

FOR LEASE

# 305 W MILL ST SUITE C

Springfield, MO 65806

PRESENTED BY:

JEFF CHILDS, SIOR, CCIM

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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$15.75 SF/yr [MG]
<b>BUILDING SIZE:</b>	37,288 SF
<b>AVAILABLE SF:</b>	+/- 8,889 SF
<b>YEAR BUILT:</b>	1914
<b>RENOVATED:</b>	2010
<b>ZONING:</b>	Center City
<b>MARKET:</b>	Downtown Springfield
<b>APN:</b>	1313310023
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

+/- 8,889 SF of office space for lease. Brick City office building features 30 cubicles, 5-6 private offices, 3 conference rooms, large kitchen, work/printer room and open work stations. The layout of the space facilitates an open and creative work environment perfect for companies that value culture and teamwork.

Downtown location in the heart of IDEA Commons on Missouri State University's campus. The office space is just north of the square offering great access to downtown Springfield, restaurants and shops!

## PROPERTY HIGHLIGHTS

- 10 parking spots with the ability for additional spots
- Open plan with exposed brick
- Lots of natural light
- Tenant responsible for utilities and maintenance

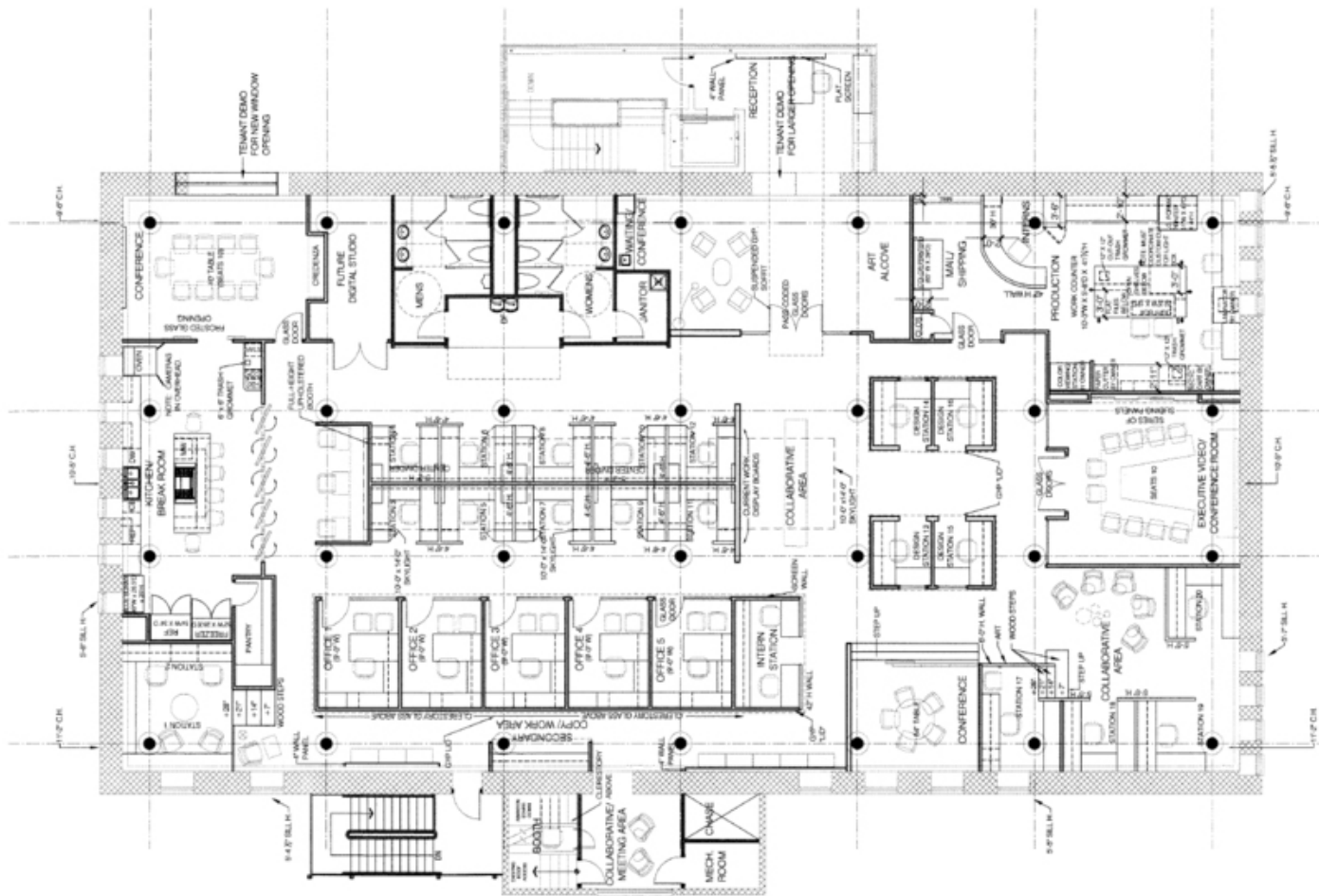
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FLOOR PLAN - VERSION E 1  
SCALE 1/8" = 1'-0"

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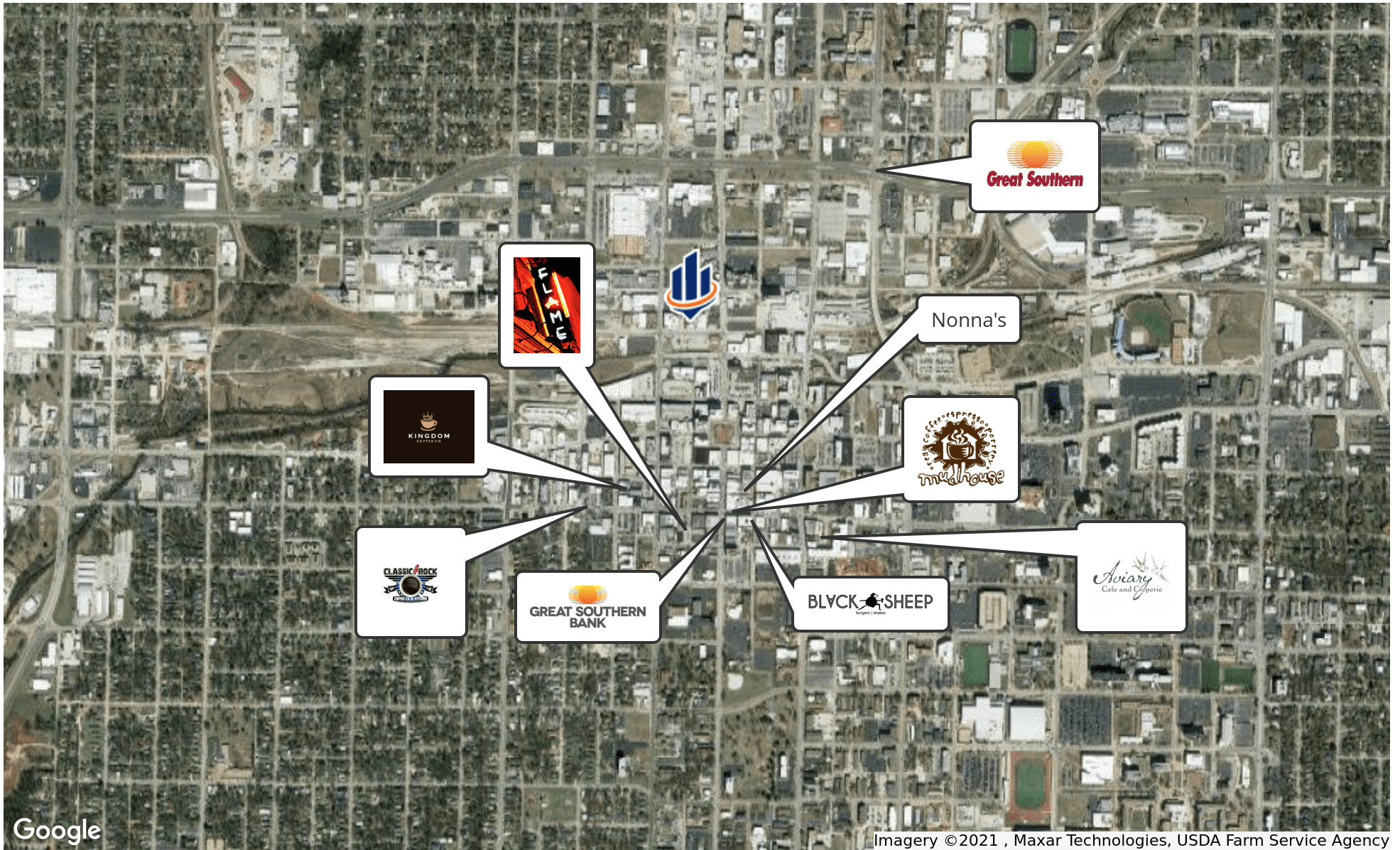
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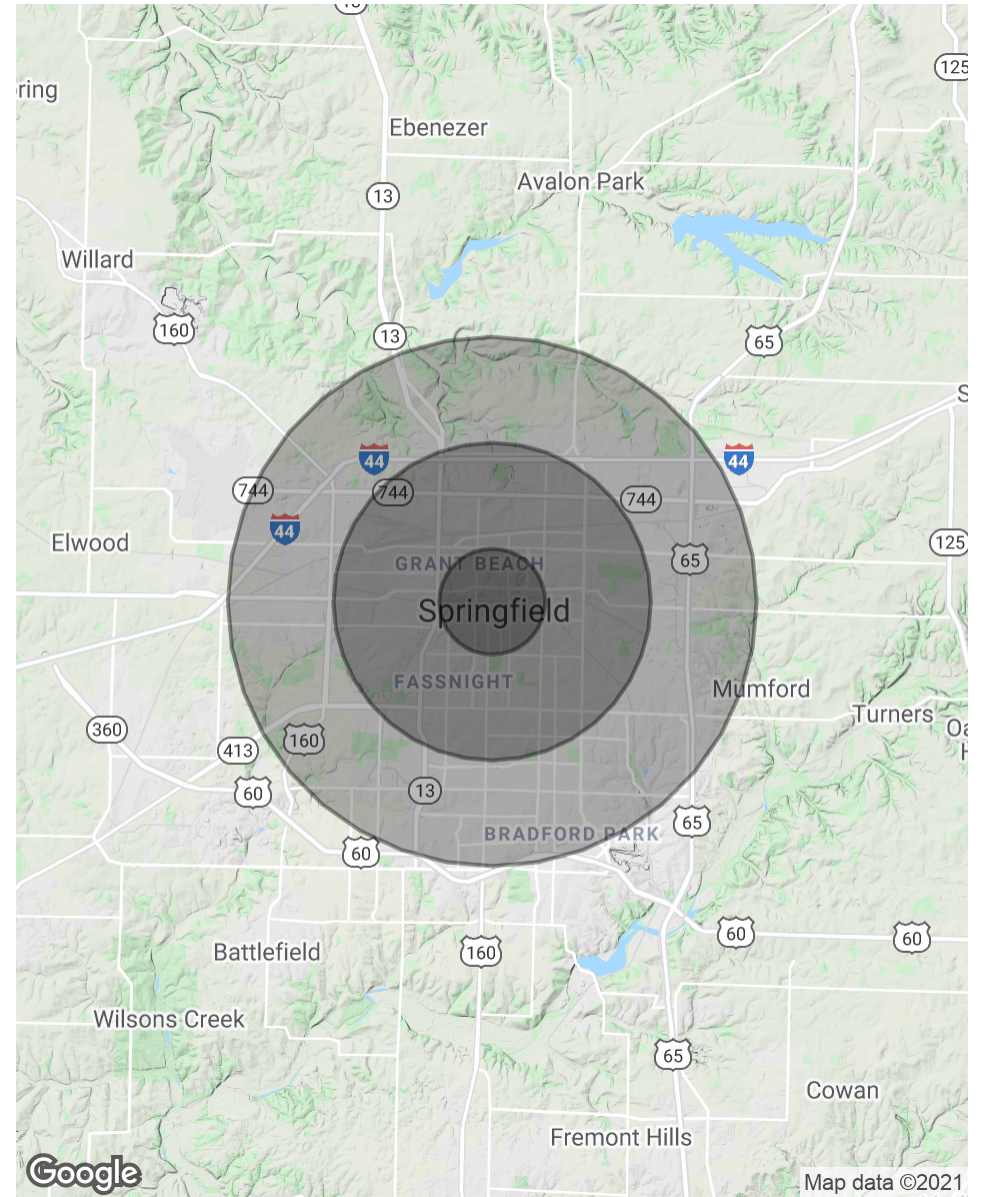
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,005	90,506	175,252
AVERAGE AGE	26.9	31.0	34.0
AVERAGE AGE (MALE)	27.7	30.2	32.8
AVERAGE AGE (FEMALE)	26.2	32.1	35.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,636	37,361	76,222
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$27,664	\$37,556	\$41,297
AVERAGE HOUSE VALUE	\$106,507	\$116,974	\$117,262

\* Demographic data derived from 2010 US Census



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## JEFF CHILDS, SIOR, CCIM

Senior Advisor

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### PROFESSIONAL BACKGROUND

Jeff Childs, SIOR, CCIM, serves as a senior advisor for SVN/Rankin Company, specializing in the sale and leasing of office, industrial and retail property in the Springfield and the Southwest Missouri markets. Jeff has over 25 years of commercial real estate experience in the Springfield and Southwest Missouri markets. Jeff consistently ranks among the top of SVN advisors nationally.

Jeff represents numerous national clients as well as a multitude of local owners and investors. In addition to Jeff's sales and leasing experience, he has assisted with and personally developed industrial, office and retail properties. As an active commercial real estate advisor, Childs' professional memberships include: the Society of Industrial and Office Realtors (SIOR), the Certified Commercial Investment Member Institute (CCIM); International Council of Shopping Centers (ICSC); the Greater Springfield Board of REALTORS; the Missouri Association of REALTORS; and the National Association of REALTORS.

Jeff currently serves as past chairman of the Springfield Area Chamber of Commerce, former chair on the board for City Utilities of Springfield, and served as a member of the Board of Directors of the Springfield Convention & Visitors Bureau. Additionally, as Chamber chairman Jeff was invited to speak on a panel for the Springfield Chamber of Commerce Economic Development Conference and as a returning guest speaker to "Good Morning, Springfield!" hosted by the Springfield Chamber of Commerce. Childs was also recognized by the Springfield Business Journal with the 40 Under 40 award given for his outstanding community and professional services.

### EDUCATION

Childs earned a Bachelor of Science in Finance with an emphasis in Real Estate from Missouri State University, Springfield, Missouri.

### MEMBERSHIPS

Society of Industrial and Office REALTORS (SIOR) / Certified Commercial Investment Member (CCIM) / 2018 Chairman Board of Public Utilities - City Utilities of Springfield / 2019 Chairman for Springfield Chamber of Commerce / Former Board Member Springfield Convention & Visitors Bureau, Inc / Local Issues Public Policy Task Force - Past Chairman / Development Issues Input Group - Past Chairman / Leadership Springfield - Past Board Member / Voice of Business Committee - Springfield Chamber of Commerce

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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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