

# *Executive Summary*

There are many reasons to consider Springfield as an office location.

Springfield has a highly diversified economic base, with manufacturing, higher education, health care, service, tourism and retail all interconnected to support economic growth.

The population of the Springfield MSA is 436,712 which represents a 1.9% annual growth rate.

The current year to date total workforce for the Springfield Regional Statistical Area is 331,975.

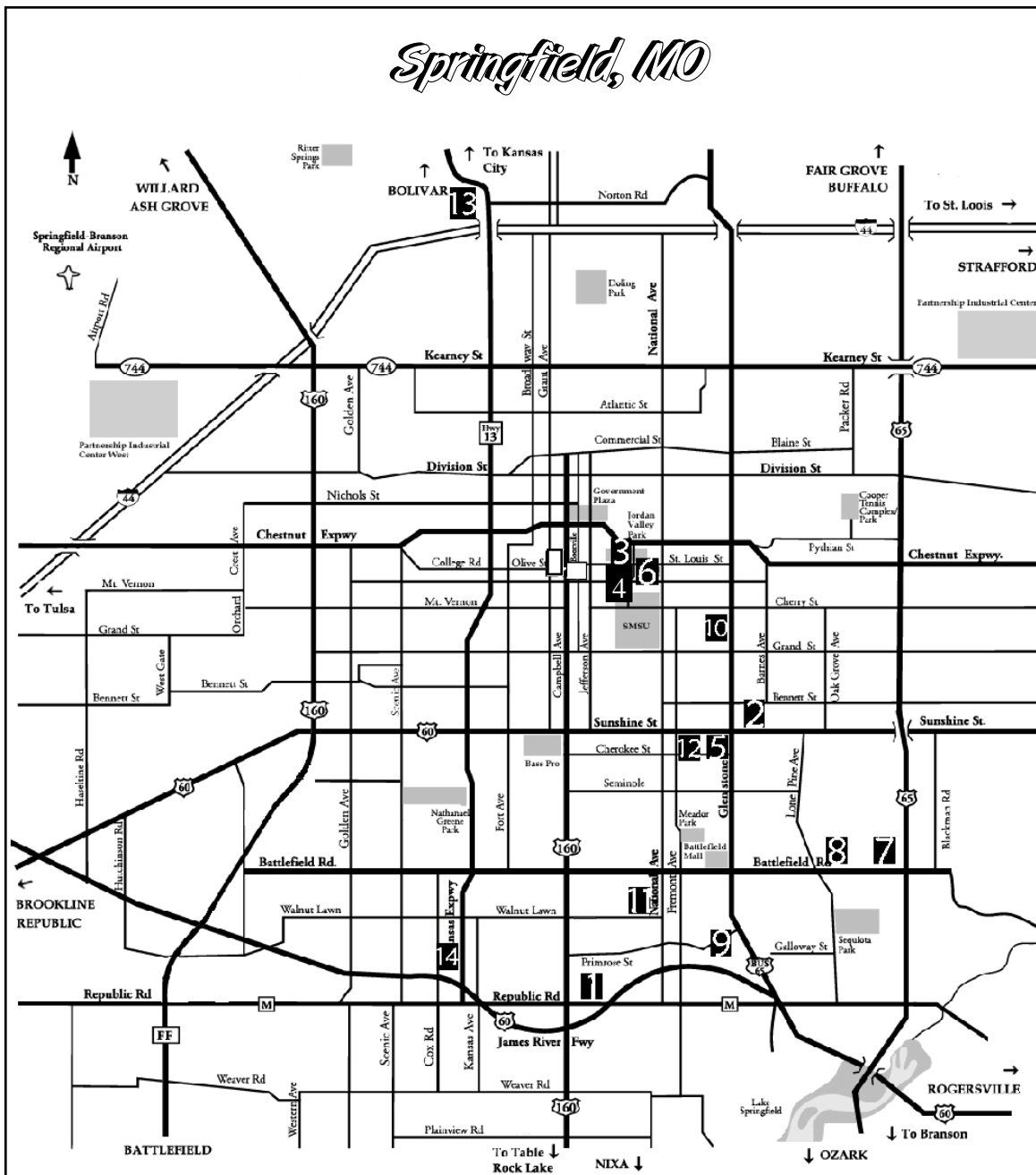
Per capita income in the MSA is \$31,754 which is up from the last reporting period.

The most significant increase in new office development in Springfield continues to occur in the Southeast medical and professional services area.

At the end of the first quarter of 2012 our sample of the largest multi-tenant office buildings in Springfield totaled 1,216,699 leasable square feet. The average occupancy rate was 80.20%, which represents a slight increase since the last report. The average rental rate was \$19.57 psf.

# Class A Office Market Study

1949 E. Sunshine, Suite 1-106 Contact: Ray Meyer 417-882-6000



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| 1 Chase/Bank One Building  | 8 Claremont Commons                 |
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### *Bank One Building*



<b>Building Address:</b>	303 E. Republic Springfield, MO 65804	<b>Average Tenant Sq. Feet:</b>	172,353
<b>Type of Office Space:</b>	General, Class "A"	<b>Current Occupancy:</b>	100%
<b>Year Built:</b>	1997-1999	<b>Asking Rents by Sq. Foot:</b>	\$21.15
<b>Total Building Sq. Feet:</b>	283,059	<b>Full Service/Net Lease:</b>	Full Service
<b>Total Leasable Sq. Feet:</b>	283,059	<b>Net Charges:</b>	N/A
		<b>Expense Stop:</b>	N/A

### *Corporate Centre*



<b>Building Address:</b>	1949 E. Sunshine Springfield, MO 65804	<b>Average Tenant Sq. Feet:</b>	8,517
<b>Type of Office Space:</b>	General, Class "A"	<b>Current Occupancy:</b>	90%
<b>Year Built:</b>	1980	<b>Asking Rents by Sq. Foot:</b>	\$16.50
<b>Total Building Sq. Feet:</b>	240,000	<b>Full Service/Net Lease:</b>	Full Service
<b>Total Leasable Sq. Feet:</b>	234,055	<b>Net Charges:</b>	N/A
		<b>Expense Stop:</b>	\$6.90

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## *The Hammons Tower*



**Building Address:**  
 901 St. Louis St.  
 Springfield, MO 65806

**Asking Rents by Sq. Foot:**  
 \$20.95

**Type of Office Space:**  
 General, Class "A"

**Full Service/Net Lease:**  
 Full Service

**Year Built:** 1987

**Net Charges:** N/A

**Total Building Sq. Feet:**  
 244,806

**Expense Stop:**  
 Current Base Year

**Total Leasable Sq. Feet:**  
 209,647

**Average Tenant Sq. Feet:**  
 2,000

**Current Occupancy:** 75%

## *BKD Building*



**Building Address:** 910 St. Louis St,  
 Springfield, MO 65806

**Average Tenant Sq. Feet:**

**Type of Office Space:** General, Class "A"

**Current Occupancy:** 79%

**Year Built:** 2009

**Asking Rents by Sq. Foot:** \$23.95

**Total Building Sq. Feet:** 109,000

**Full Service/Net Lease:** Full Service / Gross

**Total Leasable Sq. Feet:** 104,847

**Net Charges:** N/A

**Expense Stop:** Current base year

Springfield, Missouri

## *Plaza Towers*

**Building Address:**

1736 E. Sunshine  
Springfield, MO 65804

**Asking Rents by Sq. Foot:**

\$13.00+

**Type of Office Space:**

General, Class "A"

**Full Service/Net Lease:**

Full Service

**Year Built:** 1970

**Net Charges:** N/A

**Total Building Sq. Feet:**

110,000

**Expense Stop:**

Varies

**Total Leasable Sq. Feet:**

100,000

**Average Tenant Sq. Feet:**

650

**Current Occupancy:** 98%



## *The John Q. Hammons Building*



**Building Address:**

300 John Q. Hammons Pky.  
Springfield, MO 65806

**Current**

**Occupancy:** 76%

**Type of Office Space:**

General, Class "A"

**Asking Rents by Sq. Foot:**

\$17.50

**Year Built:** 1985

**Full Service/Net Lease:**

Full Service

**Total Building Sq. Feet:**

78,848

**Net Charges:** N/A

**Total Leasable Sq. Feet:**

57,840

**Expense Stop:**

Current Base Year

**Average Tenant Sq. Feet:**

1,500



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## Regions Bank



<b>Building Address:</b>	3271 E. Battlefield Springfield, MO 65804	<b>Average Tenant Sq. Feet:</b>	4,000
<b>Type of Office Space:</b>	General, Class "A"	<b>Current Occupancy:</b>	95%
<b>Year Built:</b>	1996	<b>Asking Rents by Sq. Foot:</b>	\$14.00
<b>Total Building Sq. Feet:</b>	36.658	<b>Full Service/Net Lease:</b>	NNN
<b>Total Leasable Sq. Feet:</b>	36.658	<b>Net Charges:</b>	N/A
		<b>New Addition - Space Available Soon</b>	

## Claremont Commons



<b>Building Address:</b>	2925 E. Battlefield Springfield, MO 65804	<b>Average Tenant Sq. Feet:</b>	Not Available
<b>Type of Office Space:</b>	General Class "A"	<b>Current Occupancy:</b>	56%
<b>Year Built:</b>	2005	<b>Asking Rents by Sq. Foot:</b>	\$9.95
<b>Total Building Sq. Feet:</b>	34,625	<b>Full Service/Net Lease:</b>	NNN
<b>Total Leasable Sq. Feet:</b>	33,000	<b>Net Charges:</b>	N/A
		<b>Expense Stop:</b>	N/A

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## *Bradford Place*



<b>Building Address:</b>	1351 E. Bradford Parkway Springfield, MO 65804	<b>Average Tenant Sq. Feet:</b>	2,500
<b>Type of Office Space:</b>	General Class "A"	<b>Current Occupancy:</b>	92%
<b>Year Built:</b>	2002	<b>Asking Rents by Sq. Foot:</b>	\$21.56 - \$28.09
<b>Total Building Sq. Feet:</b>	39,000	<b>Full Service/Net Lease:</b>	Full Service
<b>Total Leasable Sq. Feet:</b>	32,500	<b>Net Charges:</b>	N/A
		<b>Expense Stop:</b>	N/A

## *Eleven-Eleven Building*



<b>Building Address:</b>	1111 S. Glenstone Springfield, MO 65804	<b>Average Tenant Sq. Feet:</b>	2,600
<b>Type of Office Space:</b>	General	<b>Current Occupancy:</b>	100%
<b>Year Built:</b>	1987	<b>Asking Rents by Sq. Foot:</b>	Low: \$13.25 High: \$13.75
<b>Total Building Sq. Feet:</b>	36,943	<b>Full Service/Net Lease:</b>	Full Service
<b>Total Leasable Sq. Feet:</b>	31,121	<b>Net Charges:</b>	N/A
		<b>Expense Stop:</b>	Varies

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### *Empire Bank Building*



<b>Building Address:</b>	3333 S. National Springfield, MO 65804	<b>Average Tenant Sq. Feet:</b>	N/A
<b>Type of Office Space:</b>	General, Class "A"	<b>Current Occupancy:</b>	94%
<b>Year Built:</b>	1989	<b>Asking Rents by Sq. Foot:</b>	\$19.50
<b>Total Building Sq. Feet:</b>	26,800	<b>Full Service/Net Lease:</b>	Full Service
<b>Total Leasable Sq. Feet:</b>	26,800	<b>Net Charges:</b>	N/A
		<b>Expense Stop:</b>	\$6.00

### *1610 East Sunshine Building*



<b>Building Address:</b>	1610 E. Sunshine Springfield, MO 65804	<b>Average Tenant Sq. Feet:</b>	13,000
<b>Type of Office Space:</b>	General, Class "A"	<b>Current Occupancy:</b>	Available
<b>Year Built:</b>	1968	<b>Asking Rents by Sq. Foot:</b>	\$14.00
<b>Total Building Sq. Feet:</b>	27,540	<b>Full Service/Net Lease:</b>	Full Service
<b>Total Leasable Sq. Feet:</b>	26,000	<b>Net Charges:</b>	N/A
		<b>Expense Stop:</b>	N/A



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## *PJC Centre*



<b>Building Address:</b>	1801 W. Norton Rd. Springfield, MO 65803	<b>Average Tenant Sq. Feet:</b>	1,200
<b>Type of Office Space:</b>	General	<b>Current Occupancy:</b>	67%
<b>Year Built:</b>	1989	<b>Asking Rents by Sq. Foot:</b>	\$14.00
<b>Total Building Sq. Feet:</b>	30,900	<b>Full Service/Net Lease:</b>	Full Service
<b>Total Leasable Sq. Feet:</b>	24,600	<b>Net Charges:</b>	None

## *Empire Bank - Chesterfield*



<b>Building Address:</b>	1932 W. Chesterfield Blvd. Springfield, MO 65804	<b>Average Tenant Sq. Feet:</b>	N/A
<b>Type of Office Space:</b>	General, Class "A"	<b>Current Occupancy:</b>	100%
<b>Year Built:</b>	1998	<b>Asking Rents by Sq. Foot:</b>	\$12.50
<b>Total Building Sq. Feet:</b>	13,108	<b>Full Service/Net Lease:</b>	Net
<b>Total Leasable Sq. Feet:</b>	13,108	<b>Net Charges:</b>	\$4.00
		<b>Expense Stop:</b>	\$6.00