

OFFICE FOR LEASE

636 W. REPUBLIC C-104

1,037' CLASS A OFFICE FOR
LEASE NEAR REPUBLIC &
CAMPBELL

Springfield, MO 65807

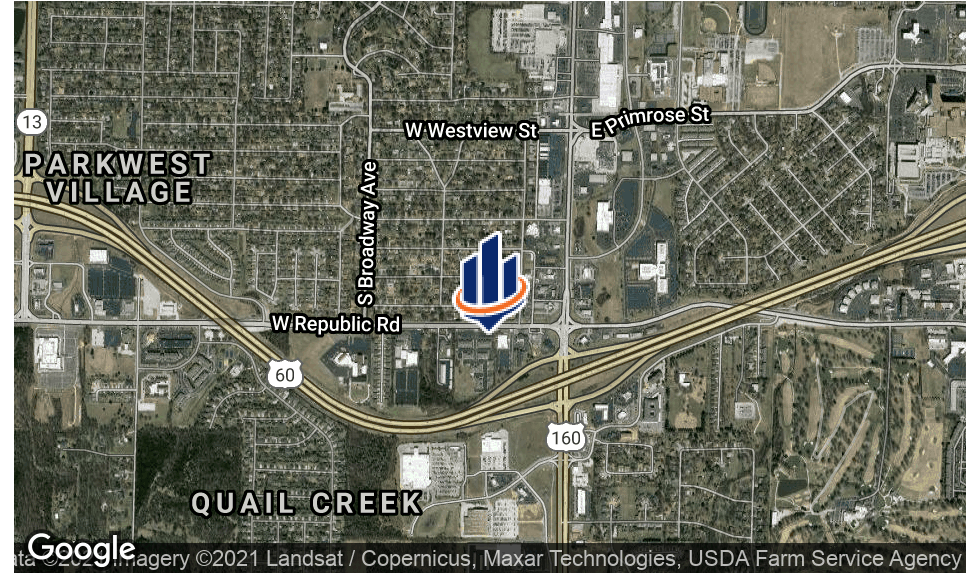
PRESENTED BY:

GERALD ZAMORA

O: 417.522.9940

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OFFERING SUMMARY

SPACE AVAILABLE:	1,037 SF
BASE RENT:	\$13.36 / SF
CAM, TAX INS:	\$4.00 / SF
TOTAL RENT:	\$1,500 per month
SPACE TYPE:	Office
PRIVATE OFFICES:	3
CONFERENCE:	Yes
RECEPTION/WAITING:	Yes
MARKET:	Springfield

PROPERTY OVERVIEW

Thank you for looking at this 1,037' Class A Office For Lease near Republic & Campbell. 3 private office, reception / waiting area and conference room. Shared parking. Rent rate is \$13.36/SF NNN. Total rent is \$1,500 per month (includes tax, insurance and CAM). To preview this space or others, please email, call or text the Listing Agent.

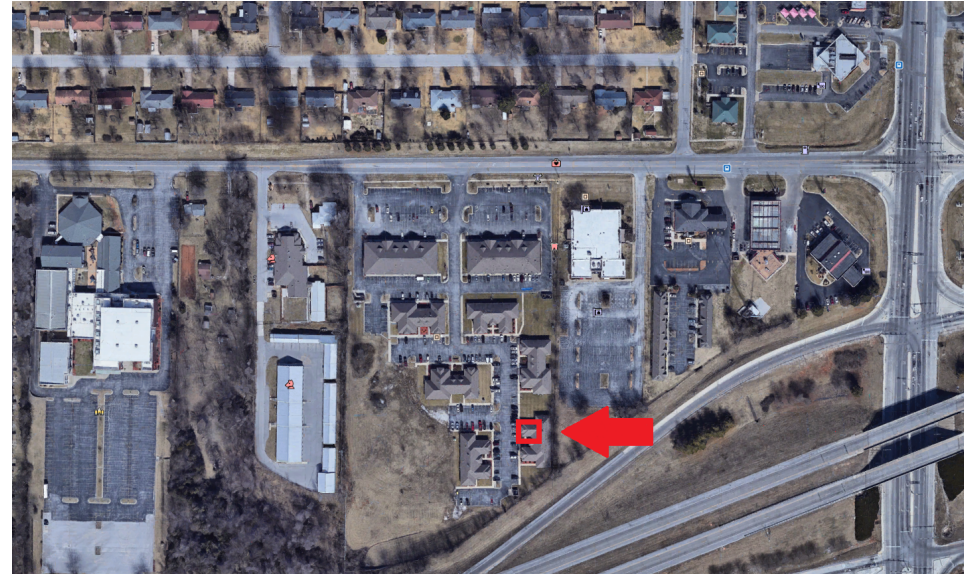
LOCATION OVERVIEW

Neighboring business include Kum & Go, Great Southern Bank, Imo's Pizza, Lucky Nails, Walmart Neighborhood Market, Village Inn, Dairy Queen, Panera Bread, Bank of America and other local and national companies.

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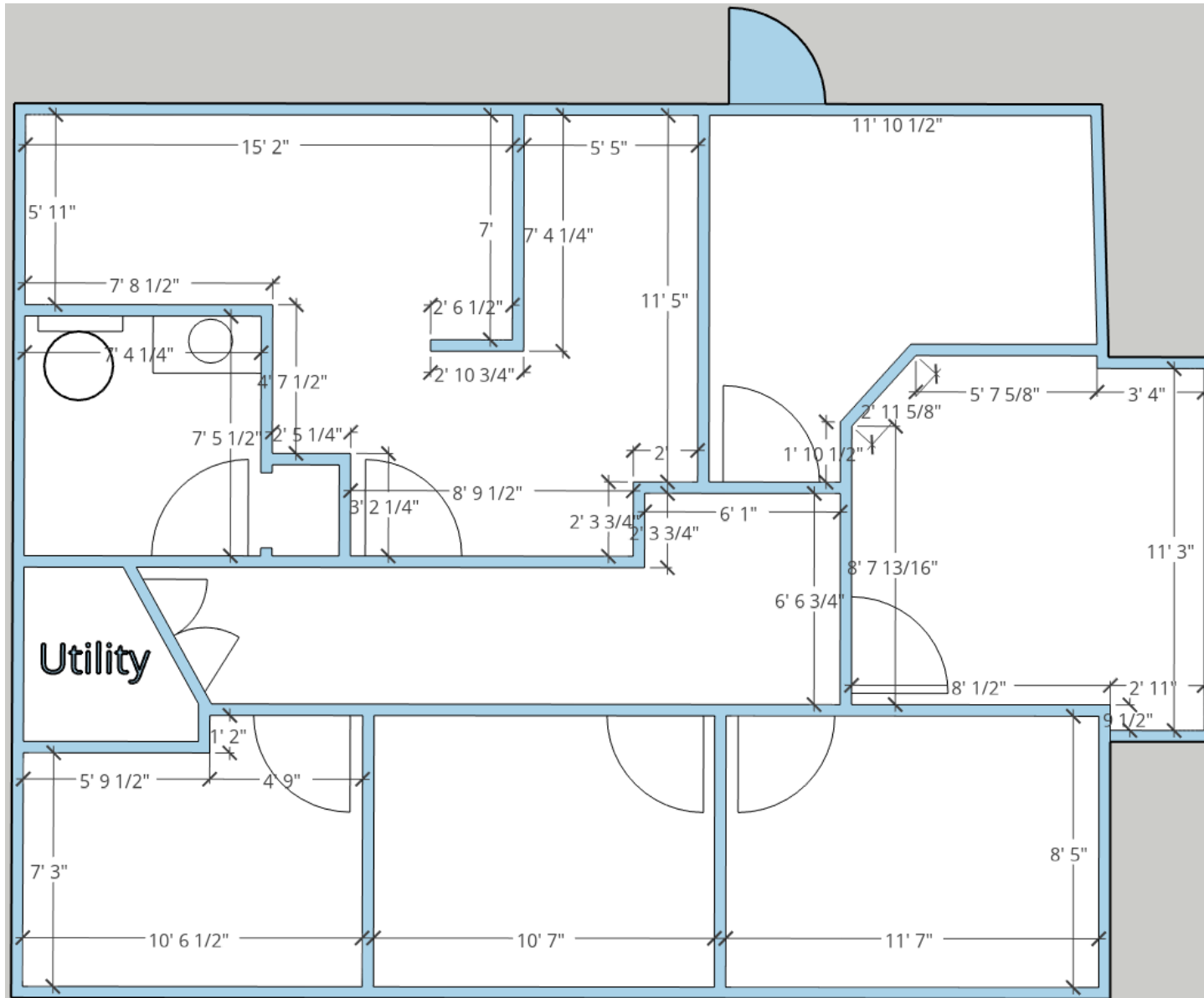
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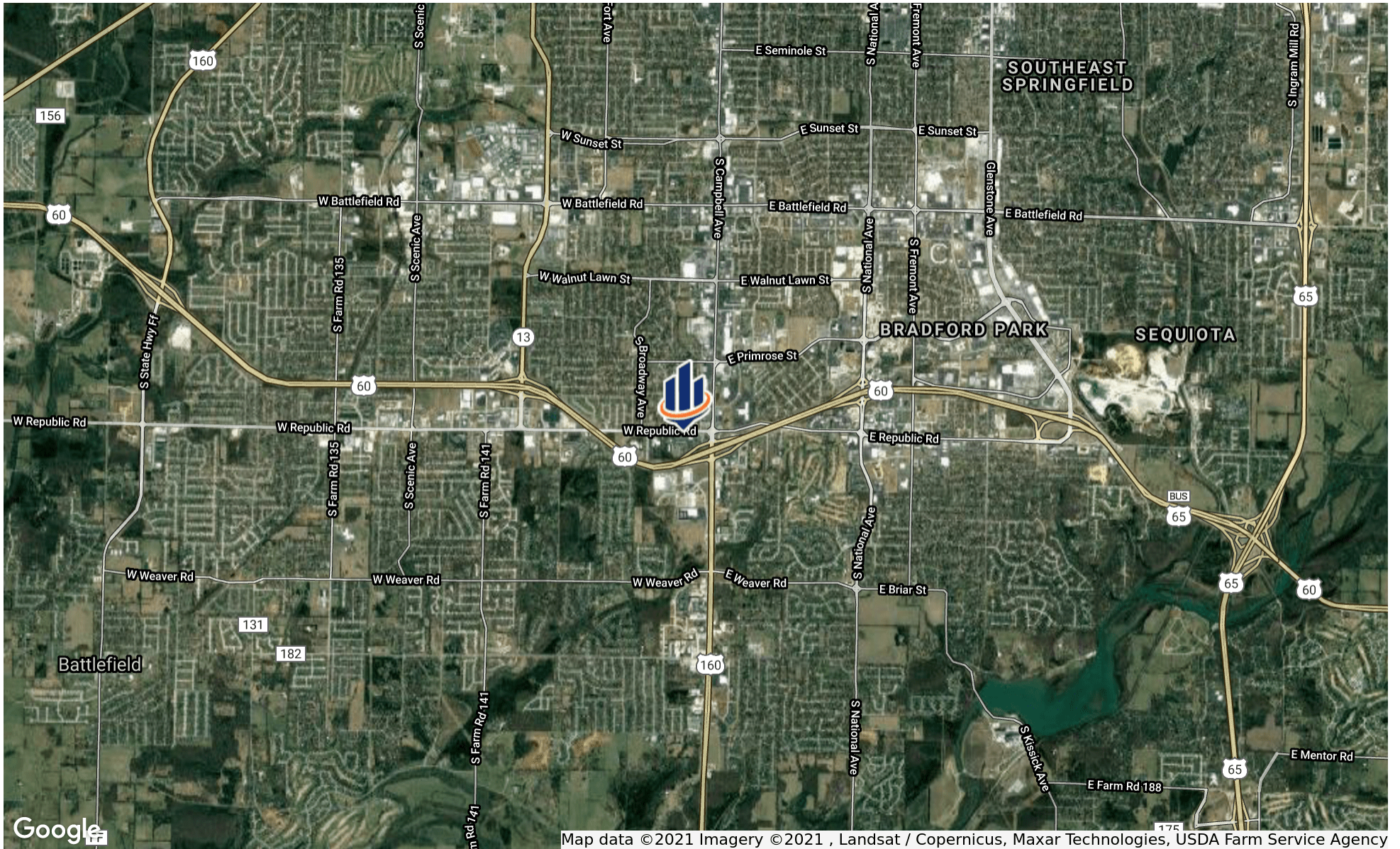
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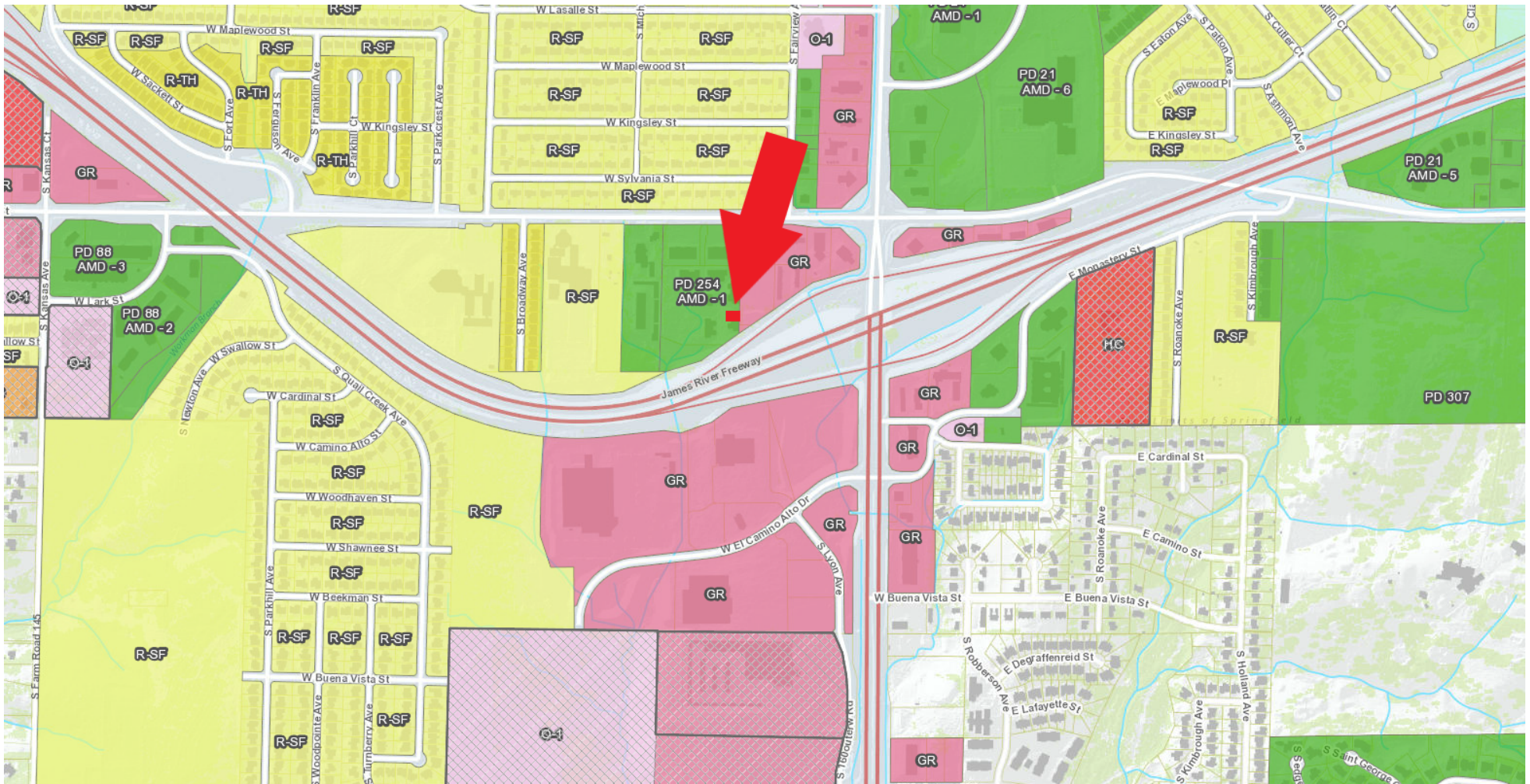
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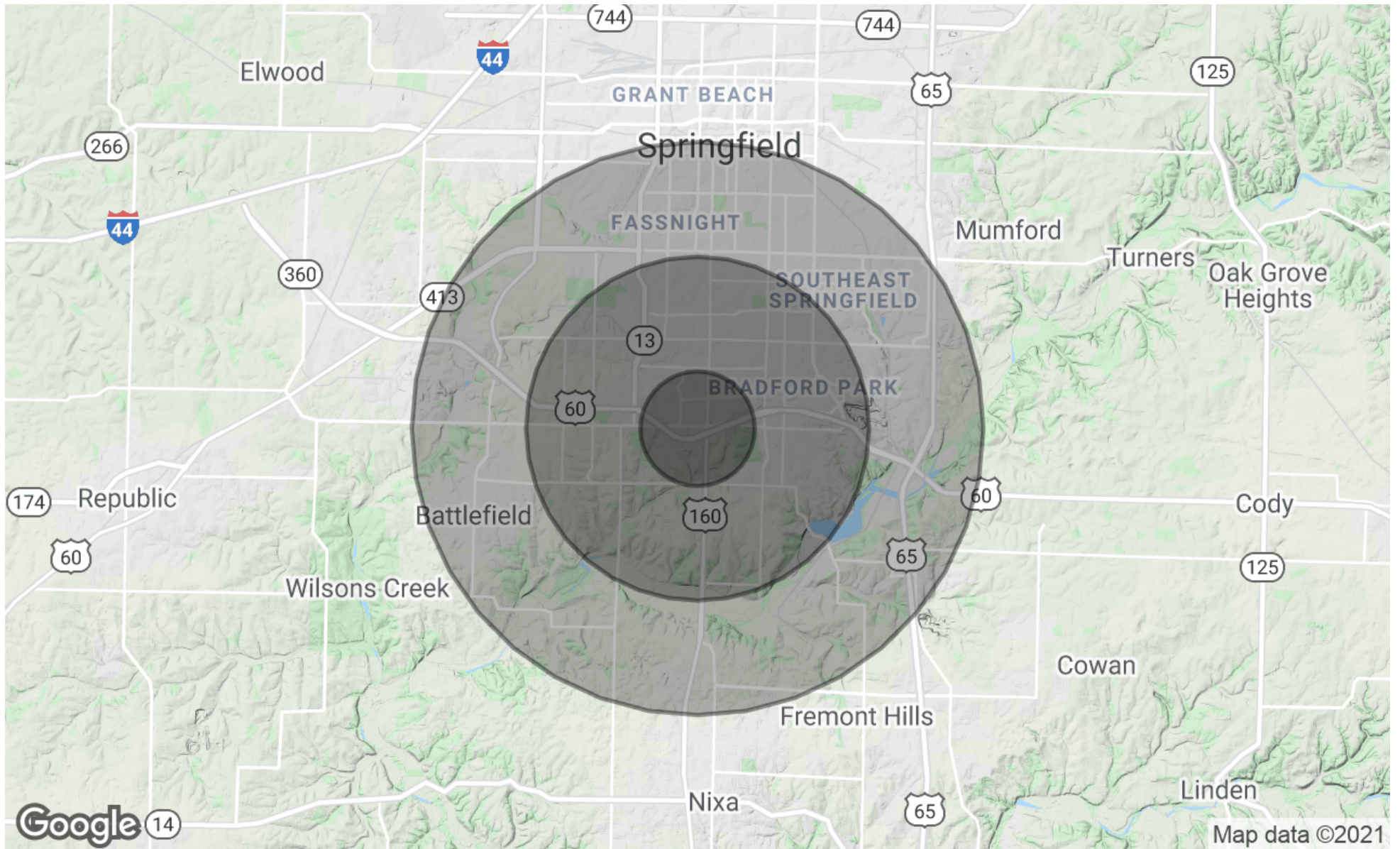
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,804	57,456	147,983
AVERAGE AGE	44.4	39.1	36.1
AVERAGE AGE (MALE)	40.8	37.2	34.8
AVERAGE AGE (FEMALE)	46.8	40.8	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,063	27,316	65,540
# OF PERSONS PER HH	2.2	2.1	2.3
AVERAGE HH INCOME	\$62,130	\$53,827	\$54,540
AVERAGE HOUSE VALUE		\$175,580	\$178,796

** Demographic data derived from 2010 US Census*

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Advisor

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PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with SVN / Rankin Company and specializes in the Springfield Missouri metro area. In 2015, Gerald joined Mike Fusek, CCIM and SVN Commercial and has successfully brokered over 120 commercial transactions within 24 months.

Prior to joining SVN Commercial, Zamora served as founder and broker for The Real Estate Broker of Springfield and Branson, a residential and commercial brokerage company in Southwest Missouri. Gerald has 14 years of extensive real estate knowledge with Office, Retail, Warehouse and Restaurant.

His extraordinary understanding of the commercial real estate industry and his passion for offering a "high level service" is Gerald's passion. Additionally, Gerald is involved in Leadership Springfield and has completed CCIM 101 & 102.

MEMBERSHIPS

Leadership Springfield Class of 32

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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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