SVN
RANKIN COMPANY, LLC

Offering Memorandum

MULTI-TENANT
OFFICE BUILDING FOR SALE

3253 E. CHESTNUT EXPRESSWAY, SPRINGFIELD, MO 65802

PRESENTED BY:

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PROPERTY SUMMARY

THE FRISCO BUILDING

3253 E. CHESTNUT EXPRESSWAY
SPRINGFIELD, MO 65802

OFFERING SUMMARY	
SALE PRICE:	$22,500,000
BUILDING SIZE:	162,477 SF
LEASABLE OFFICE UNITS:	15 +/-
OCCUPANCY	92%*
3-YEAR AVG OCC.	95%
$/SF:	$138.48
STORIES:	4
LOT SIZE:	7.84 Acres
PARKING:	600 +/-

PROPERTY SUMMARY

SVN is pleased to offer the Frisco Building, a 162,477 SF office building in Springfield, Missouri for sale. This property features 4 floors, many amenities, significant updates and infills over the last several years. Current tenant mix includes well known regional and national companies. In addition to standard units, the building includes a restaurant/cafe, fitness center with showers, shared training/meeting room and more. This office building is strategically located at the interchange of Chestnut Expressway and U.S. Highway 65 giving quick access to the Springfield Business District as well as around the region. The property has been very well maintained by an onsite ownership group with significant and ongoing capital improvements on a regular basis. *Please contact listing agent for NDA and financial information.

PROPERTY DESCRIPTION

LOCATION DESCRIPTION

This landmark facility is strategically located right along U.S. Highway 65 on Chestnut Expressway with over 150,000 population within a 15-minute drive. This location not only gives great access around the area but also immediate access to the central business district of Springfield, MO down Chestnut Expressway which includes city and county offices, university campuses and much more. This intersection brings significant recent developments including Costco, Menards, Whataburger, Mr. Car Wash and many others in the last few years.

HIGHLIGHTS

- Property has strong recent leasing history of office units.
- 20,258 SF or more available for buyer's occupancy or to lease out.
- Additional revenue streams including tower leases, parking lot kiosk, and telecommunication center.
- Exterior remodel in 2021 and upgrades to water heater and chillers over the past 2 years.
- Strong mix of regional and national tenants with staggered lease dates.
- Annual increases in all leases to hedge against increasing costs.
- Property has had strong, local ownership and management by the same company for over 25 years.

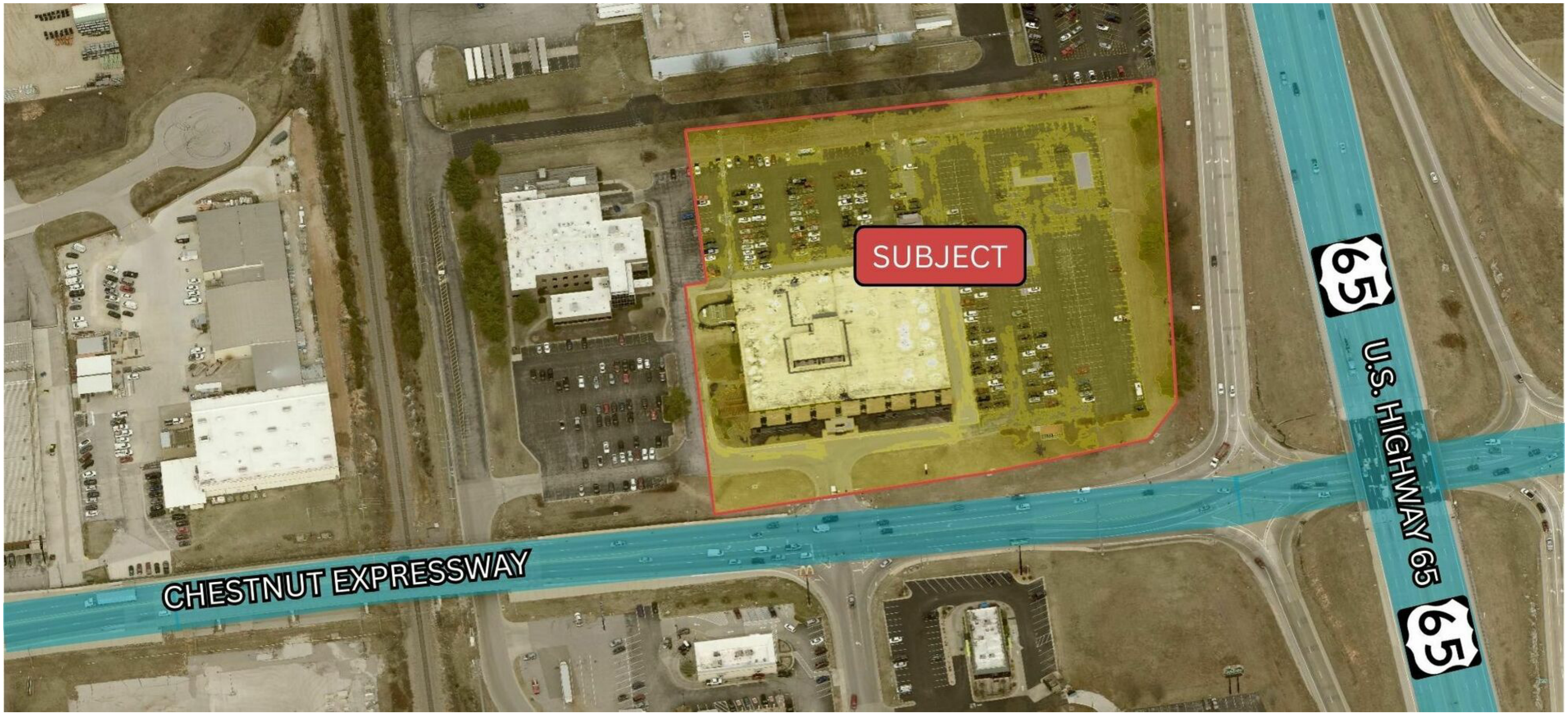
BROKER INFO

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the SIOR & CCIM designation, a Brokers-Associate real estate license and consistently ranks in the top 3% of SVN International.

PROPERTY PHOTOS

SVN RANKIN COMPANY, LLC

SUBJECT MAP



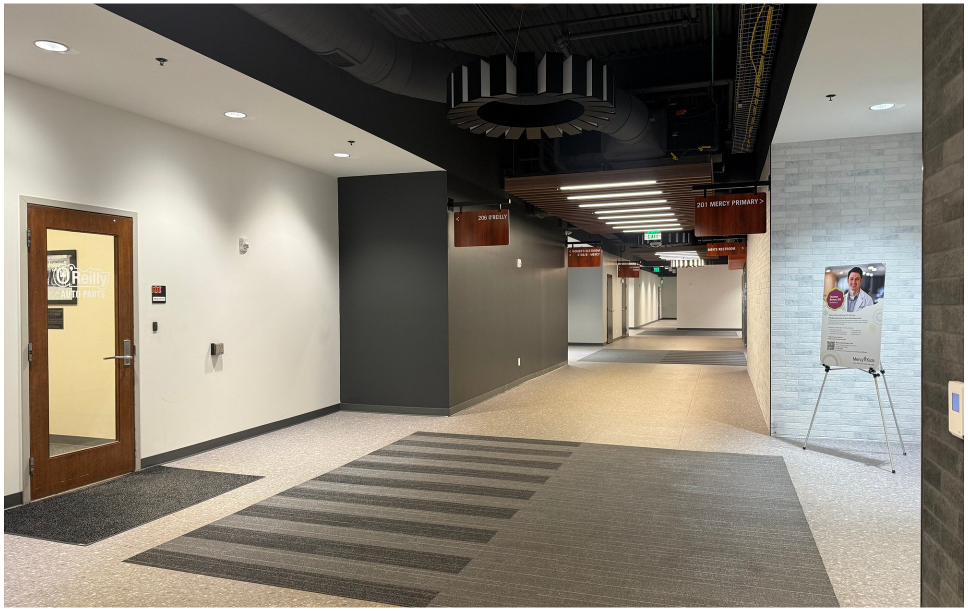
SUBJECT MAP WITH SHARED PARKING

SVN RANKIN COMPANY, LLC

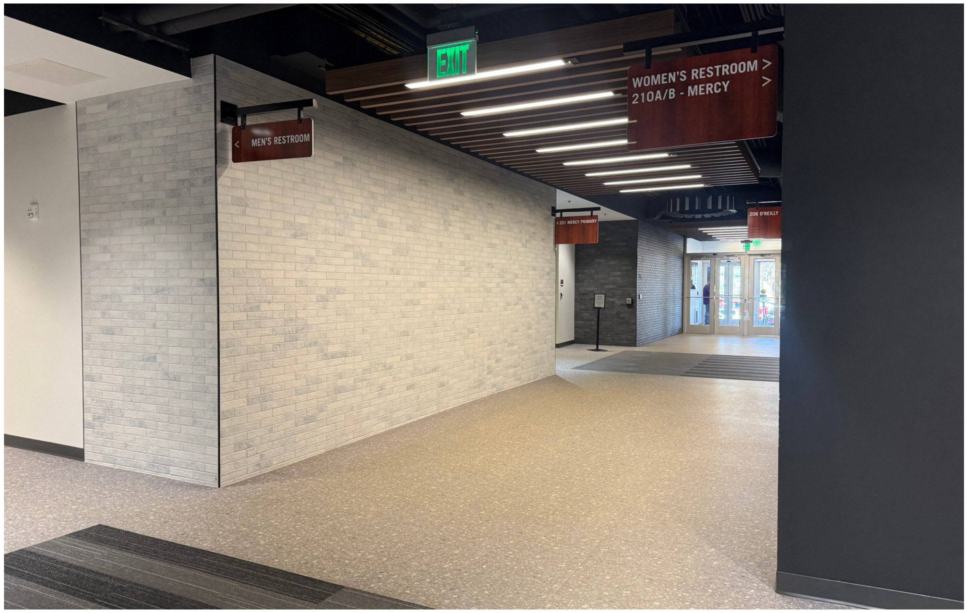
ADDITIONAL PHOTOS



AMENITIES & COMMON AREA



ADDITIONAL PHOTOS



MassMutual

MassMutual operates through several business segments including life insurance, retirement planning, and investment solutions. According to the company their "culture is built on a foundation of mutuality and shared purpose. We put people first, fostering a collaborative environment where everyone can thrive personally. Looking out for our policyowners, customers, communities and each other every day, we seek to get better at what we do to continue our growth and deliver on our commitments."

O'Reilly AUTO PARTS

O'Reilly Automotive, Inc. (NASDAQ: ORLY) owns and operates retail outlets in the United States. It engages in the distribution and retailing of automotive aftermarket parts, tools, supplies, equipment, and accessories in the U.S., serving both professional installers and do-it-yourself customers. The company was founded by Charles F. O'Reilly and Charles H. O'Reilly in November 1957 and is headquartered in Springfield, MO.

Mercy

Mercy Health, a Missouri Non-profit Corporation (S&P rated: A+, Moody's: A1). Mercy was founded in 1871 and is headquartered in St. Louis, Missouri suburb of Chesterfield. Mercy is the 7th largest Catholic healthcare system in the U.S. and employs more than 40,000 workers operating in Missouri, Arkansas, Oklahoma and Kansas. The organization has two leases in place with Mercy's Occ Med and Primary Care divisions.

EAGLE Stop

Gier Oil is a family owned business operating through Eagle Stop. The company operates convenience stores in more than 50 locations across Missouri and has provided over 800 jobs. They are a wholesale fuel distributor of Conoco, Phillips 66, Sinclair, and Cenex Fuels.

Secure Insurance Group is based in Springfield, MO and offers insurance solutions to businesses and individuals. Their aim is to “help you shop for the best plan available while making sure our agents are highly trained and knowledgeable.” They began in 2014 and now have locations in Springfield, Marshfield, Aurora, and Ava.

Century Link provides internet, phone and TV services for residential and commercial customers. They are owned by Lumen Technologies, which is a publicly traded company on the New York Stock Exchange.

FLS Transport is a third-party logistics provider serving the United States and Canada. The brokerage began in 1987 and now consists of 54,000 carriers and 400,000 trucks.

Cody Askins is a career development coach for insurance agents through his brand “Cody Askins.” He began his journey as an insurance sales agent and has since wanted to help develop individuals into the best agent they can be.

SPRINGFIELD DATA & HIGHLIGHTS

MAJOR EMPLOYERS:	# EMPLOYED
COX HEALTH	13,297
MERCY SPRINGFIELD COMMUNITIES	9,238
STATE OF MISSOURI	6,298
WALMART/SAM'S CLUB	5,960
UNITED STATES GOVERNMENT	3,946
SPRINGFIELD PUBLIC SCHOOLS	3,735
BASS PRO SHOPS	3,492
O'REILLY AUTO PARTS	2,305
MISSOURI STATE UNIVERSITY	2,099

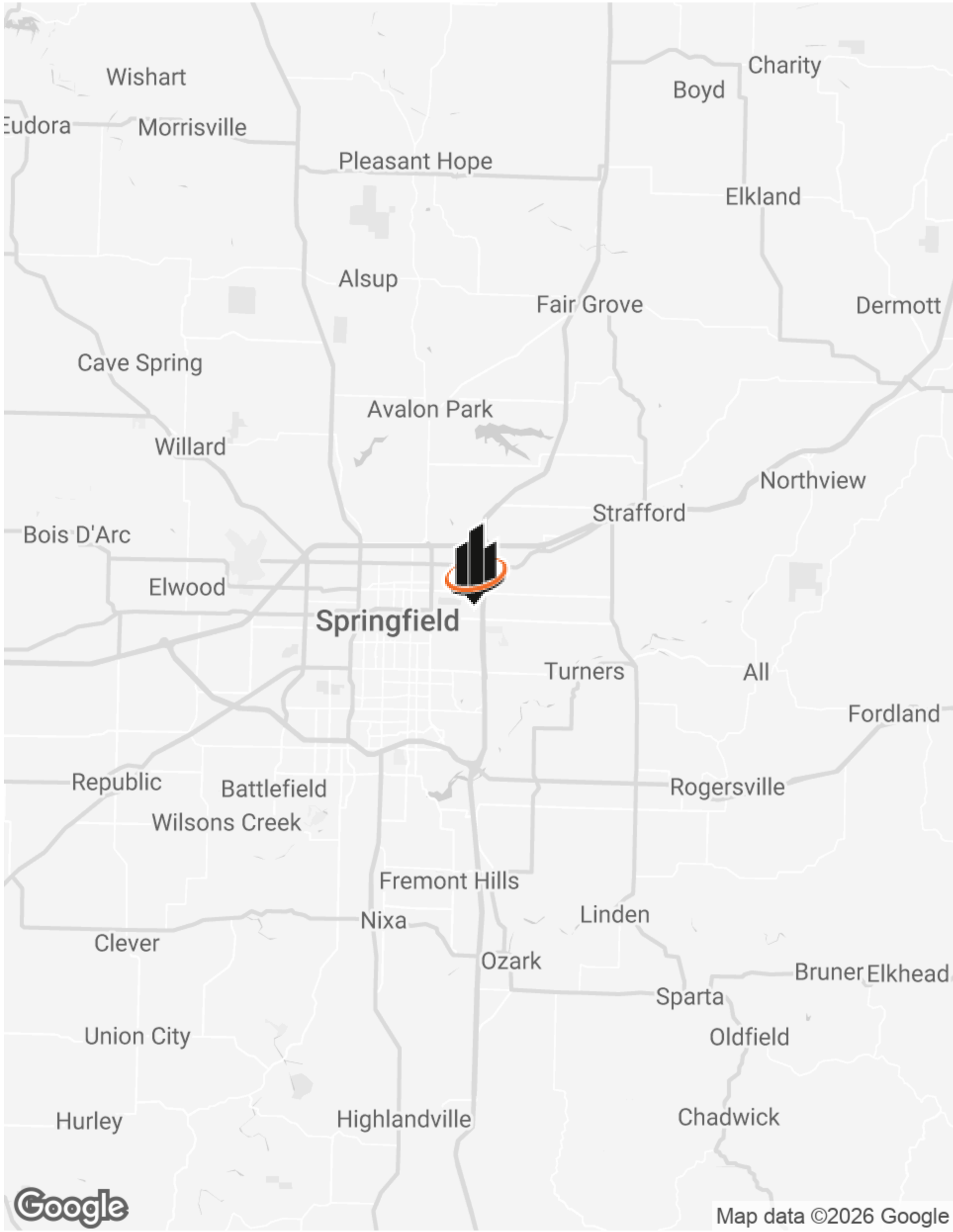
As the economic and cultural center of southwest Missouri, Springfield anchors a thriving five-county metropolitan area that continues to attract business investment, talent, and innovation. With a population nearing 500,000 residents, the Springfield MSA has experienced consistent growth over the past decade, fueled by a strong healthcare network, a diverse mix of industries, and a cost of living more than 10% below the national average.

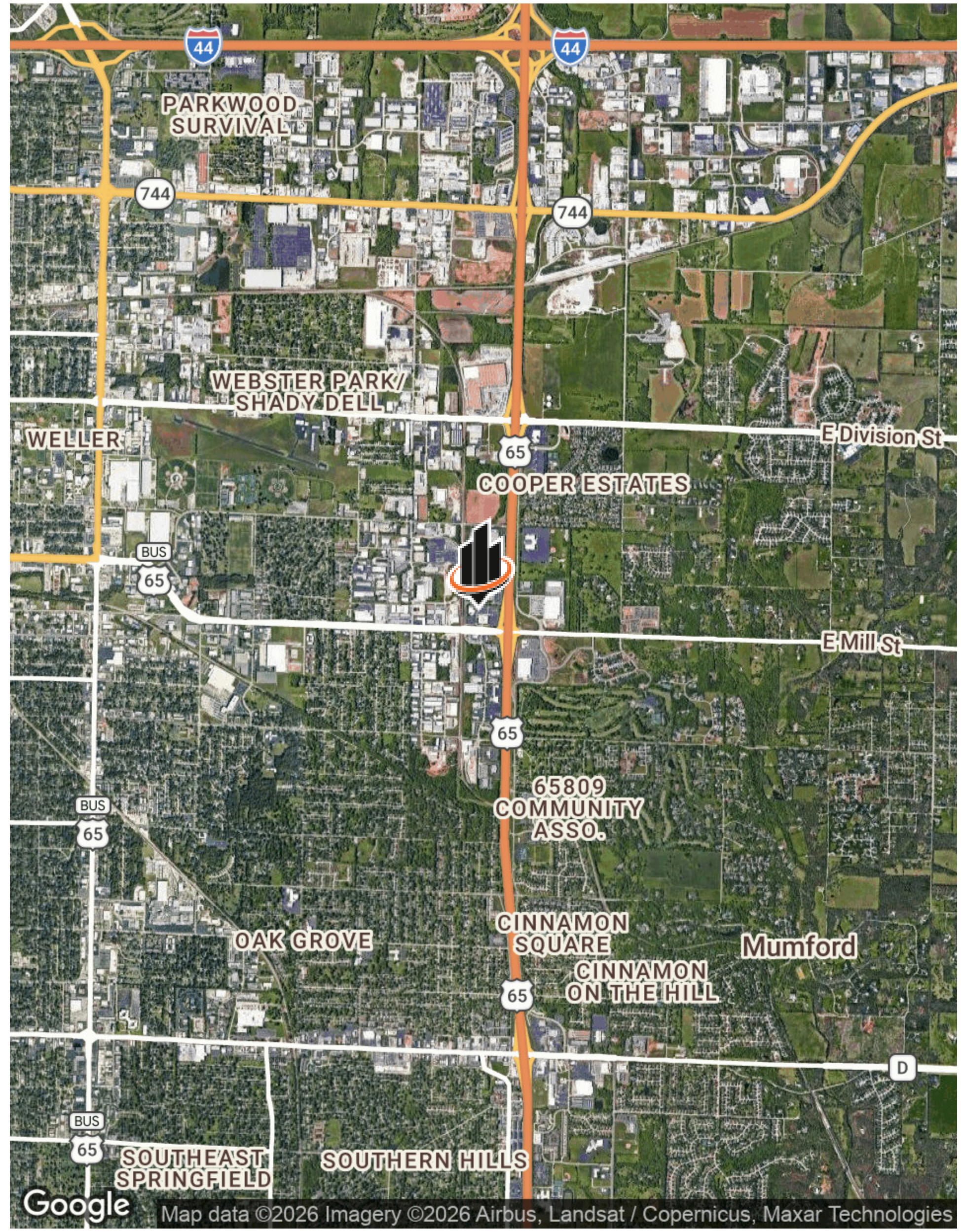
Known as the "Queen City of the Ozarks," Springfield offers a dynamic balance of business accessibility and exceptional quality of life. The region is home to major employers such as CoxHealth, Mercy, Bass Pro Shops, O'Reilly Auto Parts, and Missouri State University, creating a stable economic foundation supported by a skilled workforce of more than 250,000 individuals.

With its strategic location along Interstate 44 and direct access to major markets like St. Louis, Kansas City, and Tulsa, Springfield serves as a vital logistics and service corridor for the region. The city's pro-business environment, competitive wage structure, and growing innovations make it an attractive market for expansion, entrepreneurship, and real estate investment.

- Population of the five-county Springfield MSA (Greene, Christian, Webster, Polk & Dallas counties) is approximately 496,975 (2024 estimate).
- The MSA has grown about 8.5% over the past decade (2014-2023 period), representing roughly 0.8-1.0% annual growth.
- Daytime population of the city proper (Springfield, Missouri) increases significantly due to commuters: from ~168,090 full-time residents to ~252,454 during the day.
- Median age in the MSA is 37.1 years.
- Household & family data: ~183,438 households; average household size 2.44; average family size 3.05.

LOCATION MAP





RETAILER MAP

ADVISOR BIO

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 #25 Advisor in SVN International - SVN President's Circle Recipient (2024)
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 Memorandum is furnished solely for the purpose of considering the purchase 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, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale 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 Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum 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 Offering Memorandum may include certain statements and estimates 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 Offering Memorandum, 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 Purchase 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 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.

SVN COMMERCIAL REAL ESTATE ADVISORS

Collective Strength, Accelerated Growth

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SVN RANKIN COMPANY, LLC

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