



Offering Memorandum

A photograph of a modern, multi-story office building. The building has a dark grey brick facade and large windows. A prominent feature is a large, colorful mural on the right side of the building, depicting a stylized, abstract scene with various shapes and colors. The building is set against a clear blue sky. In the foreground, there is a glass-enclosed entrance area. To the left, a sign for "Springfield" is visible.

OFFICE SPACE AT NATIONAL & SUNSHINE

1911 S NATIONAL AVE, SPRINGFIELD, MO 65804

PROPERTY SUMMARY

OFFICE SPACE AT NATIONAL & SUNSHINE

1911 S NATIONAL
SPRINGFIELD, MO 65804

OFFERING SUMMARY

LEASE RATE:	\$17.00 SF/yr (NNN)
NNN ESTIMATE:	\$6.37/SF
UTILITIES:	Included
BUILDING SIZE:	56,339 SF
AVAILABLE UNIT:	#403
AVAILABLE SF:	1,579 SF
DATE AVAILABLE:	9/1/2026

PROPERTY SUMMARY

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. NNN amount includes all utilities other than phone and internet. Suite 403 is available on 9/1/2026. Please email, call or text the agent today for more information or to schedule a time to view.



LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN
TOTAL SPACE:	1,579 SF

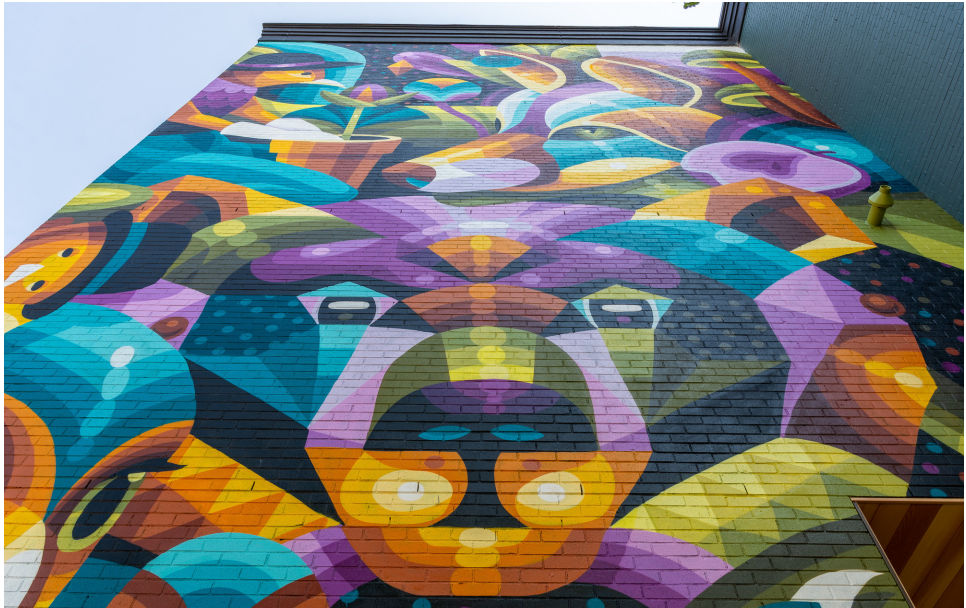
LEASE TERM:	Negotiable
LEASE RATE:	\$17 SF/yr

AVAILABLE SPACES

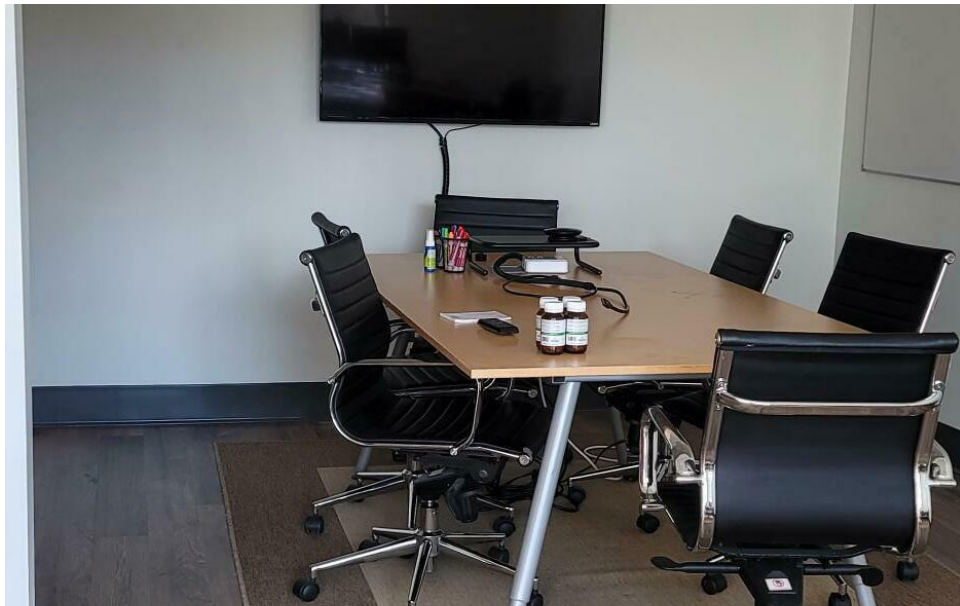
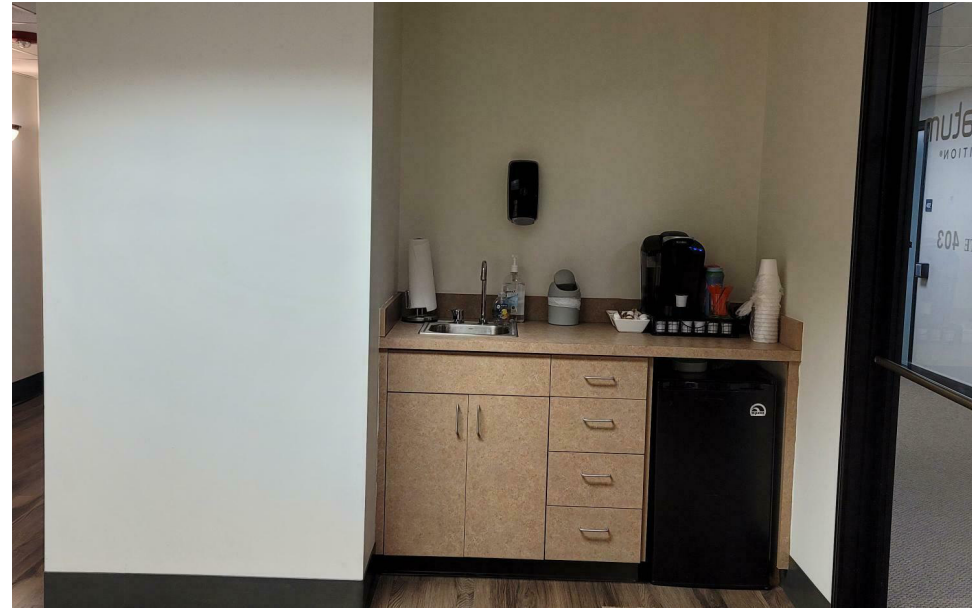
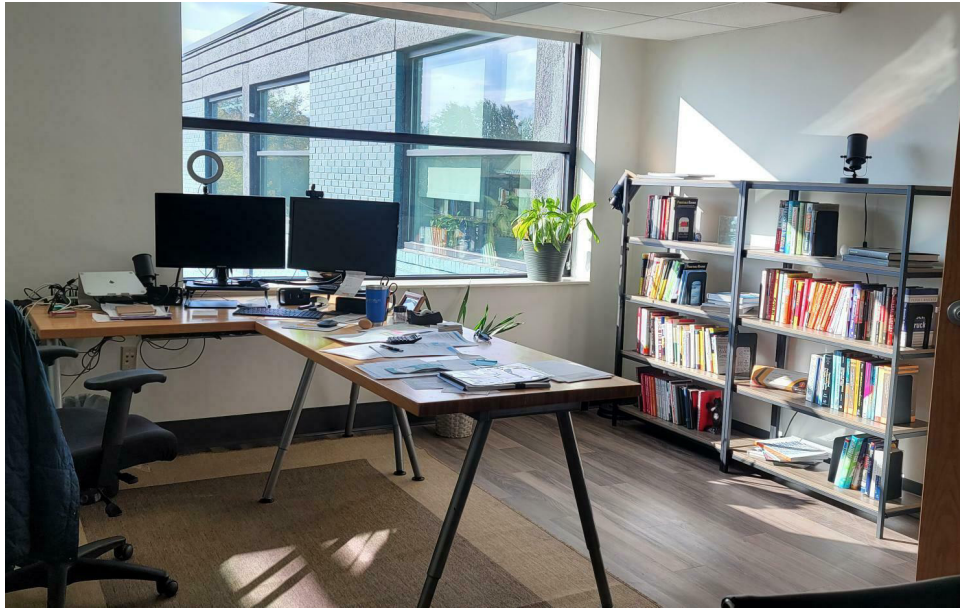
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 403	Available	1,579 SF	NNN	\$17.00 SF/yr	-



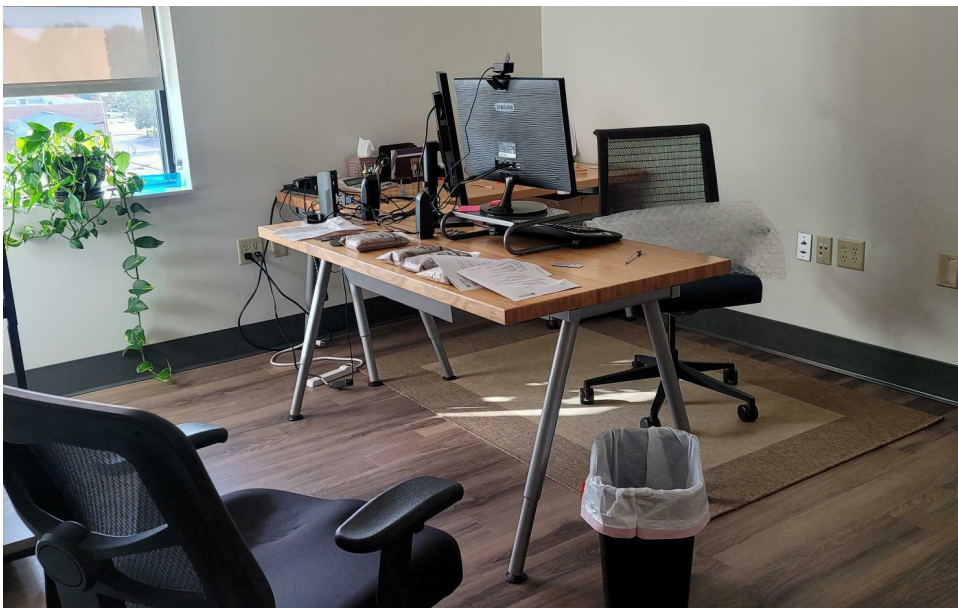
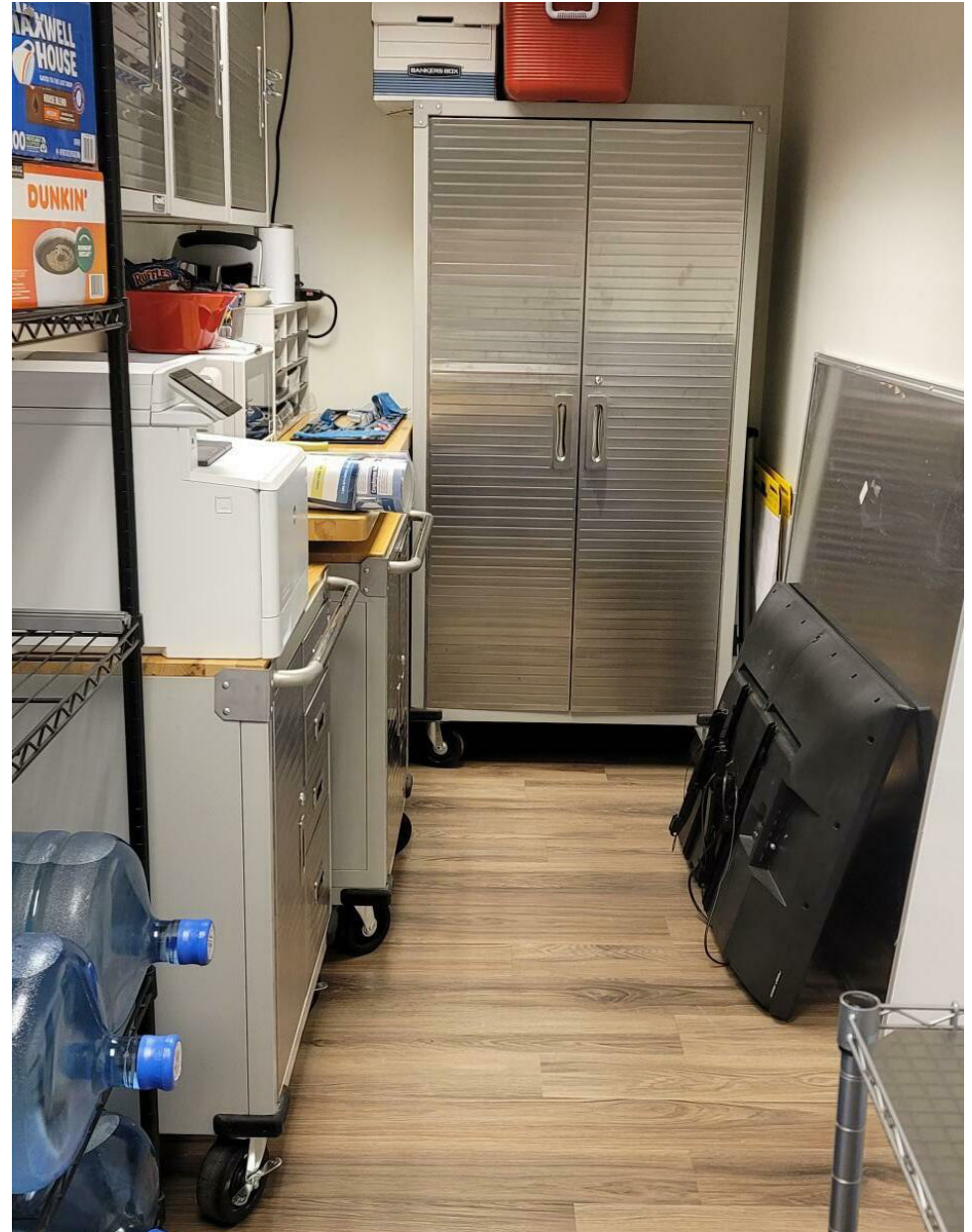
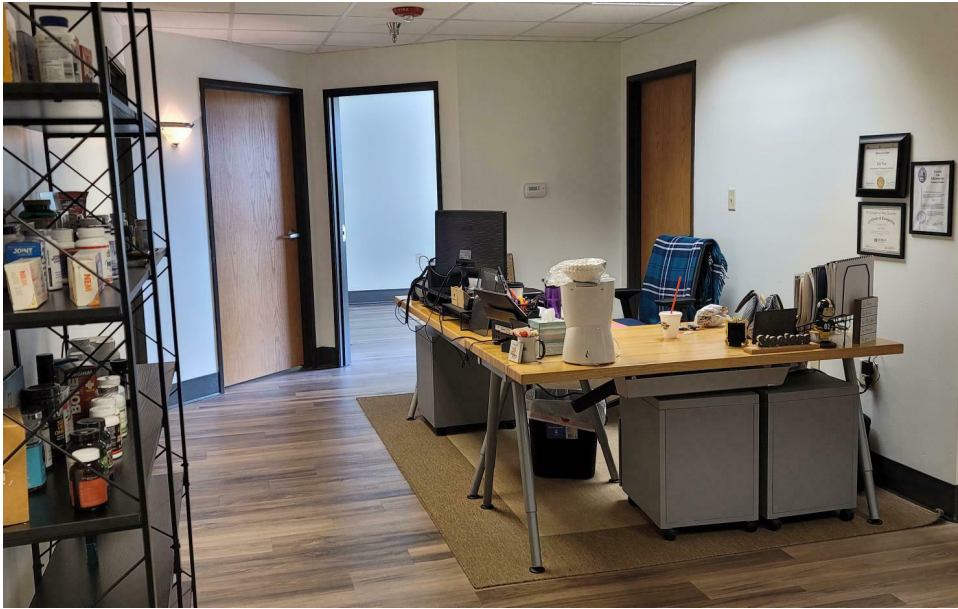
EXTERIOR PHOTOS



SUITE 403



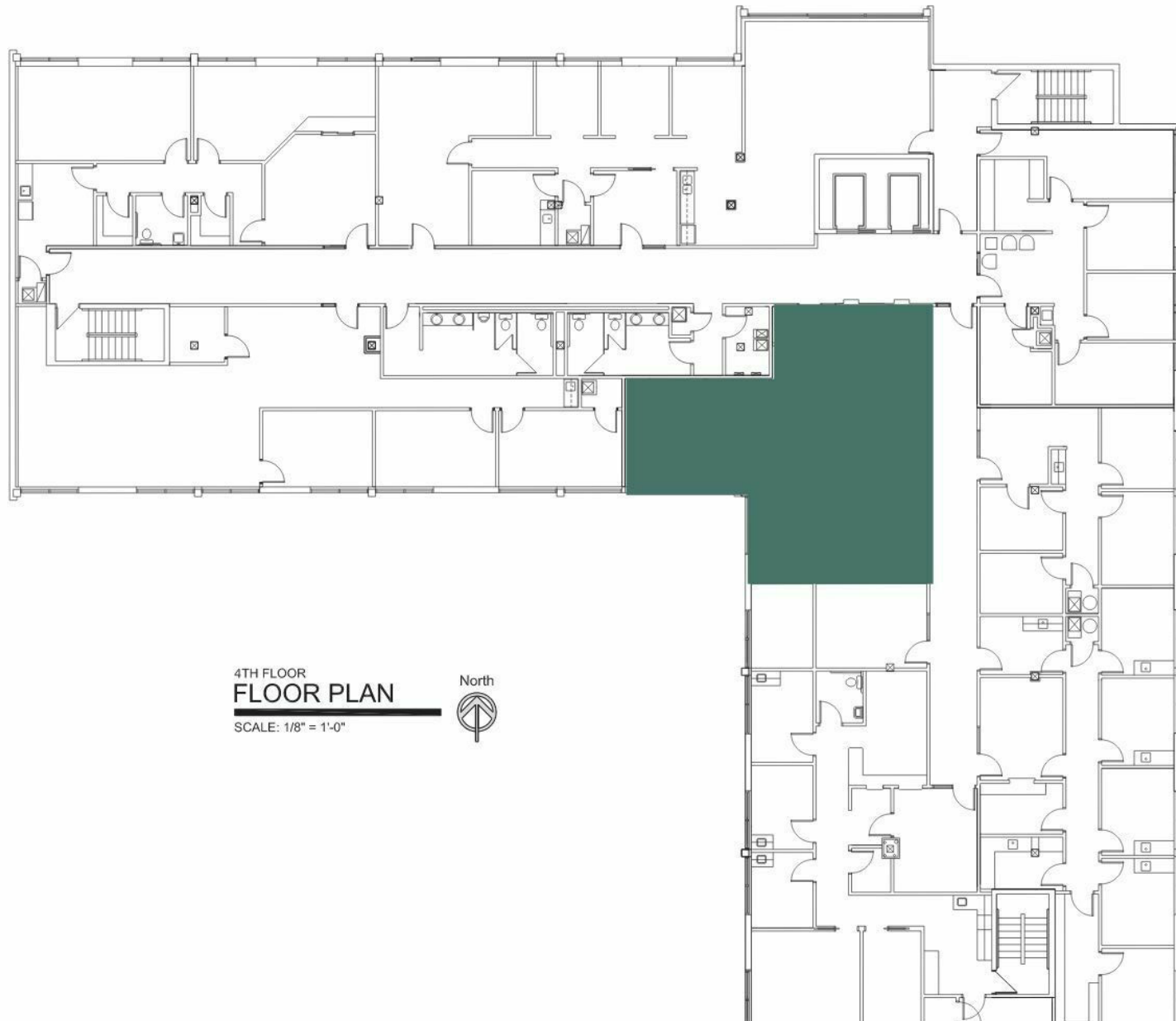
SUITE 403



FIRST FLOOR LOBBY & SHARED SPACE



FOURTH FLOOR



4TH FLOOR
FLOOR PLAN
SCALE: 1/8" = 1'-0"



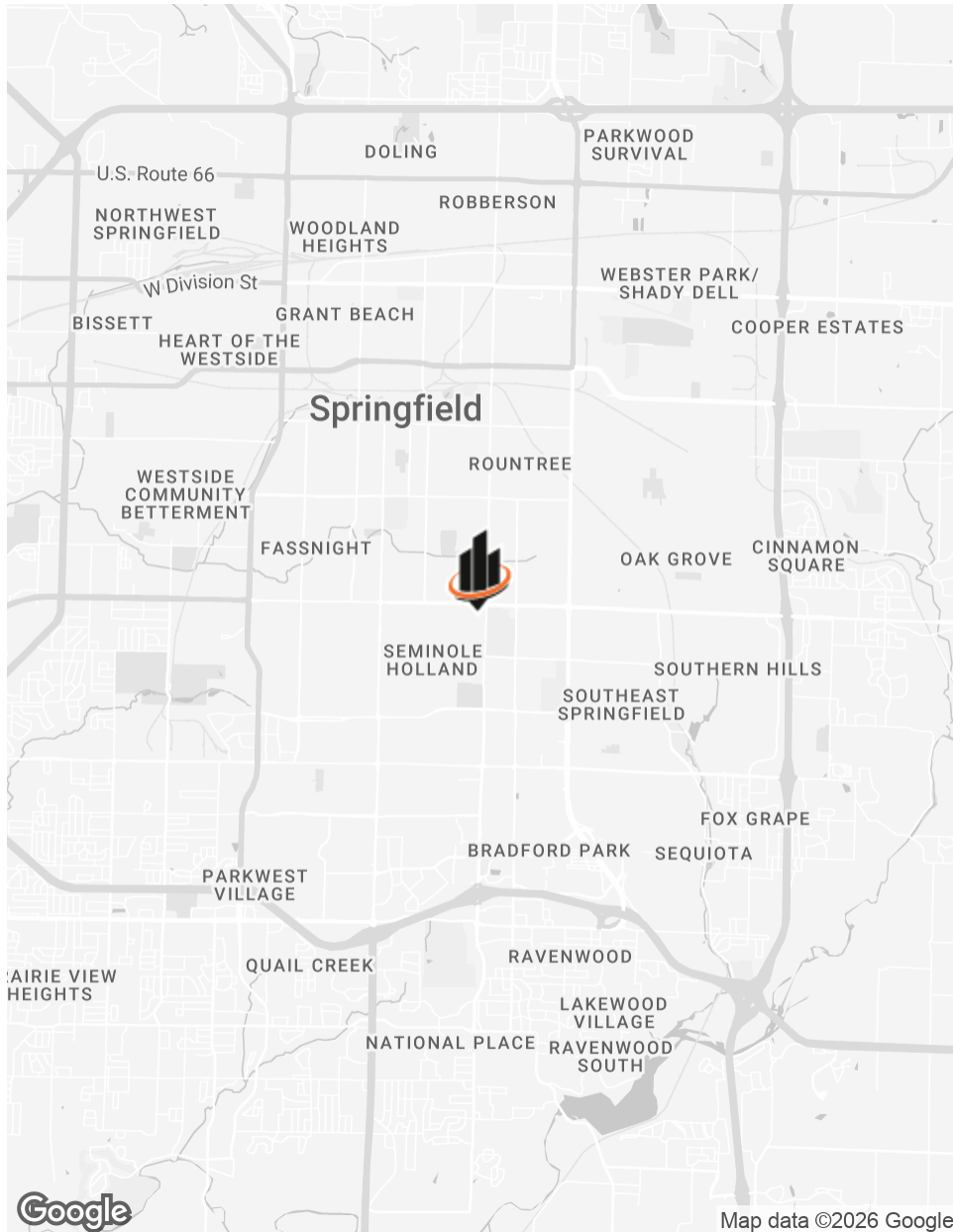
SUBJECT MAP



LOCATION DESCRIPTION

This property is located on National Avenue just south of E Sunshine St, 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.

LOCATION MAP



RETAILER MAP

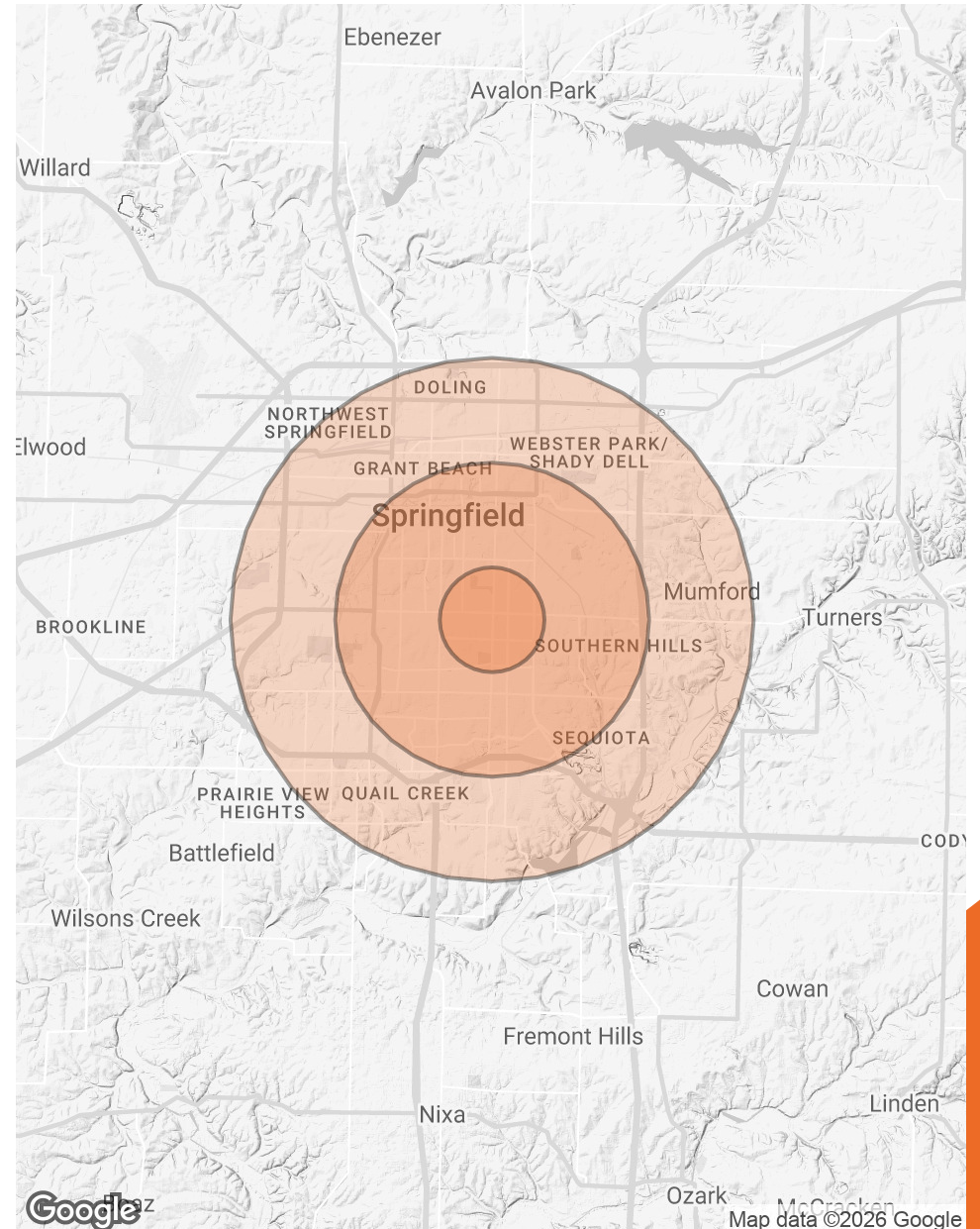


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,032	91,668	193,509
AVERAGE AGE	40	38	40
AVERAGE AGE (MALE)	38	37	38
AVERAGE AGE (FEMALE)	41	39	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,809	43,027	85,809
# OF PERSONS PER HH	2.1	2.1	2.3
AVERAGE HH INCOME	\$81,500	\$63,362	\$73,618
AVERAGE HOUSE VALUE	\$209,822	\$200,280	\$222,543

2020 American Community Survey (ACS)





LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Rankin Company in Southwest Missouri. Prior to entering brokerage, Lee gained background in real estate development and management from time spent at McLean Enterprises, Inc., a family owned commercial & residential real estate development company. He began in brokerage at Plaza Realty & Management Services from 2002 - 2015. Plaza Realty was the brokerage and management arm of the John Q. Hammons Companies.

Since 2015, Lee has been a Senior Advisor at SVN, consistently ranking in the top 3% of nearly 2,000 advisors nationwide for gross volume, including several times in the top 25. This is thanks to great support from excellent clients as well as partnering with other national brokerage firms to assist on assignments throughout Southwest Missouri. Some of these partners include CBRE, The Erlen Group (Springfield Underground), Triple S Properties, Realty Income, The Andy Williams estate, US Federal Properties Co., Cushman & Wakefield, JLL, Dollar General, JP Morgan Chase and many more.

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)

CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)

Top 3% Advisor in SVN International - SVN President's Circle (2017, 2019, 2022 & 2023)

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

EDUCATION

Drury University

CCIM Institute

MEMBERSHIPS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient (2014)
- Springfield Business Journal Commercial Real Estate Trusted Advisor (2021)
- Board of Directors ARLO Bank, Springfield, MO
- Friends of Zoo Board Member
- Sherm Lollar Memorial Marching & Chowder Society Member

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion 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 (“Owner”), or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease 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 Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure 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 Lease Offering Brochure may include certain statements and estimates by SVN 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 Lease Offering Brochure, 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 Lease 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 Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease 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 Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer to lease, a prospective lessee 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 lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

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