

Sky Eleven Office / Retail / Restaurant Suites Available

331 Park Central East • Springfield, MO 65806



Lease Overview

| | |
|-------------------|--------------------------|
| Space Available | 1,624 - 7,390 SF |
| Lease Rate | \$15.00 SF |
| Lease Type | NNN |
| Estimated CAM | \$1.50/SF |
| Space Type | Office/Retail |
| Suite 102 (Upper) | 1,624 SF Office / Retail |
| Suite 103 (Upper) | 1,800 SF Office / Retail |
| Combined 102/103 | 3,424 SF Office / Retail |
| Combined 103/104 | 5,766 SF Office / Retail |
| Comb. 102/103/104 | 7,390 SF Office / Retail |
| Zoning | CC - Center City |
| Cross Streets | Park Central & Jefferson |

Property Overview

Property

We are pleased to offer 1,624 - 7,390 SF Office / Retail / Restaurant Suites in Downtown Springfield, MO. All Suites will be white box finish or possible allowance.
 Suite 102 (1,624 SF) @ 15.00/SF/NNN = \$2,233/Month Total.
 Suite 103 (1,800 SF) @ 15.00/SF/NNN = \$2,475/Month Total.
 Suites 102/103 (3,424 SF) @ 15.00/SF/NNN = \$4,708/Month Total.
 Suites 103/ 104 - Lower Level - (5,766 SF) @ 15.00/SF/NNN = \$7,928/Month Gross.
 Suites 102/103/104 (7,390 SF) @ 15.00/SF/NNN = \$10,161/Month Gross.

Call listing agent today to schedule your showing. Thank you!

Location

Located on Park Central East just south of Park Central Square next to the Gillioz Theatre in Downtown Springfield, MO. Population within a 5 mile radius is over 78,000. In addition to three new apartment buildings opening August 2015. Local businesses draw heavily from Springfield's +/- 40,000 college students. Local business's include Dublin's Pass, Big Whiskey's American Bar and Grill, and many other local eateries. Less than 1 mile to Hammons Field (Home of the Springfield Cardinals) and Missouri State University & Drury.

Presented by

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Sky Eleven Office/Retail Suites Available

Exterior Photo

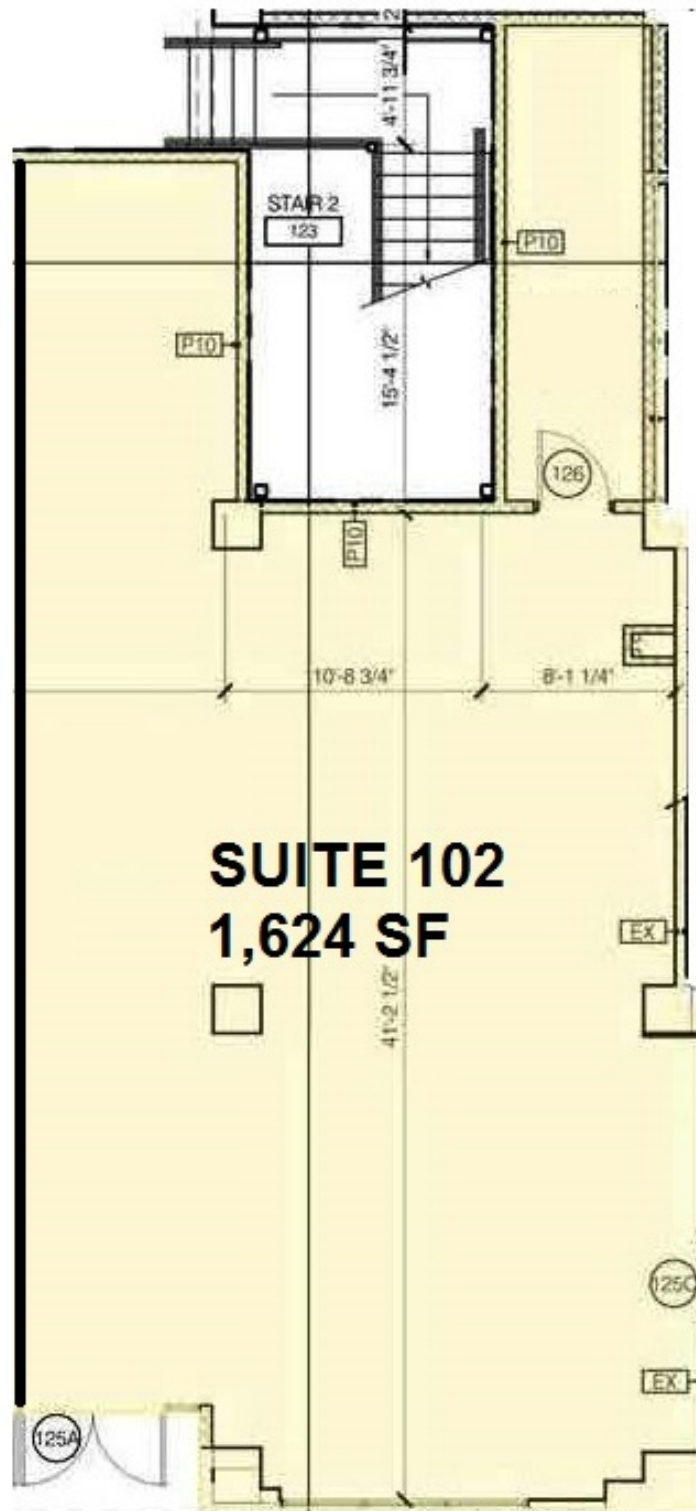


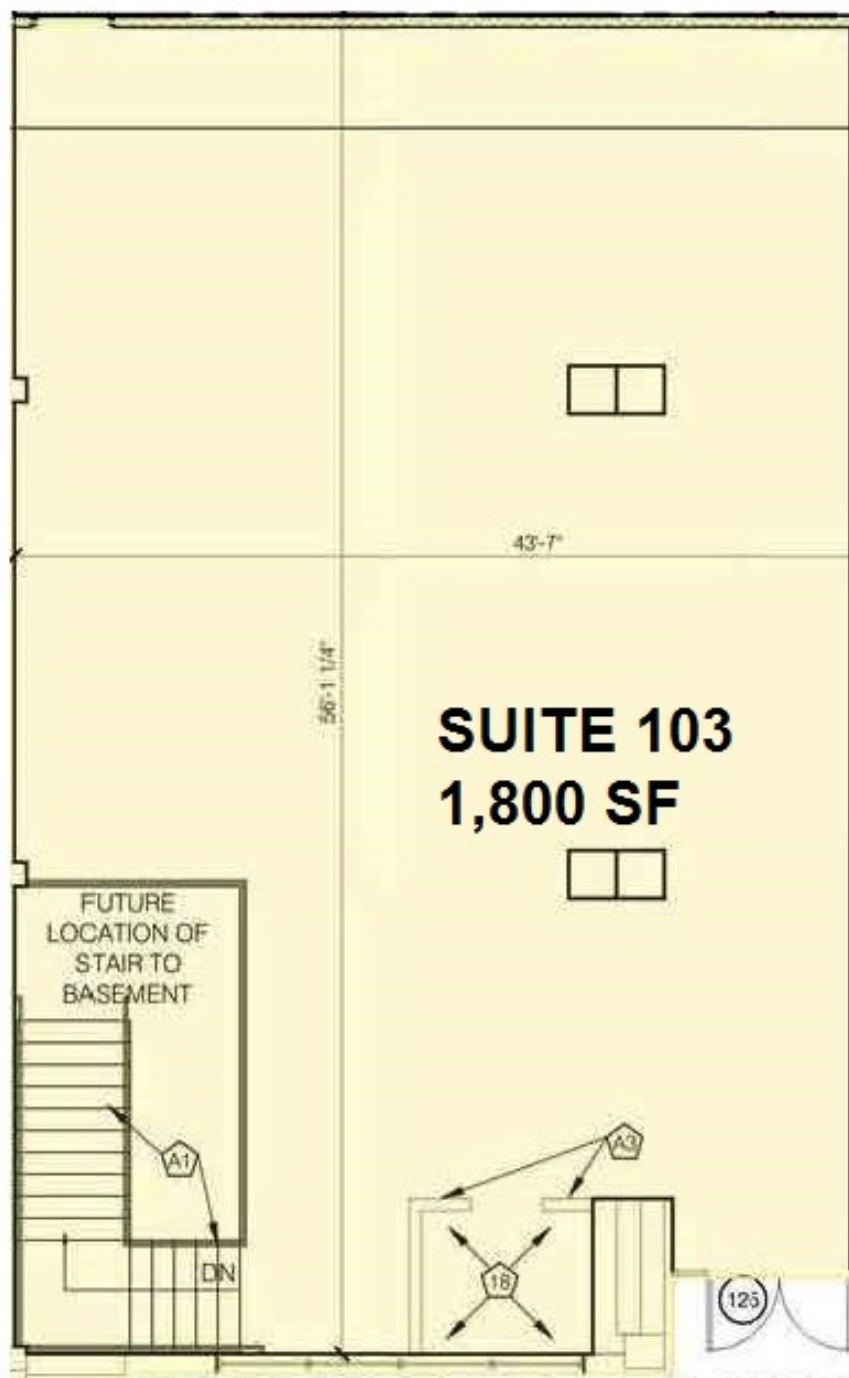
Sky Eleven Office/Retail Suites Available

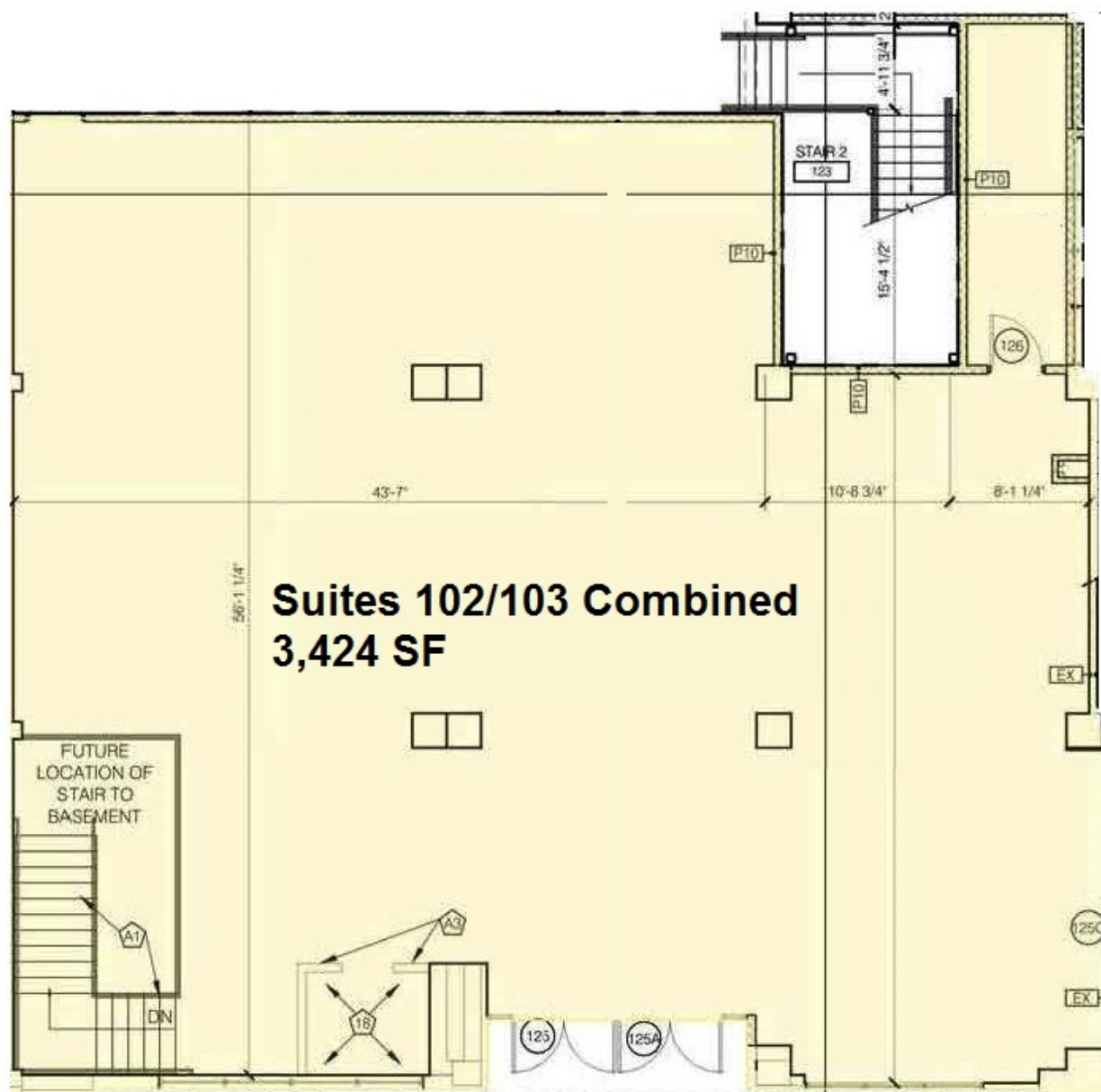


1,624 SF @ \$15.00/SF NNN = \$2,233/Month Total

Suite102 - 1,624 SF

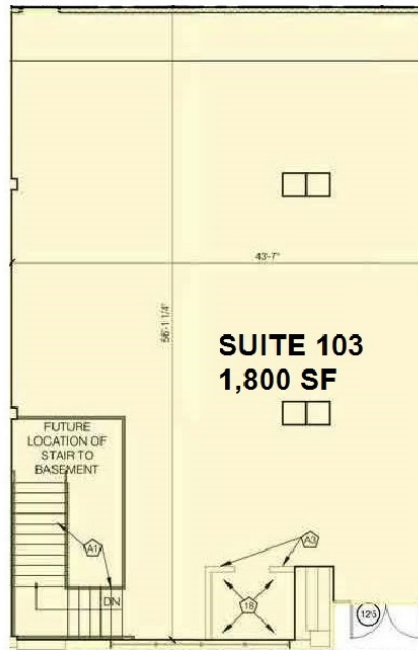




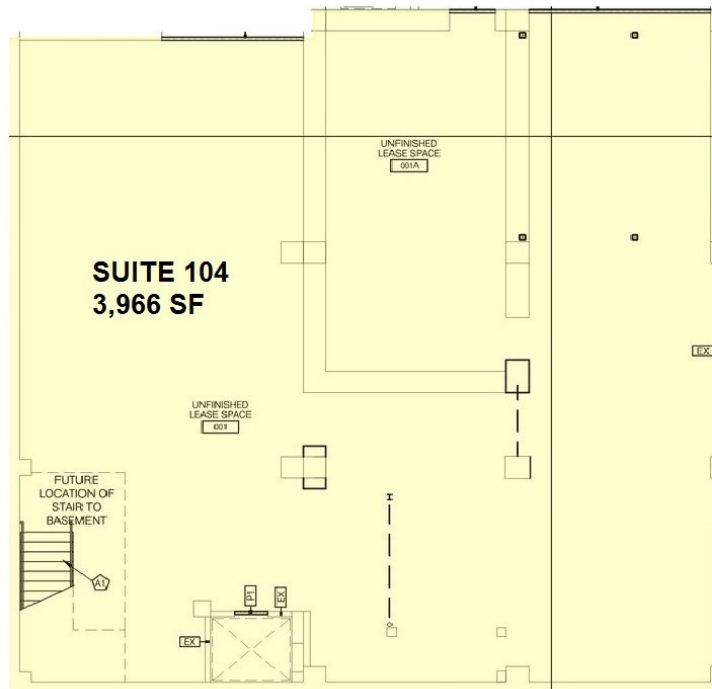


SUITES 103/104 COMBINED - 5,766

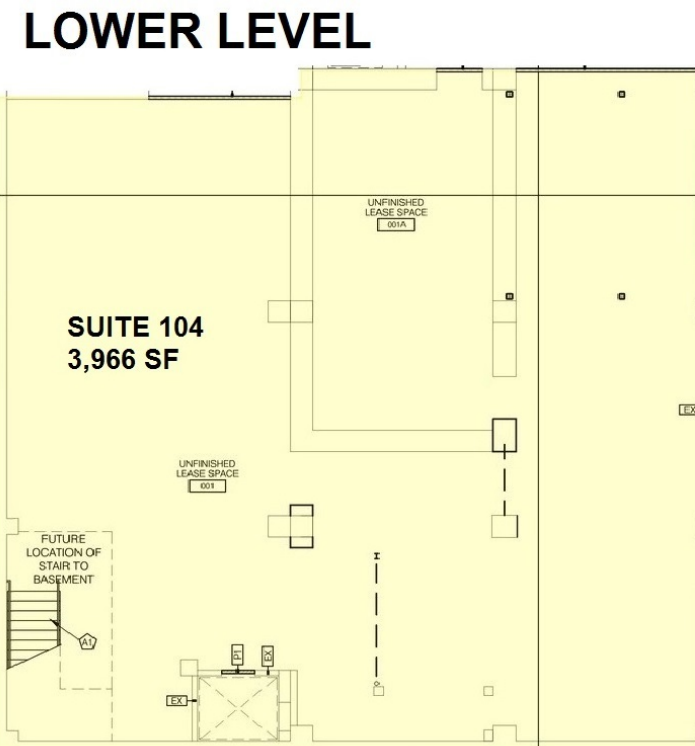
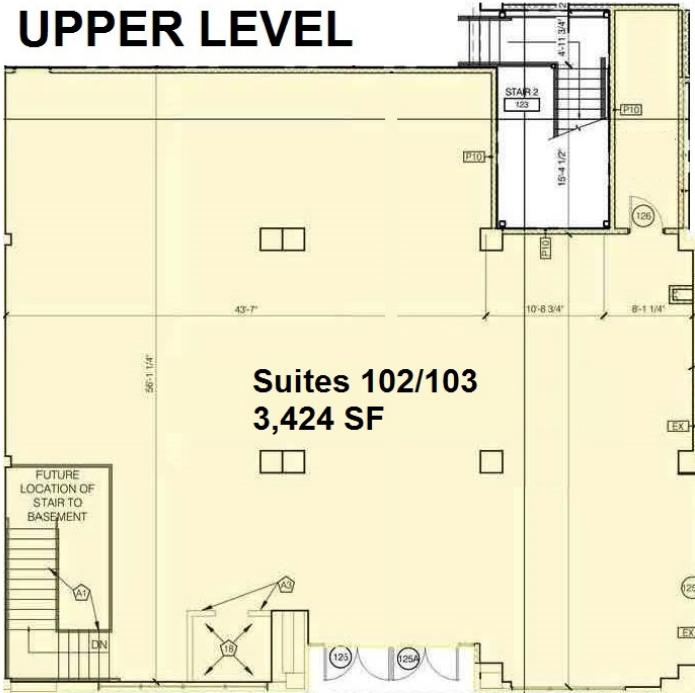
UPPER LEVEL

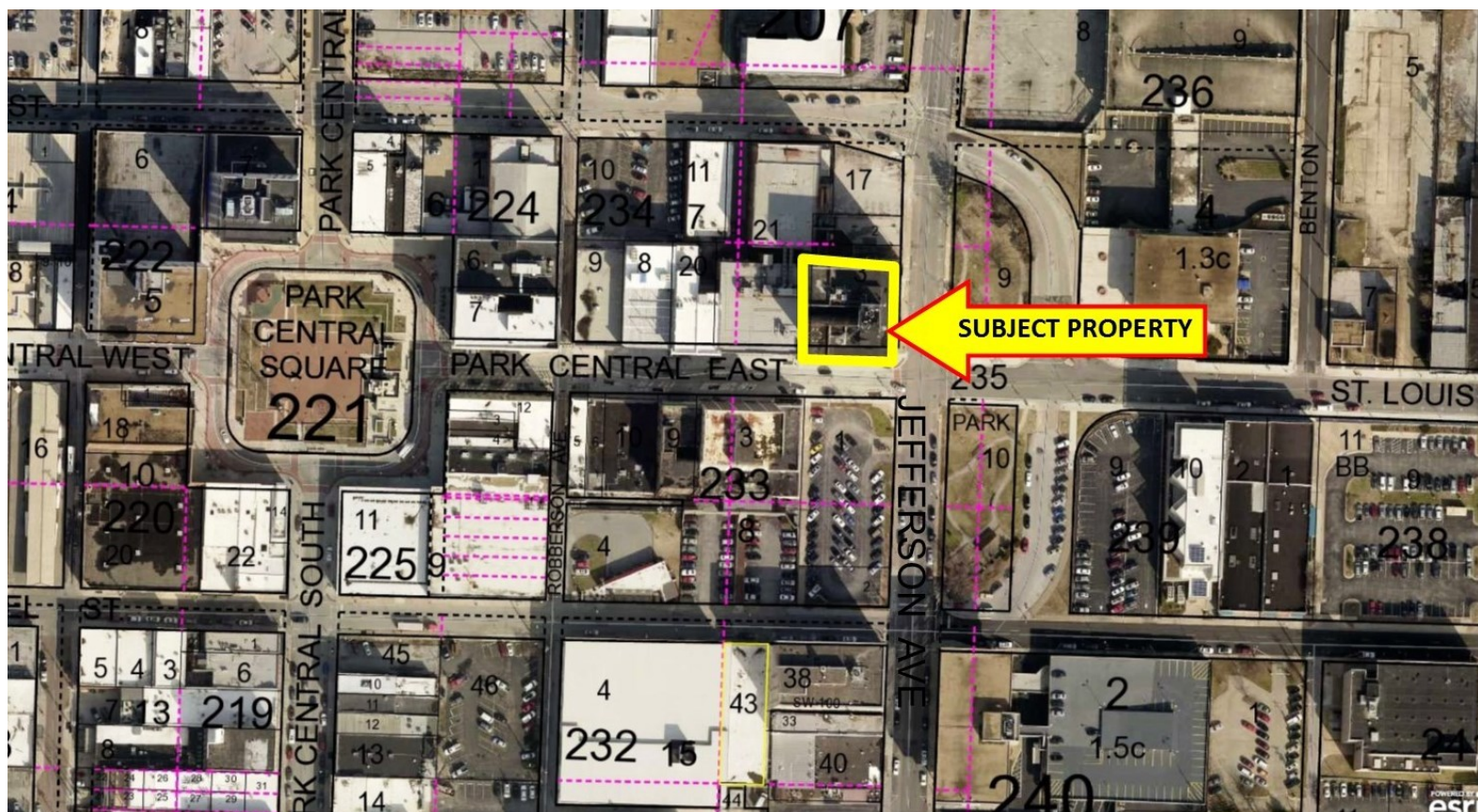


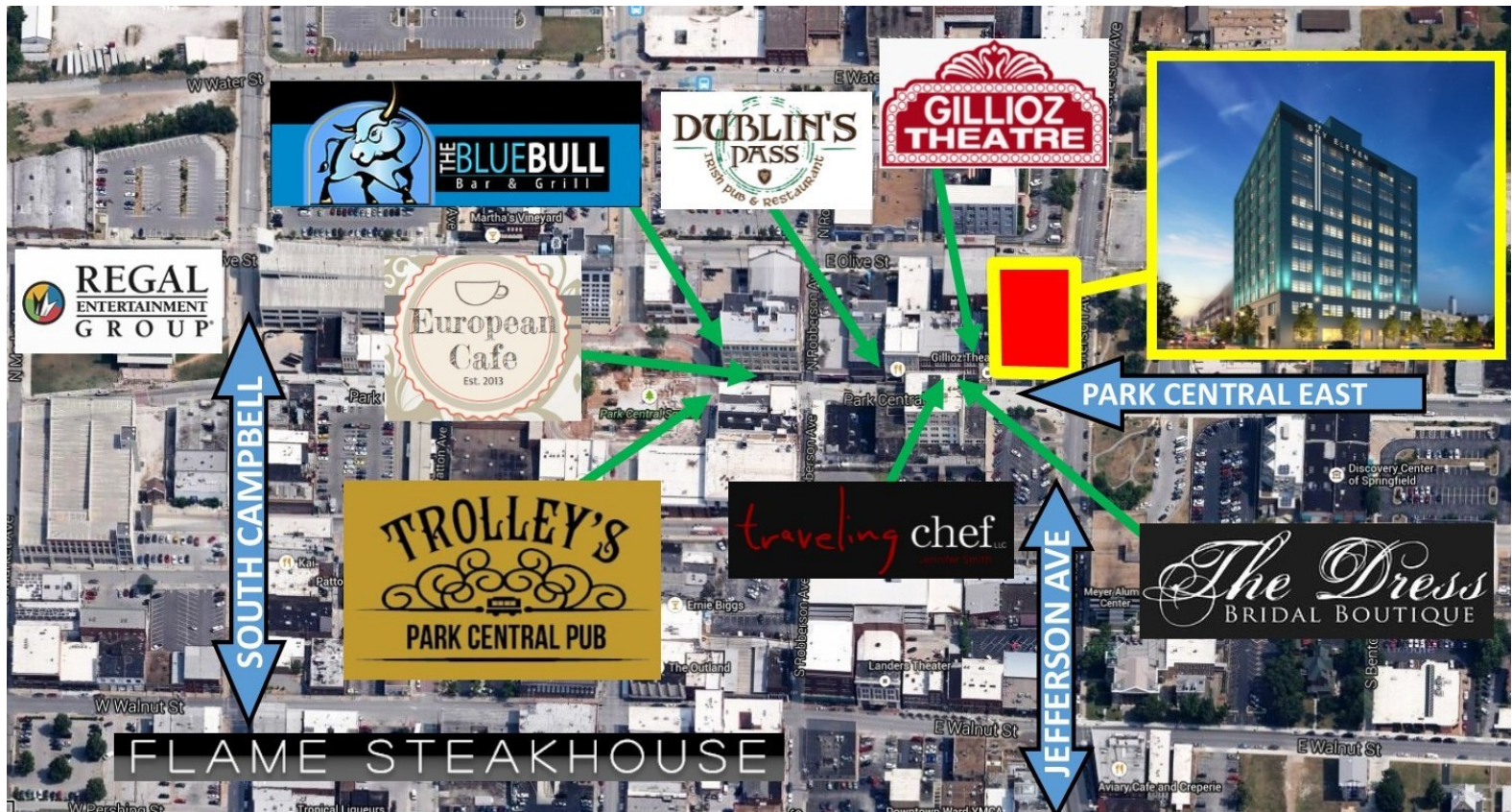
LOWER LEVEL



SUITES 102/103/104 COMBINED - 7,390 SF

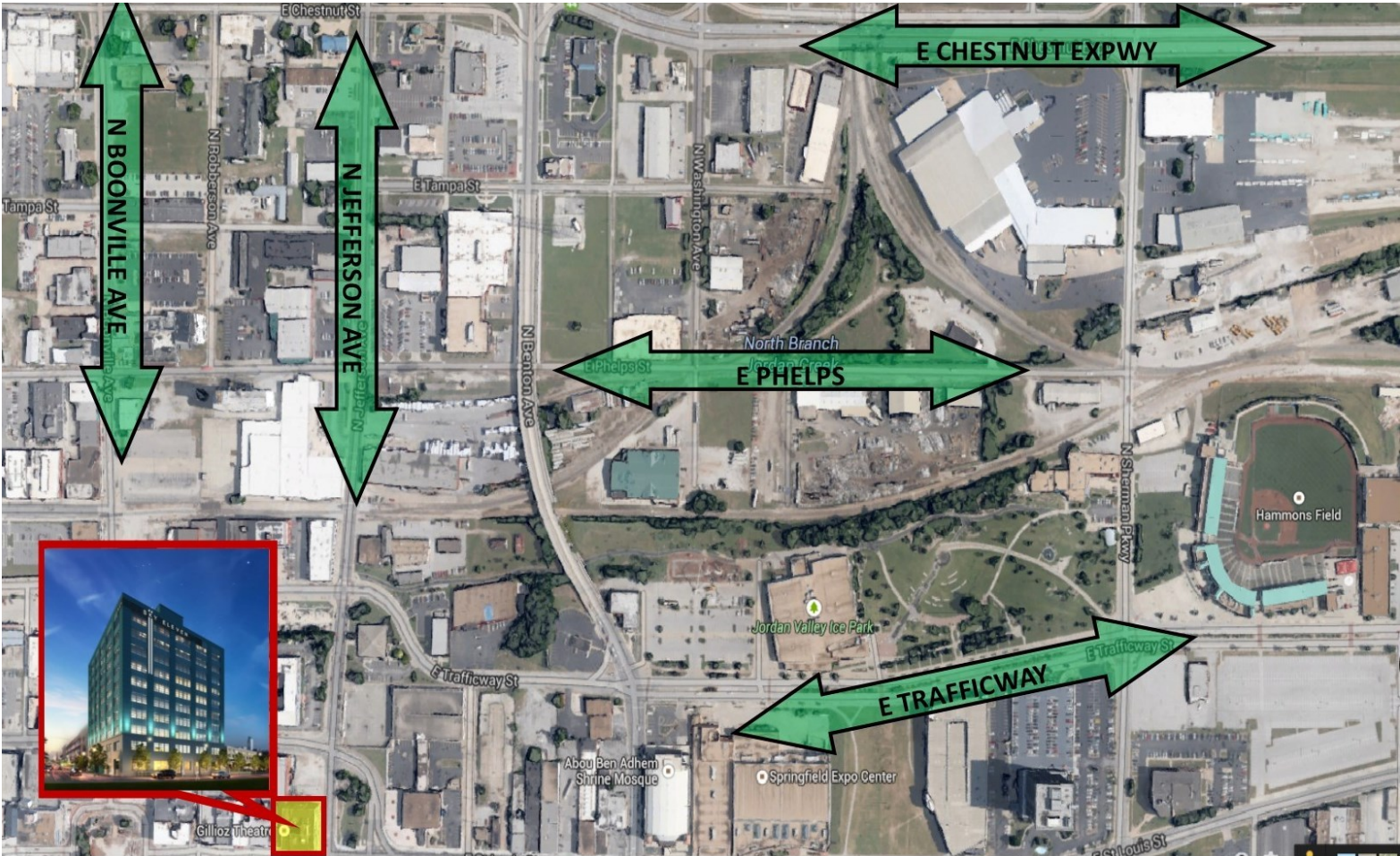


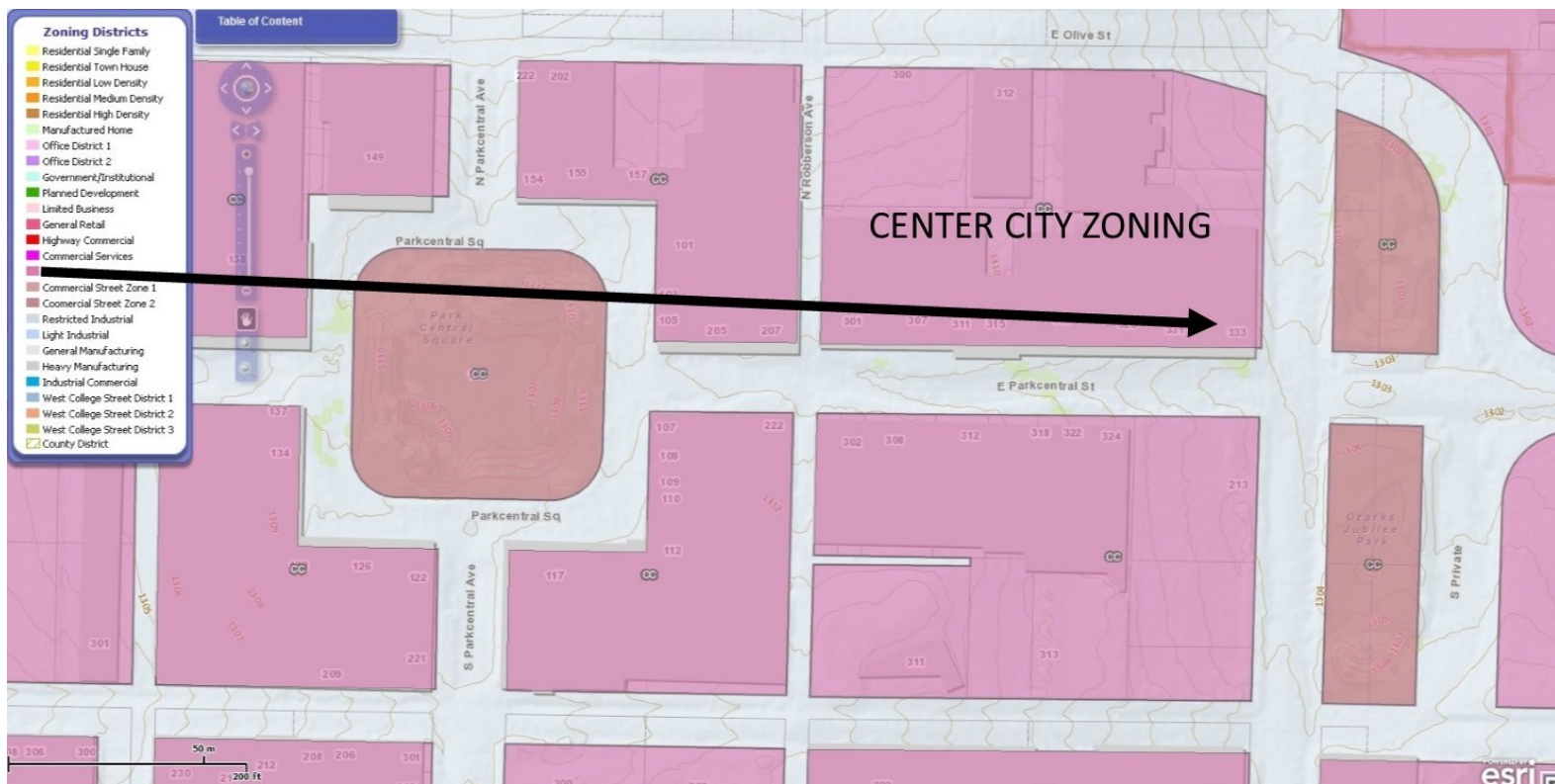




Sky Eleven Office/Retail Suites Available

Google Map





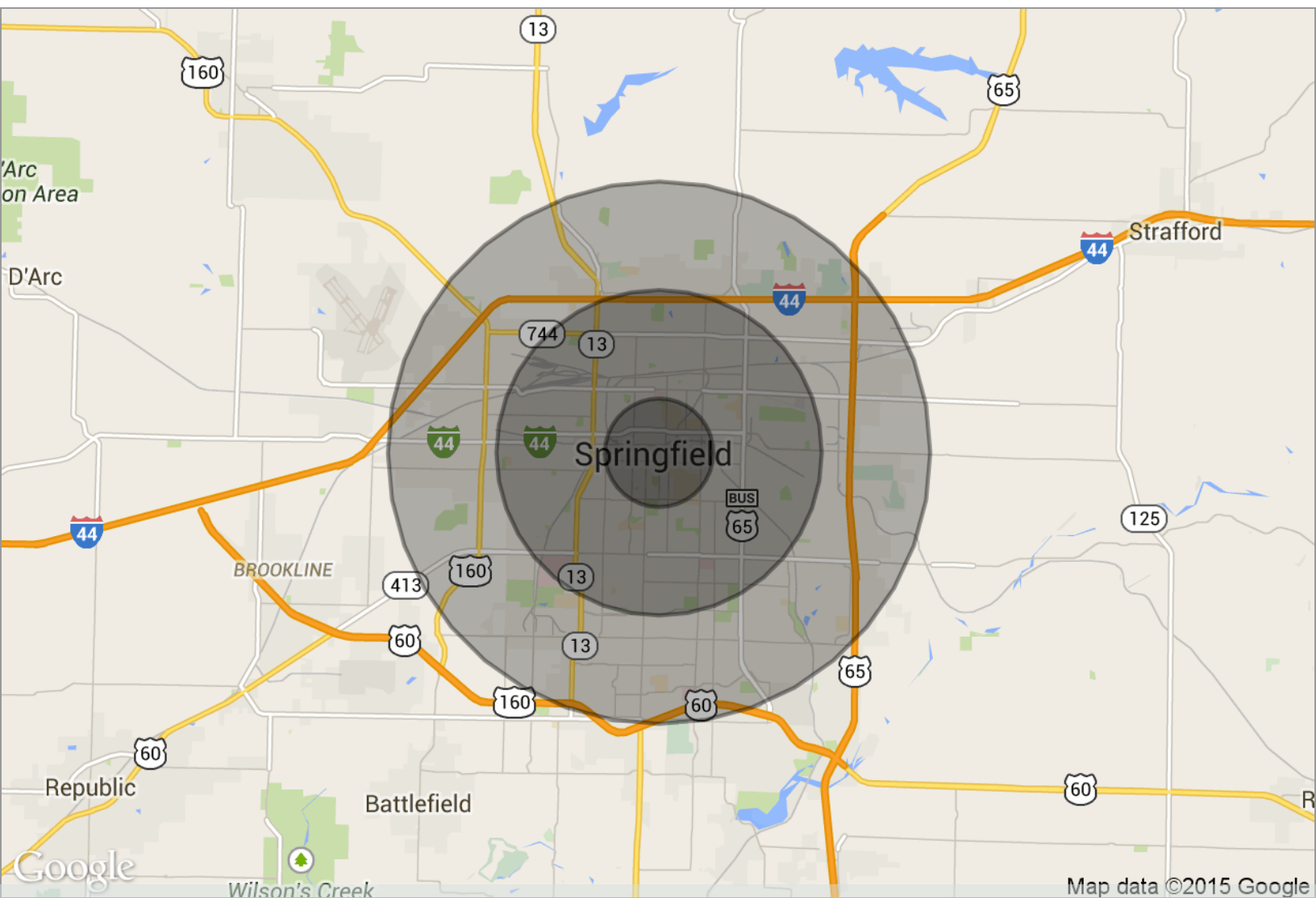
331 Park Central East | Springfield, MO 65806

For Lease | Office

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------------------|-----------|-----------|-----------|
| Total Population | 16,326 | 91,385 | 179,142 |
| Total Number of Households | 5,956 | 38,202 | 78,648 |
| Total Number of Persons per Household | 2.7 | 2.4 | 2.3 |
| Average House Value | \$122,749 | \$116,856 | \$118,187 |
| Average Household Income | \$28,048 | \$37,432 | \$41,733 |
| Median Age | 25.2 | 31.0 | 34.3 |
| Median Age - Male | 26.0 | 30.2 | 33.1 |
| Median Age - Female | 24.5 | 32.1 | 35.5 |
| Total Population - White | 13,819 | 80,487 | 159,483 |
| Total Percent - White | 84.6% | 88.1% | 89.0% |
| Total Population - Black | 1,220 | 4,198 | 7,757 |
| Total Percent - Black | 7.5% | 4.6% | 4.3% |
| Total Population - Asian | 449 | 1,980 | 3,366 |
| Total Percent - Asian | 2.8% | 2.2% | 1.9% |
| Total Population - Hawaiian | 79 | 153 | 144 |
| Total Percent - Hawaiian | 0.5% | 0.2% | 0.1% |
| Total Population - Indian | 64 | 421 | 830 |
| Total Percent - Indian | 0.4% | 0.5% | 0.5% |
| Total Population - Other | 145 | 1,107 | 2,249 |
| Total Percent - Other | 0.9% | 1.2% | 1.3% |
| Total Population - Hispanic | 573 | 2,957 | 6,101 |
| Total Percent - Hispanic | 3.5% | 3.2% | 3.4% |

* Demographic information provided by BuildOut, Inc.

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Radius Map

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* Demographic information provided by BuildOut, LLC



Mike Fusek, CCIM

Senior Advisor

Sperry Van Ness/ Rankin Company, LLC

Mike Fusek, CCIM serves as a senior advisor for Sperry Van Ness specializing in the sale and leasing of office and retail properties in Springfield, Missouri. Fusek has 20+ years of experience in investment property analysis that enables him to help investors wisely choose the “right property” that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining Sperry Van Ness, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of Sperry Van Ness. As an experienced investor, Fusek has an exceptional understanding of client’s needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked in the Top 1% or 2% of all Sperry Van Ness International, Fusek was ranked the #6 National Advisor for 2013, #13 National Advisor for 2012, #7 National Advisor for 2011, and the #18 National Advisor for 2010. Sperry Van Ness has more than 950 National Advisors.

Mike Fusek, CCIM

Senior Advisor

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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.