

# SPRINGFIELD MEDICAL CENTER

FOR LEASE: 625 NORTH JACKSON AVENUE, SPRINGFIELD, MN



Take the  
virtual tour!



**UPPER-LEVEL VIRTUAL TOUR ([CLICK HERE](#))**  
**LOWER-LEVEL VIRTUAL TOUR ([CLICK HERE](#))**  
**OR VISIT [WWW.SPRINGFIELDMN.ORG](http://WWW.SPRINGFIELDMN.ORG)**

# LOCAL BUSINESS TESTIMONIAL

## The Good Life Cleaning Co.

The City of Springfield has made a great home for both my business and family. When I started my cleaning & janitorial business here, Springfield had all of the resources I needed.

Great banking, insurance, broadband, retail, and city services are all convenient and staffed with knowledgeable, friendly people. I have also found a reliable and steady workforce here.

The community is very welcoming with great relationships to be made through the Chamber of Commerce, Lions, Rotary, and many others. Springfield holds many opportunities for entrepreneurs and gig-economy workers alike.

Springfield is a great place to raise your family and business. I can't wait to see what Springfield has in store for you!

Michelle Berberich  
Owner

## mapformation, LLC

I started mapformation in June 2000, after making maps as a second "hobby job" from 1993-2000 while we were living in St. Paul. After Becky and I had our daughter (Libby) in 2002, we decided that \*WE\* wanted to raise her; rather than putting her in daycare 8-9+ hours/day and needing to have two full-time incomes. So we spent the Summer of 2003 canvassing West Central and Southwestern Minnesota...looking for a community between our two extended families that offered:

- A great K-12 school in town (so Libby, and eventually Ellie, wouldn't need to spend hours on a bus each week.
- A great medical facility in town.
- A great local grocery store.

Springfield "checked all those boxes," and a combination of finding a nice, affordable home one block from school, along with an obvious sense of pride that community residents have in how they take care of public and private property, made it our choice as a community to raise our children. Living for a fraction of the costs of living in places such as Minneapolis, even Mankato, while having ample recreational activities to be happy while they aren't working. Low cost of living (housing, in particular) afforded us the opportunity to go from two full-time incomes to one, and our daughters thrived having a parent around to care for them full-time. Our business steadily grew from just me into one of North America's largest custom cartography firms doing business with approximately 650 clients across eleven time zones.

Derek Tonn  
Founder and CEO

# INVEST IN SPRINGFIELD



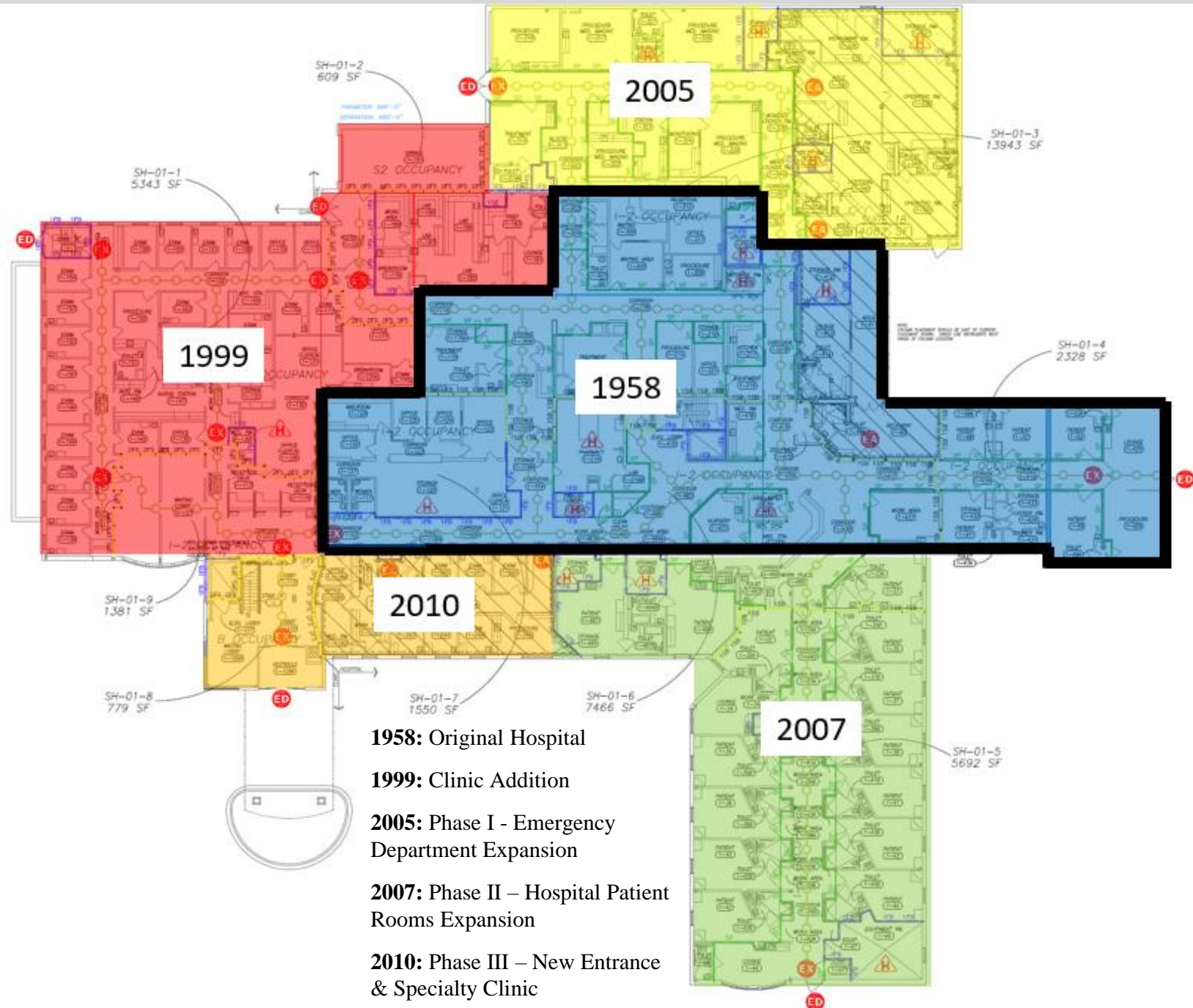
# SPRINGFIELD MEDICAL CENTER AERIAL VIEW



**CITY OWNED 6.25 ACRE LOT  
HELICOPTER PAD ON SITE**

# SPRINGFIELD MEDICAL CENTER

## FORMER MAYO CLINIC HEALTH SYSTEMS HOSPITAL (MARCH 2020)



# HISTORY OF IMPROVEMENTS

## TOTAL FACILITY = 64,145 SQ. FT.



# UPPER-LEVEL FOR LEASE

INTERNAL WALLS CAN BE REMOVED FOR CUBICLE SPACE



## 20,634 SQ. FT. AVAILABLE

## INTERNAL WALLS CAN BE REMOVED FOR CUBICLE SPACE





# INTERIOR PHOTOS

## FF&E AVAILABLE



**SCHEDULE A TOUR TODAY**

**Contact: Joe Stremcha, City Manager & EDA Director**  
**[Joe.Stremcha@springfieldmn.org](mailto:Joe.Stremcha@springfieldmn.org) (507) 723-3500**

# TENANT RENT

## ➤ Fixtures, Furniture & Equipment:

- ✓ Fully Furnished Option Available
- ✓ Forgivable Loan or Buyout

## ➤ Estimated Annual Rent

- ✓ NON-PROFIT = \$6.00/SF
  - ✓ FOR-PROFIT = \$12.00/SF
- NEGOTIABLE BASED ON TERM**

## ➤ Includes:

- ✓ Lawn Care
- ✓ Snow Removal
- ✓ Water Treatment (Softener Salt)
- ✓ Average Utility Use (Electricity, Gas, Water, and Sewer)
- ✓ Facility Maintenance (Outer Walls, HVAC/Boiler, Sewer/Water Service, Roof, and Basic Structural Elements)
  - Does Not Include Janitorial Services
- ✓ Property Insurance (Common Area Liability Insurance)
  - Does Not Include Content Coverage
- ✓ Redundant Fiber Optic Network Between 5 Data Closet Locations & Minimum of 3 Network Cables (Cat. 5) to Every Room
- ✓ Self-Sustaining Facility with Back-up Systems & Power Generators



# 40,702 SQ. FT. AVAILABLE



# ABOUT SPRINGFIELD

POPULATION = 2,037



## Springfield Public School District Rankings

Niche ranks nearly 100,000 schools and districts based on statistics and millions of opinions from students and parents.

Districts with the Best Teachers in Minnesota

#26 of 355

Best Places to Teach in Minnesota

#42 of 355

Best School Districts in Minnesota

#46 of 351



Riverside Park – Host of the 2020 MN State Baseball Tournament

### ➤ School District

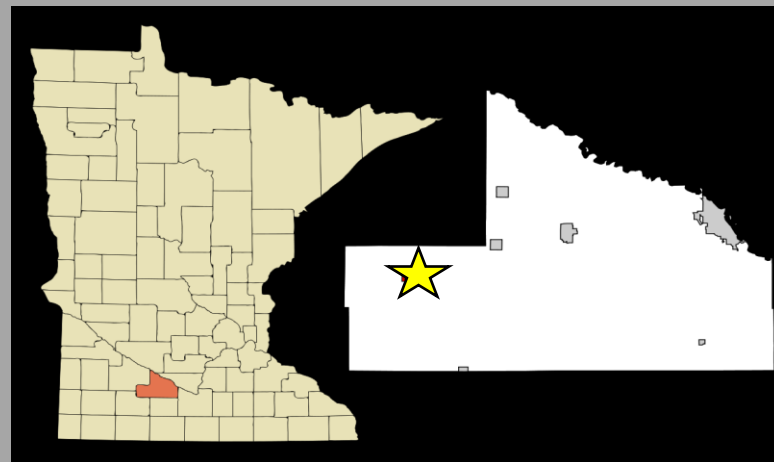
- ✓ Springfield Public Schools (K-12<sup>th</sup> Grade)
- ✓ St. Raphael Catholic School (K-6<sup>th</sup> Grade)

### ➤ 30 Mile Radius (2019 Estimated Data)

- ✓ Brown County Median Family Income = \$78K
- ✓ Brown County Median Home Value = \$145K
- ✓ Labor Force = 35,351
- ✓ Total Population = 75,178
- ✓ Unemployment Rate = 3.8%

### ➤ Drive Time to Regional Centers

- ✓ 1 hour to Mankato, MN
- ✓ 2 hours to Minneapolis, MN
- ✓ 2 hours to Sioux Falls, SD



### ➤ City of Springfield Housing Development Initiative Program

- ✓ 50% of city property taxes abated for 5 years
- ✓ A residential dwelling to be built on site or a modular/manufactured home built within one year at time of application

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# ABOUT SPRINGFIELD

## ➤ Gym/Club Space

- ✓ **ON SITE** Fitness Center – Former Physical Medicine Dept. (Est. 5,000 Sq. Ft.)
- ✓ Anytime Fitness – Directly Across Jackson Ave.
- ✓ Extreme Fitness – Downtown Springfield (.5 Miles)

## ➤ Dinning Options (All Within 1 Mile)

- ✓ **ON SITE** Commercial Kitchen
- ✓ American Legion Post #257
- ✓ Loft Nutrition
- ✓ The Garage
- ✓ Outlaws Bar & Grill (Walking Distance)
- ✓ Springfield Golf Club
- ✓ Springfield Market
- ✓ Subway (Walking Distance)
- ✓ Tommy's Central Street Steak House



## ➤ Child Care Providers (Based in Springfield, MN)

- ✓ 15 Family Child Care Providers
- ✓ St. Johns Child Care Center



[www.springfieldmn.org](http://www.springfieldmn.org)



# COMMUNITY ASSETS

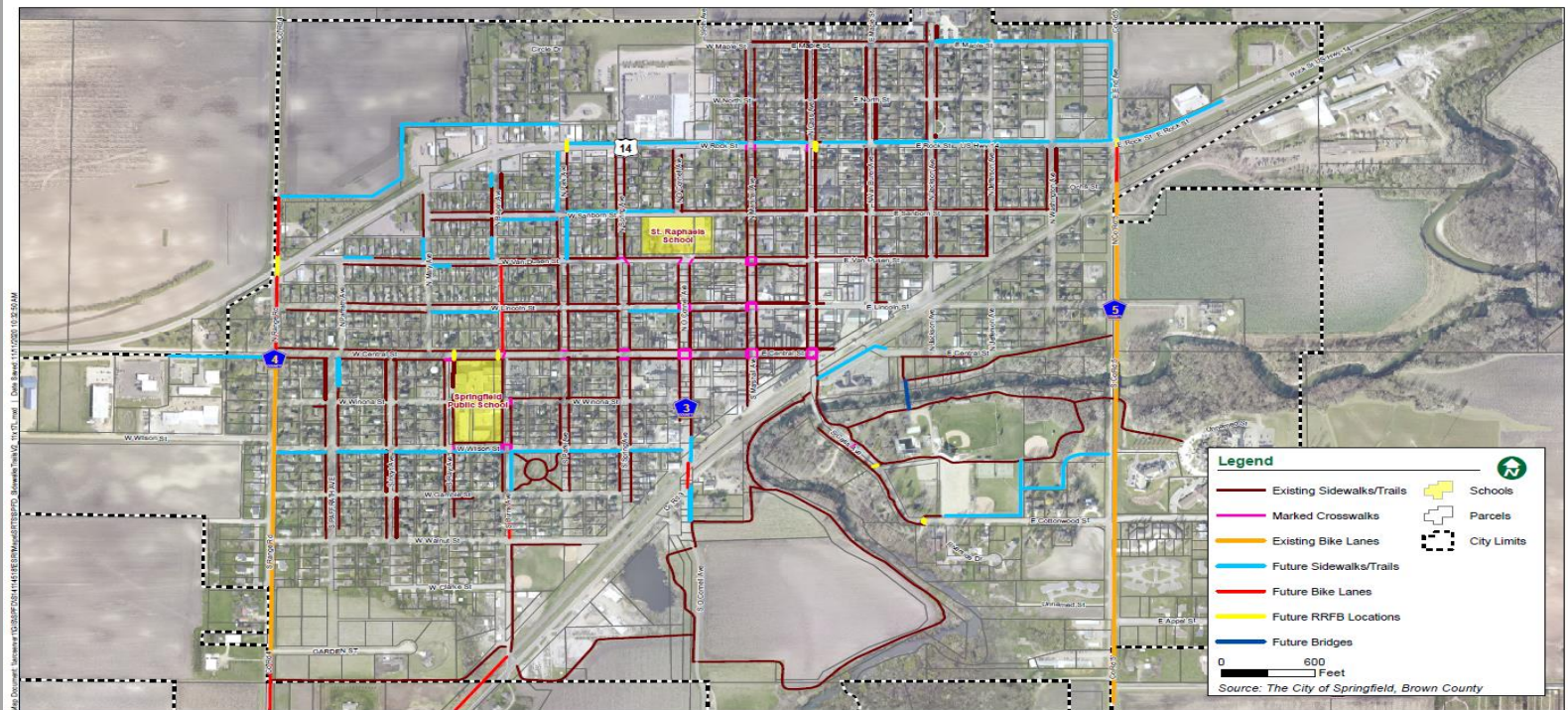
Springfield Community Center  
Take the [360 Virtual Tour](#)



Springfield Public Library



Riverside Park, Outdoor Pool, Trail System & Rothenburg Campground

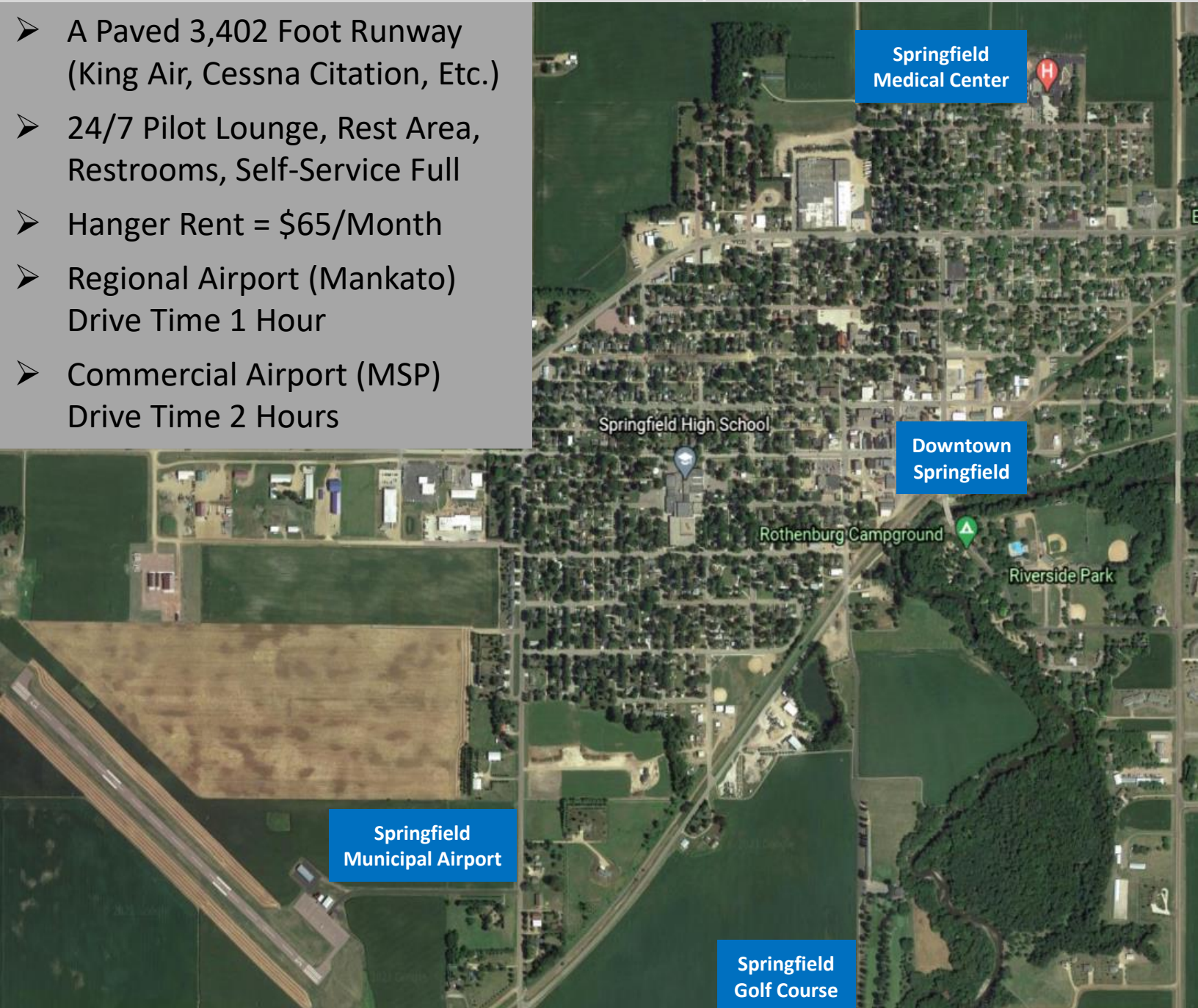


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- A Paved 3,402 Foot Runway (King Air, Cessna Citation, Etc.)
- 24/7 Pilot Lounge, Rest Area, Restrooms, Self-Service Full
- Hanger Rent = \$65/Month
- Regional Airport (Mankato) Drive Time 1 Hour
- Commercial Airport (MSP) Drive Time 2 Hours



# SPRINGFIELD MUNICIPAL AIRPORT (D42)



# INVEST IN SPRINGFIELD

**Community Minded**



**High Ranking Education**



**Simpler Pace of Life**



**Low Cost of Living**



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