



OFFICE BUILDING FOR LEASE

OFFICE BUILDING FOR LEASE | 604 S. PICKWICK AVE., SPRINGFIELD, MO 65802

- Free-standing office building
- Located near Missouri State University Campus
- Available October, 2020
- Shown by appointment only

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	3,200 SF
Lease Rate:	\$2,200.00 per month (MG)
Lot Size:	0.2 Acres
Building Size:	3,200 SF
Year Built:	1919
Zoning:	LB - Limited Business

PROPERTY OVERVIEW

This office building is a commercially zoned, well-cared for space at the edge of a beautifully, tree lined Rountree neighborhood. Grab a coffee or get lunch at one of five restaurants just steps out the front door. Take a break for an ice cream across the street, or at the end of the day, meet a friend for a drink around the corner at the micro-brewery. Perfect site for a small business. Located in historic newly redeveloped Rountree Neighborhood, just half a mile from the Missouri State University Campus and one mile from Downtown. Modified Gross Lease - tenant responsible for utilities, trash service, snow removal, lawn care, and increases in taxes and insurance. Available October, 2020. Shown by appointment only. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Free-standing office building
- 6 separate attractive offices with hard-wood floors and a window in each office
- 2 restrooms upstairs (1 for clients, 1 for staff), 1 restroom with shower in basement
- 1,600± SF office area
- 1,600± SF full dry basement for storage
- Private parking in rear of building
- Located near Missouri State University Campus
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The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

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Available Spaces

Lease Rate: \$2,200.00 PER MONTH (MG)
Lease Type: Modified Gross

Total Space: 3,200 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
604 S. Pickwick Ave.	Office Building	\$2,200 PER MONTH	Modified Gross	3,200 SF	Negotiable	3,200± SF office building for lease at \$2,200.00 per month (Modified Gross). Tenant responsible for utilities, trash service, snow removal, lawn care, and increases in taxes and insurance. Available October, 2020. Shown by appointment only.



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100 Years
SINCE 1909

Additional Photos



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
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Retailer Map



Google

Map data ©2020 Imagery ©2020, Maxar Technologies

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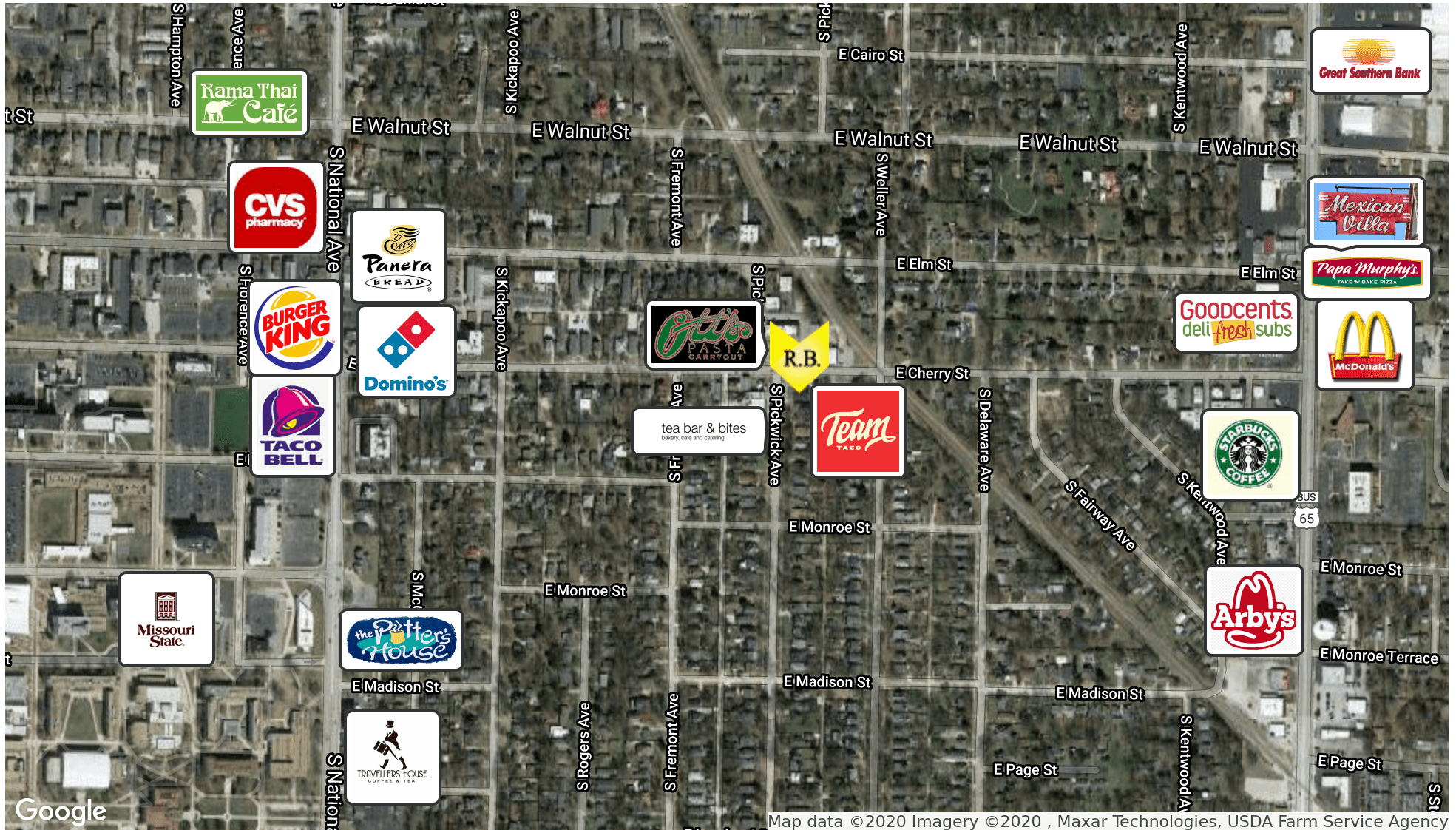
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Retailer Map



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Location Maps



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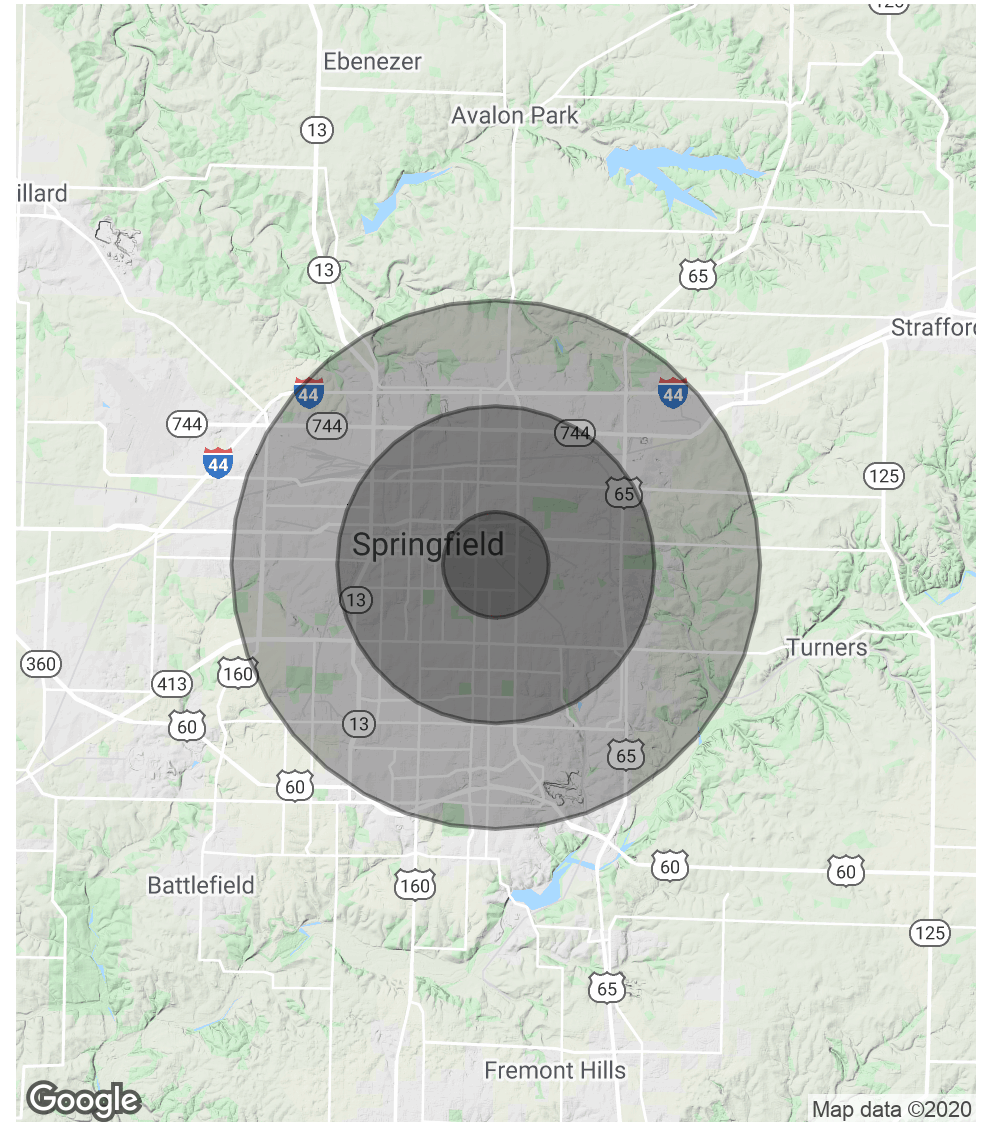
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,804	87,865	173,396
Average age	25.6	30.6	34.6
Average age (Male)	25.3	29.8	33.3
Average age (Female)	25.8	31.8	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,323	37,273	76,220
# of persons per HH	2.6	2.4	2.3
Average HH income	\$44,190	\$39,527	\$43,797
Average house value	\$164,276	\$124,609	\$124,149

* Demographic data derived from 2010 US Census



Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Professional Background

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sales /lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 2,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out www.terragreenoffice.com for information. His most recent project is the 156,000 SF lifestyle mixed-use development known as Farmers Park. To learn more visit www.farmersparkspringfield.com.

Ross exhibits a dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News Leader's economic advisory council, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)

Advisor Bio

ROBERT MURRAY, JR., SIOR
Chief Financial Officer



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Professional Background

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, he became a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently is a member of the Emeritus Board of Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR)

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