



OFFICE & MEDICAL OFFICE SPACE IN JOPLIN

1905 W. 32ND STREET
JOPLIN, MO 64804

Lee McLean III, CCIM
O: 417.887.8826 x110
lee.mclean@svn.com

Property Summary



OFFERING SUMMARY

Lease Rate:	\$12.00/SF
Lease Type:	FSG
OPEX:	\$8.00/SF
Building Size:	85,000 SF +/-
Available SF:	39,000 SF +/-
Lot Size:	4.72 acres
Zoning:	C-1
Parking:	290 Spaces +/-
Market:	Joplin
5-mile population:	60,000 +/-

PROPERTY OVERVIEW

Thank you for looking at the 85,000' office building located near the corner of McClelland and 32nd St in Joplin. This multi-unit office building offers several different space sizes from 1,117 square feet up to 38,495 of total office space available. Many spaces have infill and improvements in place for medical office use or may be repurposed for other professional office uses. NNN rate quoted will be transitioned to Full Service Gross rate for lease document including all taxes, insurance, utilities, janitorial and other operating expenses estimated at additional \$8.00/SF

LOCATION OVERVIEW

Located within 4 miles of Freeman West/East and Mercy Hospital Joplin. Neighboring Businesses include Southwest Missouri Bank, Freeman Business Center, Arvest Bank, Del Rio Grill & Cantina, Freeman Orthopedics & Sports Medicine and many other local and national businesses.

Lee McLean, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM designation, a Brokers-Associate real estate license and regularly ranks in the top 1% of SVN International. Property is co-listed with Nick Fiquette with the Sansone Group.

Lease Spaces

LEASE INFORMATION

Lease Type:	FSG	Lease Term:	Negotiable
Total Space:	1,,117-39,000 SF	Lease Rate:	\$12.00 SF/ Plus Opex

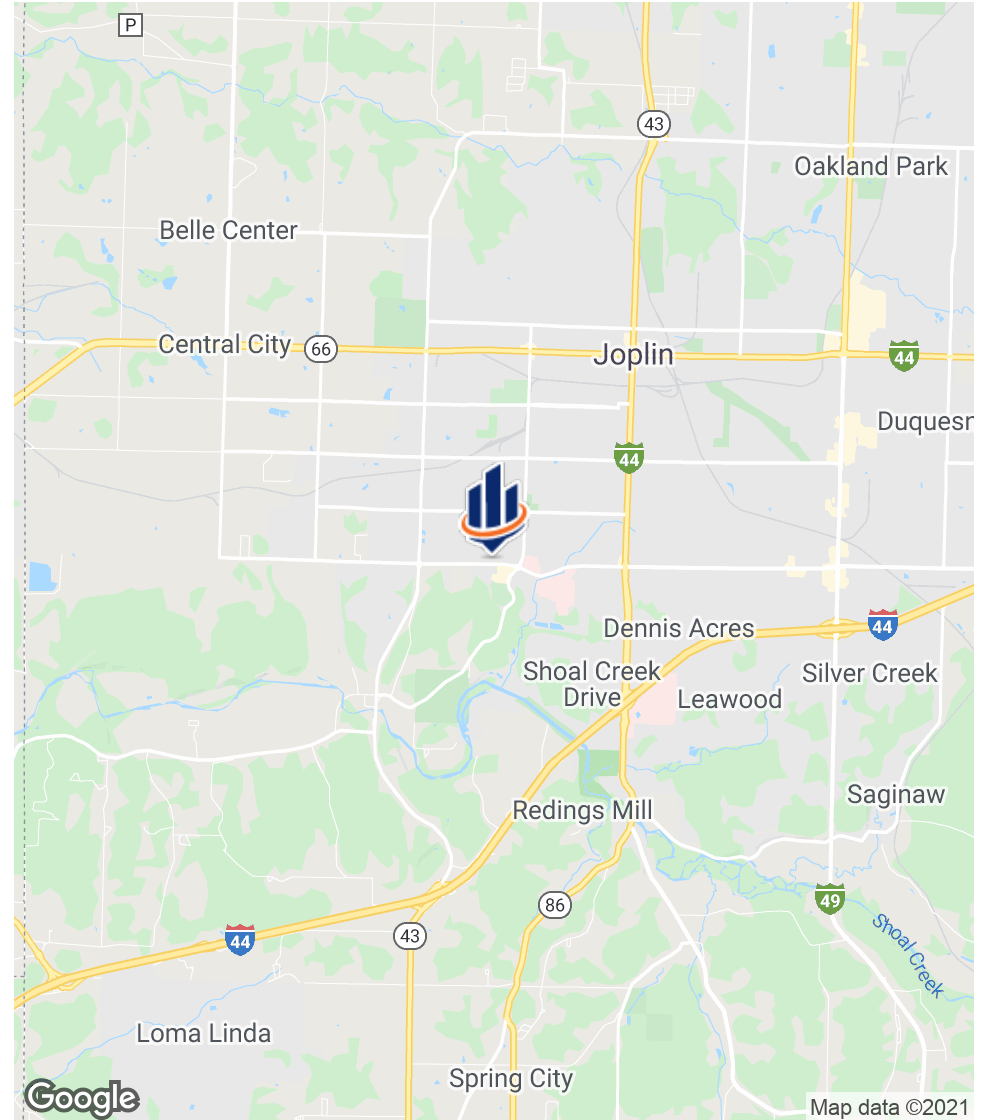
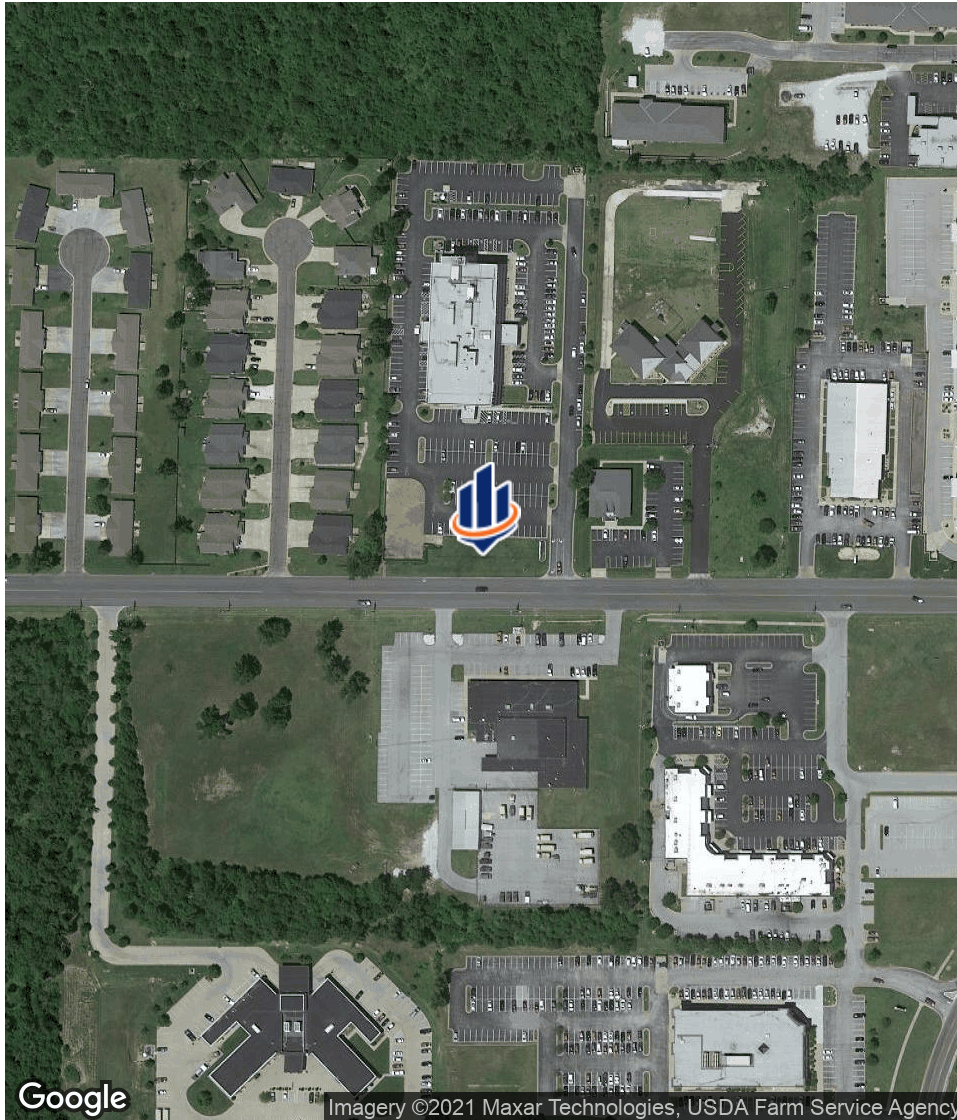
AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]
Suite 102-1905 W 32nd St	Available	5,340 - 11,158 SF
Suite 103-1905 W 32nd St	Available	5,818 - 11,158 SF
Suite 106-1905 W 32nd St	Available	6,943 SF
Suite 208-1905 W 32nd St	Available	3,000 - 9,879 SF
Suite 301-1905 W 32nd St	Available	2,493 - 5,191 SF
Suite 302-1905 W 32nd St	Available	2,698 - 5,191 SF
Suite 303-1905 W 32nd St	Available	3,146 - 7,612 SF
Suite 304-1905 W 32nd St	Available	1,882 - 7,612 SF
Suite 305-1905 W 32nd St	Available	2,584 - 7,612 SF
Suite 307-1905 W 32nd St	Available	1,117 - 4,902 SF
Suite 308-1905 W 32nd St	Available	3,785 - 4,902 SF
Suite 407-1905 W 32nd St	Available	2,108 SF

Exterior Photos



Location Map



85,000' MEDICAL OFFICE IN JOPLIN | 1905 W. 32ND STREET JOPLIN, MO 64804

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

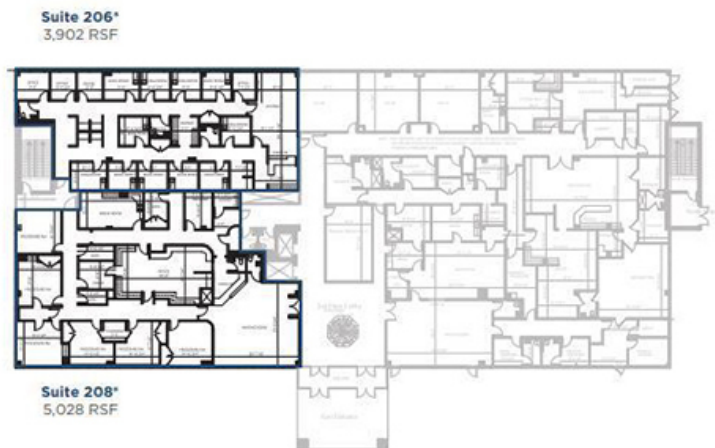
Floor Plans

FLOOR PLANS

1st Floor - 16,840 RSF



2nd Floor - 19,312 RSF



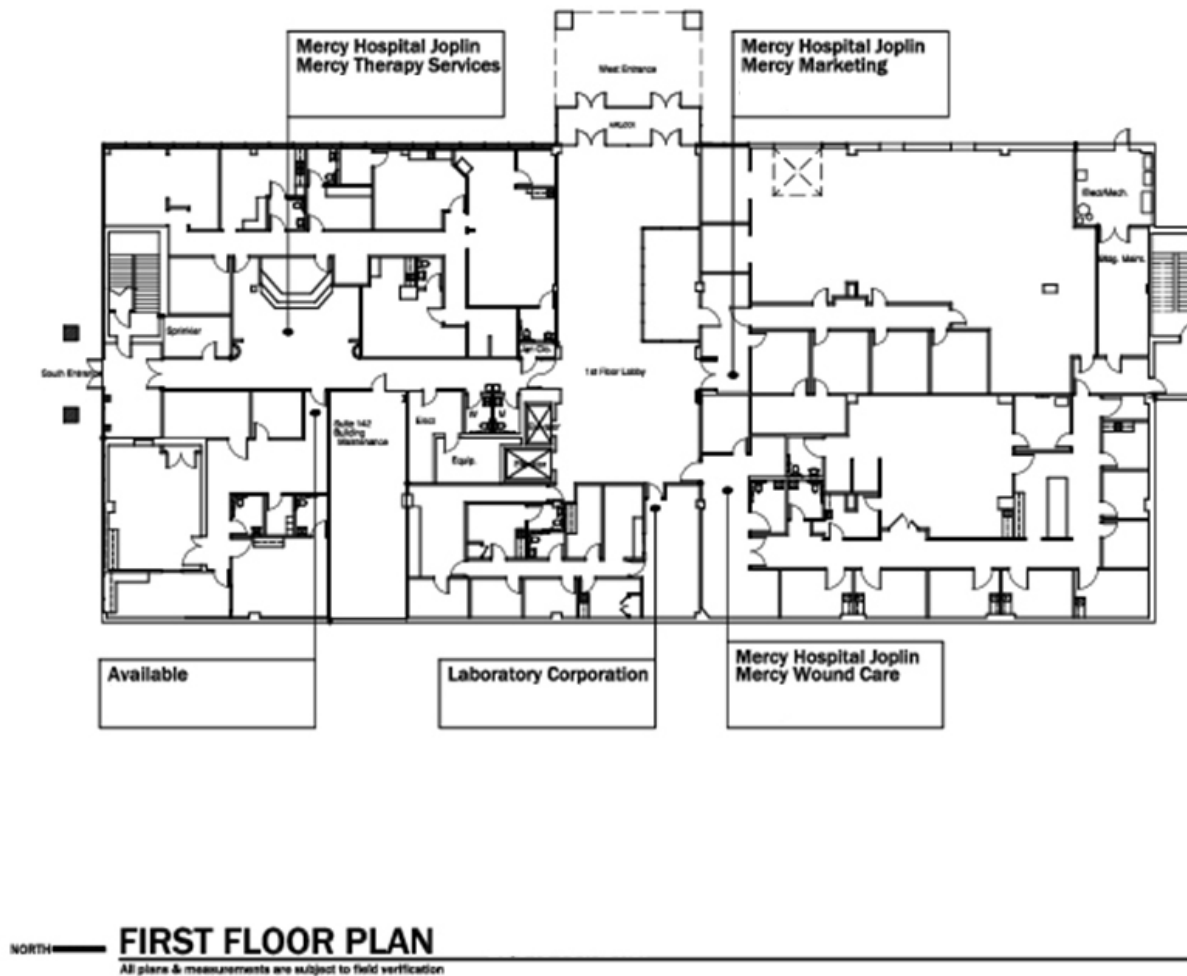
3rd Floor - 17,163 RSF



Suite 407 - 2,108 RSF



First Floor Layout



SANSONE
group
120 S. CENTRAL, SUITE 600
ST. LOUIS, MO 63108
T. (314) 727-6664
F. (314) 727-6101

BOMA STUDY PLAT BOOK FOR
**THOUSAND OAKS
MEDICAL BUILDING**
1905 W. 32nd Street
Joplin, MO 64804

PROJECT INFORMATION
Arch. Job #: 2002
Contact: Jeff Millard
Date: 02.10.19
PL01 1 of 4

H&M
ARCHITECTS
HUNTER & MILLARD ARCHITECTS, INC.
1501 S. Main Street
Joplin, MO 64804
(417) 624-8872
hunterandmillard.com

Suite 102



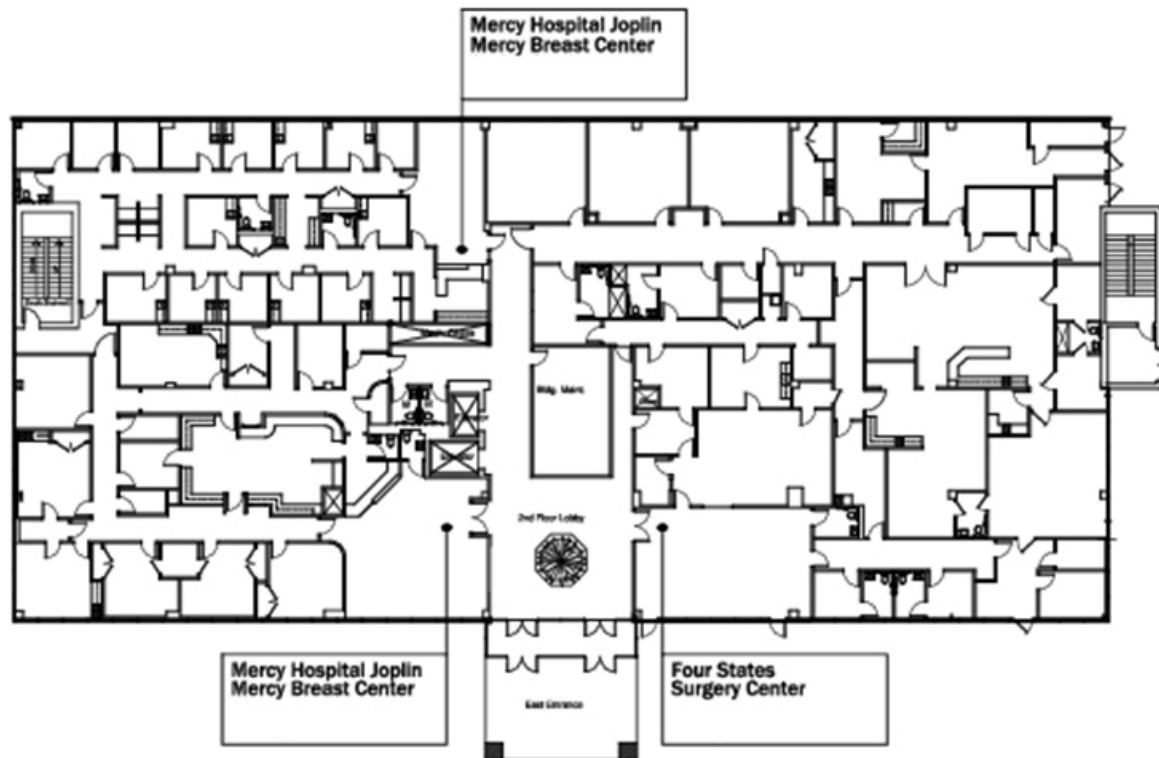
Suite 106



Suite 129



Second Floor Layout



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**THOUSAND OAKS
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1905 W. 32nd Street
Joplin, MO 64804

PROJECT INFORMATION
Arch. Job #: 2002
Contact: Jeff Millard
Date: 02.10.19

PL02 2 of 4

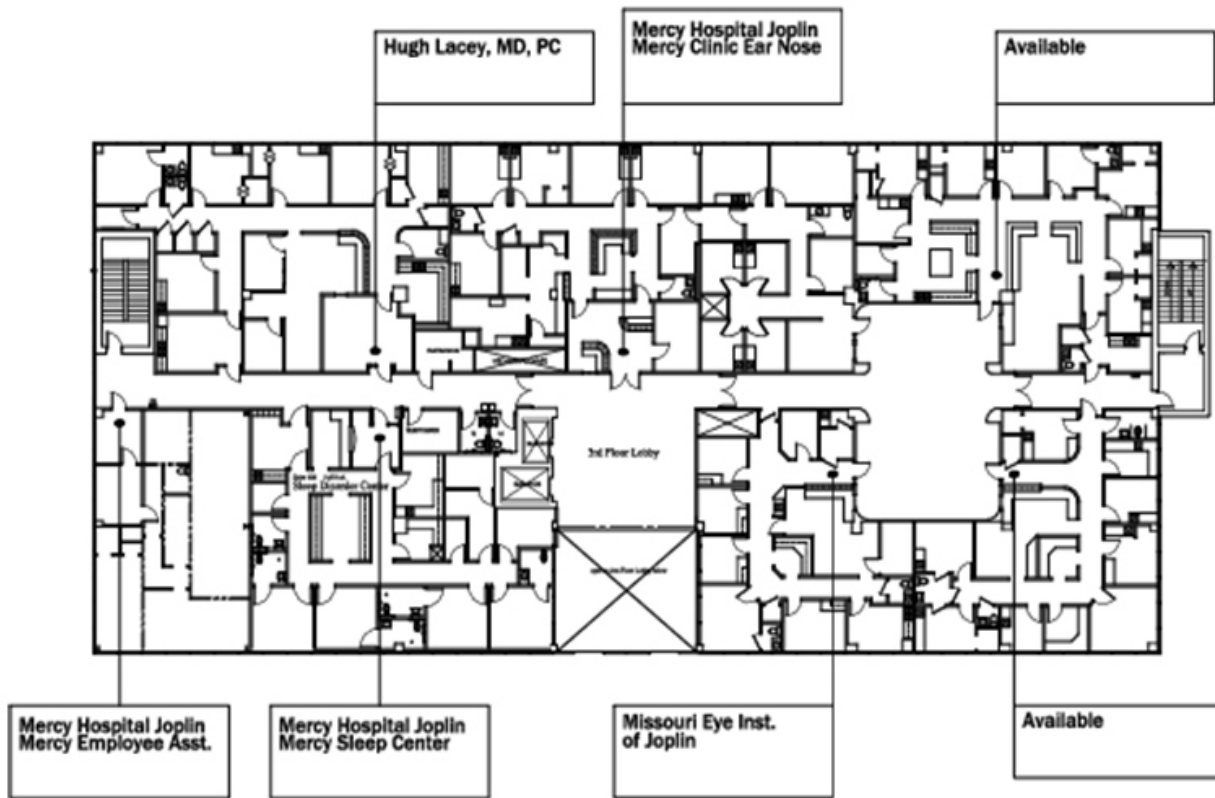


HUNTER & MILLARD ARCHITECTS, INC.
1501 S. Main Street
Joplin, MO 64804
(417) 624-8872
hunterandmillard.com

Suite 206



Third Floor Layout



THIRD FLOOR PLAN
 All plans & measurements are subject to field verification

SANSONE
 group
 120 S. CENTRAL, SUITE 800
 ST. LOUIS, MO 63108
 T. (314) 727-6664
 F. (314) 727-6305

BOMA STUDY PLAT BOOK FOR
**THOUSAND OAKS
 MEDICAL BUILDING**
 1905 W. 32nd Street
 Joplin, MO 64804

PROJECT INFORMATION
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 Date: 02.10.19

PL03 3 of 4

H&M
 ARCHITECTS
 HUNTER & MILLARD ARCHITECTS, INC.
 1501 S. Main Street
 Joplin, MO 64804
 (417) 624-8872
 hunterandmillard.com

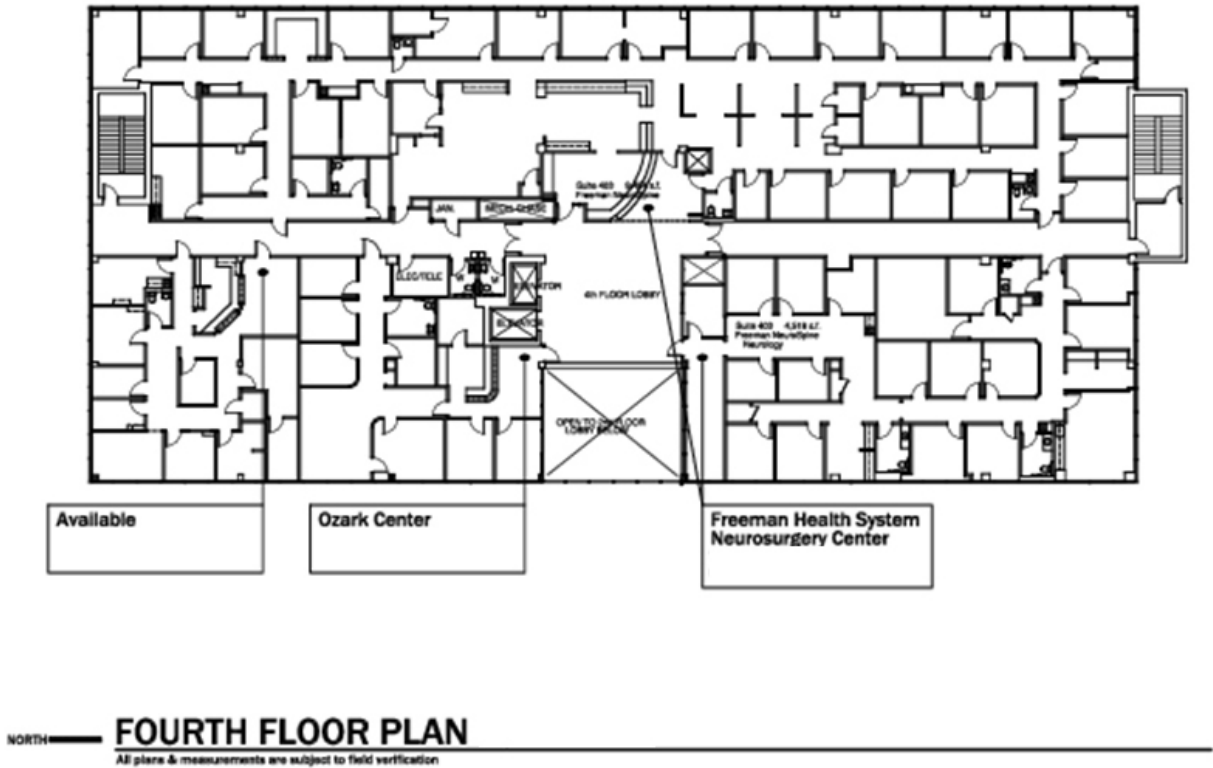
Suite 301



Suite 302



Fourth Floor Layout



SANSONE
group

120 S. CENTRAL, SUITE 900
ST. LOUIS, MO 63103
T. (314) 727-6864
F. (314) 727-6501

BOMA STUDY PLAT BOOK FOR

**THOUSAND OAKS
MEDICAL BUILDING**

1905 W. 32nd Street
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PL04 4 of 4

H&M
ARCHITECTS

HUNTER & MILLARD ARCHITECTS, INC.
1501 S. Main Street
Joplin, MO 64804
(417) 624-6872
hunterandmillard.com

Additional Photos



Suite 407



Advisor Bio 1

LEE MCLEAN III, CCIM

Senior Advisor

lee.mclean@svn.com

Direct: 417.887.8826 x110 | **Cell:** 417.818.8894

PROFESSIONAL BACKGROUND

Lee McLean III, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. has developed hotels, shopping centers and other commercial properties all over the United States. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

When Lee moved his focus to the brokerage side of the business he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which is the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage he has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds the Certified Commercial Investment Member (CCIM) designation which focuses on the investment segment of the commercial real estate industry.

Lee works with buyers, sellers, landlords & tenants in the local market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, Penn Station Subs, US Federal Properties Co., Cargill, KraftHeinz Co. and many more.

Lee consistently ranks in the top of over 1,500 agents within SVN International earning him national honors annually among his peers.

Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)
Ranked #10 Advisor in SVN International - SVN President's Circle Recipient (2020)
Named the CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)
Top 3% Advisor in SVN International - SVN President's Circle Recipient (2017 & 2019)
Top 10% Advisor in SVN International - SVN Achiever Award Recipient (2016)

MEMBERSHIPS

- 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 Recipient (2021)
- Springfield Chamber of Commerce
- Development Issues Input Group (DIIG) member
- Children's Foundation of Mid-America Board of Directors (Former)
- Optimist Club International (Past President, local chapter)

SVN By The Numbers

1,620+

ADVISORS AND STAFF

#6

RANKING BY REAL CAPITAL
ANALYTICS*

\$12.3B+

TOTAL U.S. TRANSACTION VOLUME
IN 2019**

57M+

SF IN PROPERTIES MANAGED

7+7

CORE SERVICES & SPECIALTY
PRACTICE AREAS

200+

OFFICES WORLDWIDE

8

COUNTRIES & EXPANDING

SVN CULTURE

Innovating and breaking the conventions of the commercial real estate business.

1

GLOBAL PLATFORM

Our Advisors are independent, local market experts with the ability to leverage the SVN global platform for the benefit of clients.

2

TRUST & TRANSPARENCY

The SVN shared fee approach to sales creates unparalleled transparency and trust among our colleagues in the real estate industry.

3

TECHNOLOGICAL EDGE

The SVN brand is synonymous with technological innovation across all our systems.

4

COMMUNITY IMPACT

Each SVN office is locally owned and operated, which means decision-making stays where it matters – the community.

5

SHARED VALUE NETWORK®

SVN Advisors embrace our differences by creating diverse and inclusive opportunities.

6

AMAZING CLIENT VALUE

We are dedicated to creating value for our clients by putting their interests first. ALWAYS.

Disclaimer

The material contained in this Offering Brochure 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 Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

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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 Brochure 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 Brochure 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.