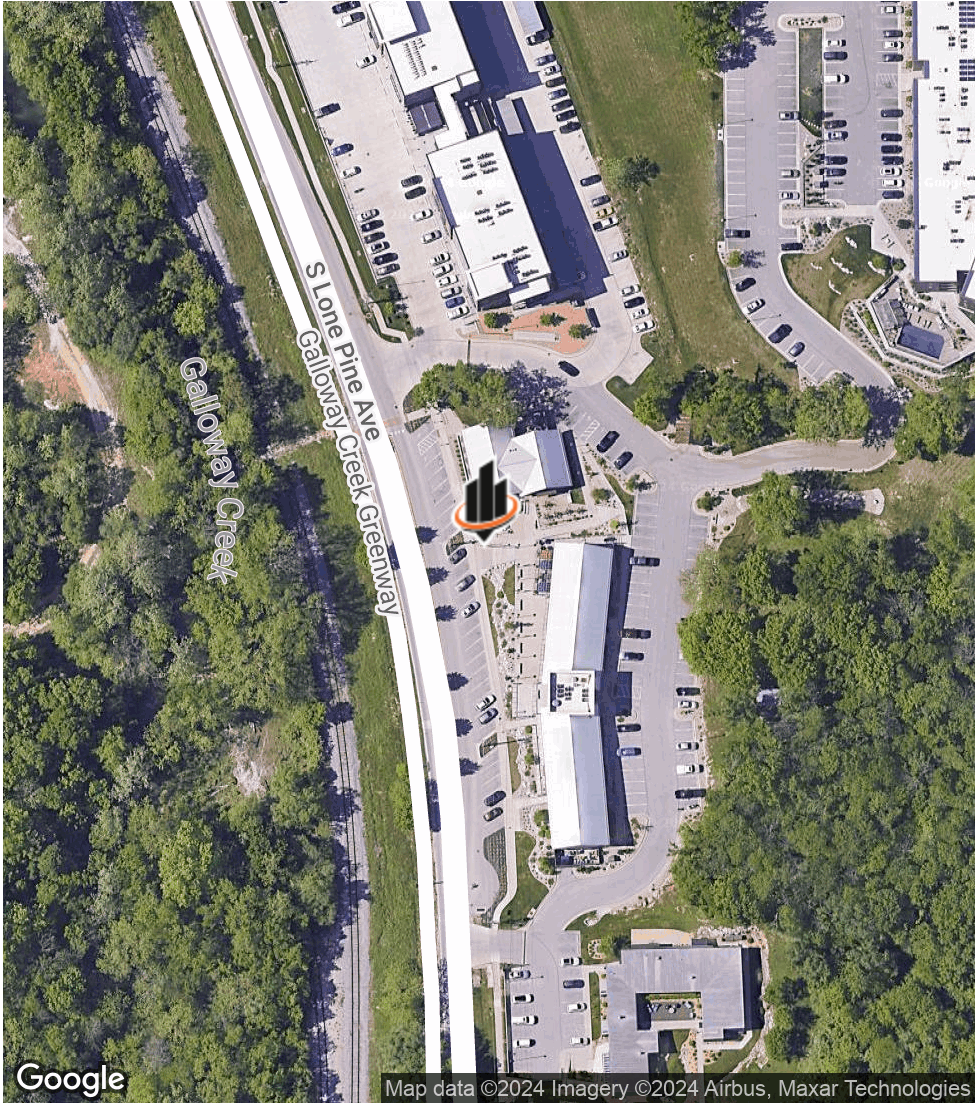
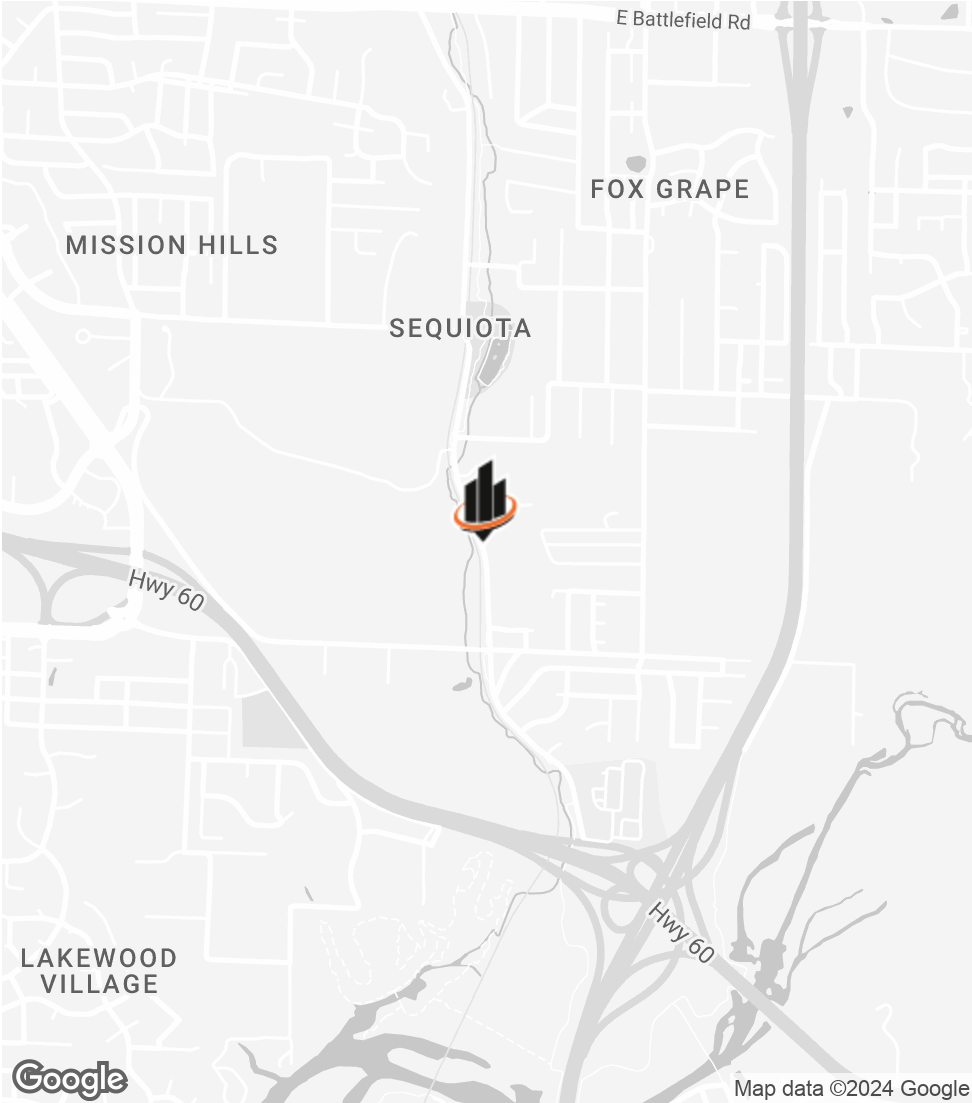


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LOCATION MAP



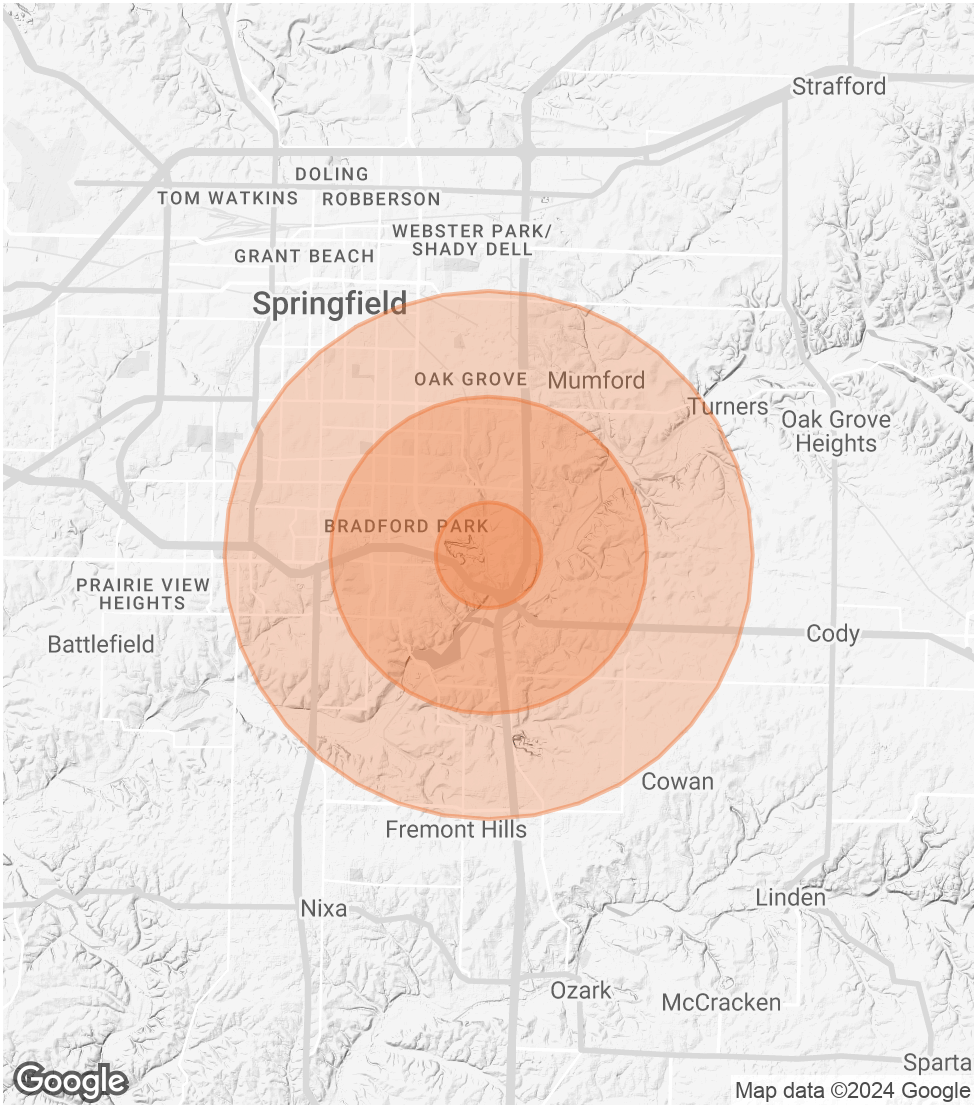
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,968	35,996	104,324
AVERAGE AGE	42.1	43.4	39.4
AVERAGE AGE (MALE)	37.7	41.4	37.4
AVERAGE AGE (FEMALE)	45.8	45.3	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,686	16,905	48,418
# OF PERSONS PER HH	2.4	2.1	2.2
AVERAGE HH INCOME	\$76,186	\$71,494	\$62,751
AVERAGE HOUSE VALUE	\$284,037	\$229,924	\$218,265

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 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 developed hotels, shopping centers and other commercial properties all over the U.S. 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. 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.

HONORS

Lee consistently ranks in the top of over 1,500 agents within SVN International earning him national honors annually among his peers.

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

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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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