



FULLY UPDATED CLASS-A OFFICE CONDO FOR LEASE

FULLY UPDATED CLASS-A OFFICE CONDO | 1525 E. REPUBLIC, UNIT 5, SPRINGFIELD, MO 65804

- Fully remodeled 2019
- Four designated covered parking spaces
- High growth in the surrounding area
- Convenient to James River Freeway
- Ideal location in Medical Mile
- Shown by appointment only

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600
rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

Available SF:	5,272 SF
Lease Rate:	\$17.25 SF/yr (NNN)
NNN Expenses:	\$5.01 PSF
Building Size:	5,272 SF
Building Class:	A
Zoning:	O-1 Office

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

PROPERTY OVERVIEW

This Class-A office condo is located within the Kensington Office Park on East Republic Rd. It was completely remodeled in 2019. The subject building is located within Springfield's Medical Mile. Location is highly desirable with several new retail & restaurant projects near this office park.

End-cap unit with windows throughout. It features large reception area with kitchenette, new full glass conference room, 13-14 large private offices, large kitchen / break room, and upstairs that is finished office and storage areas. Shown by appointment only. Please contact listing agent for additional information or to schedule a tour.

PROPERTY HIGHLIGHTS

- Fully updated Class-A office condo in Kensington Place
- Completely remodeled in 2019
- Four designated covered parking spaces
- Located on Republic Road just east of Fremont
- Easy access to James River Freeway
- Surrounded by local and national retailers
- High traffic counts along Republic Road
- Shown by appointment only



OFFICE BUILDING
FOR LEASE

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Available Spaces

Lease Rate: \$17.25 SF/YR (NNN)
Lease Type: NNN

Total Space: 5,272 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Unit 5	Office Condo	\$17.25 SF/YR	NNN	5,272 SF	Negotiable	5,272± SF office condo for lease in the Kensington Office Park. Available for \$17.25 PSF (NNN). Tenant responsible for building maintenance, real estate taxes, and property insurance.

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Additional Photos



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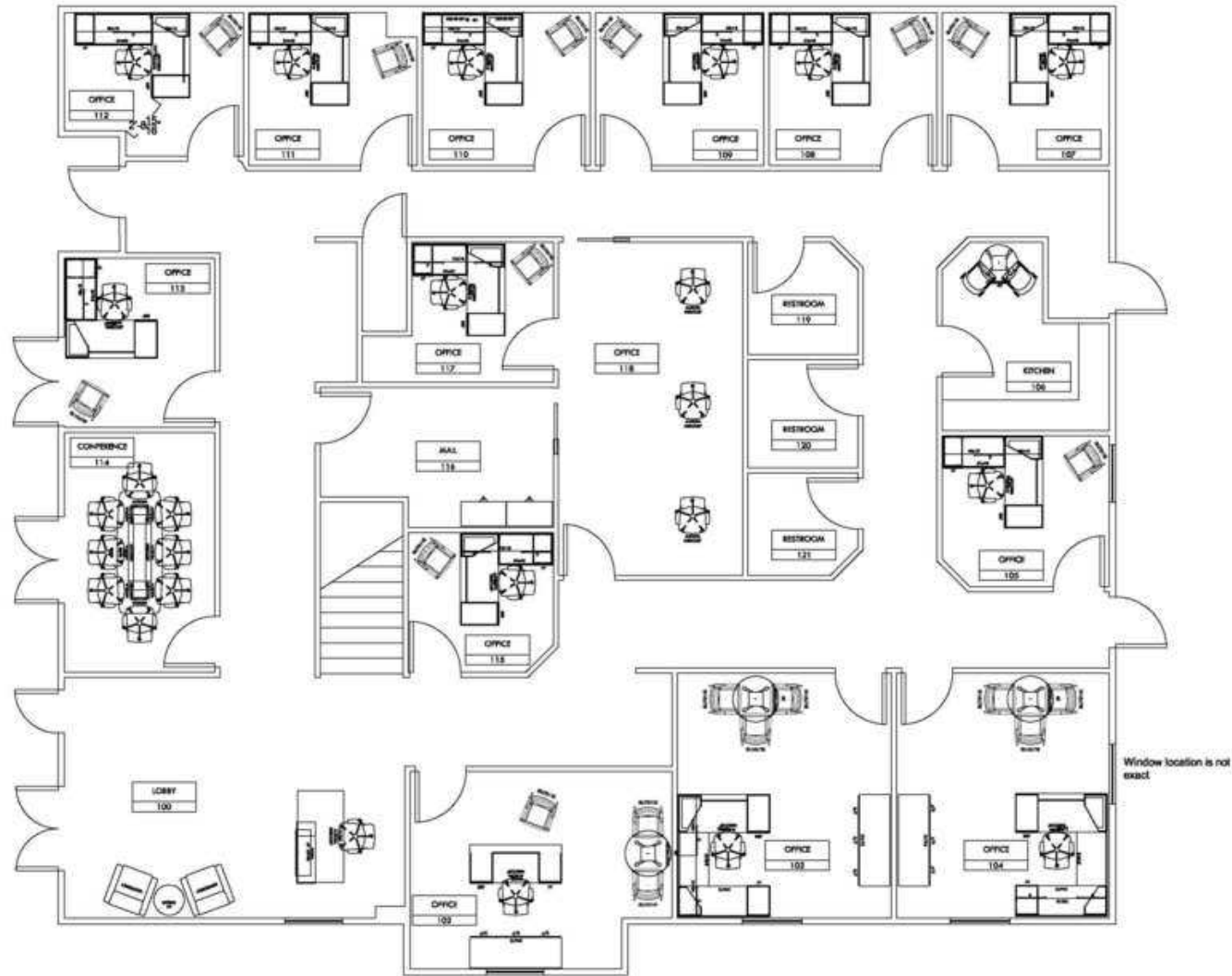
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Floor Plans - First Floor



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100 Years
SINCE 1909

Aerial



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Retailer Map



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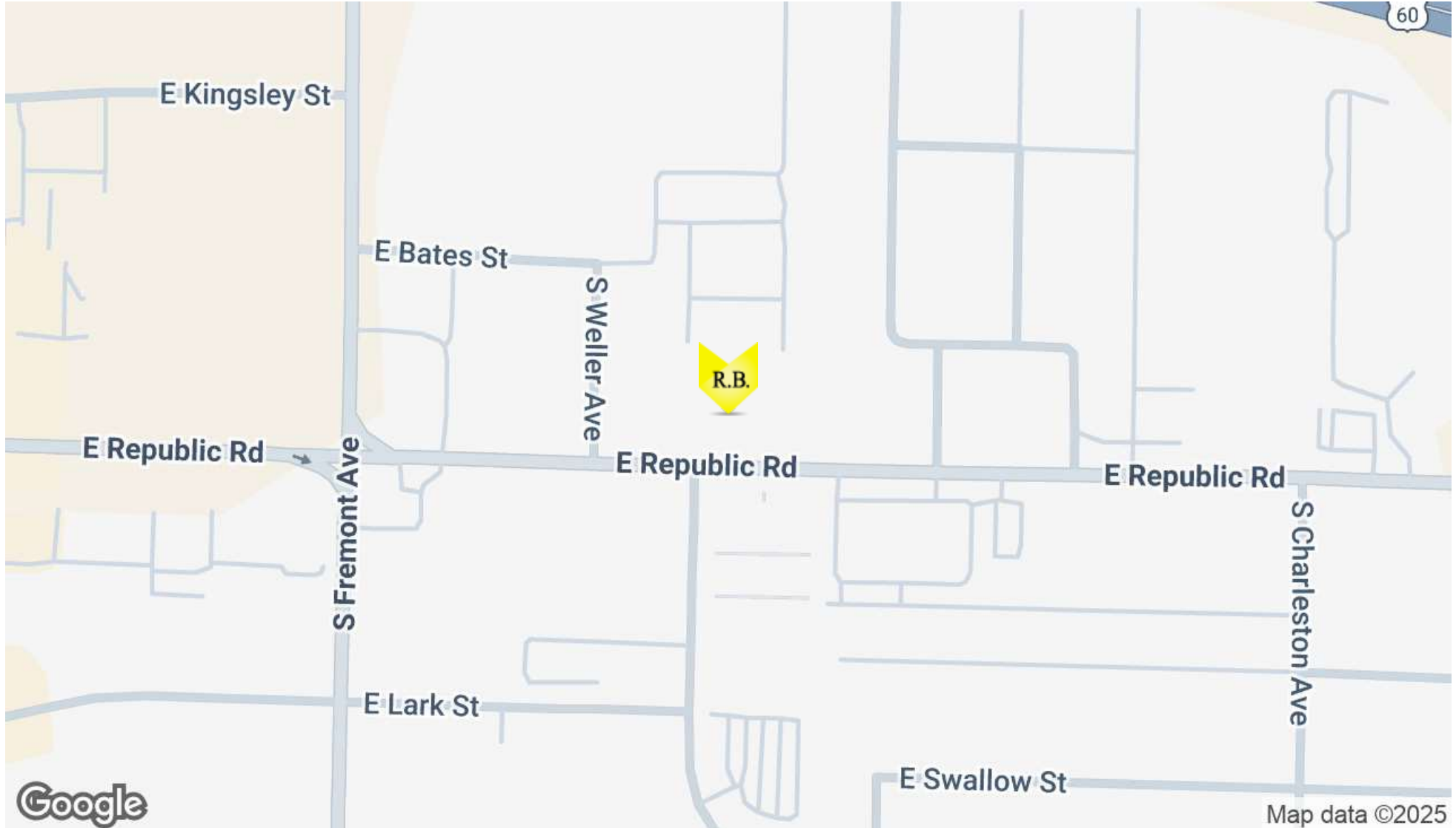
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Location Map



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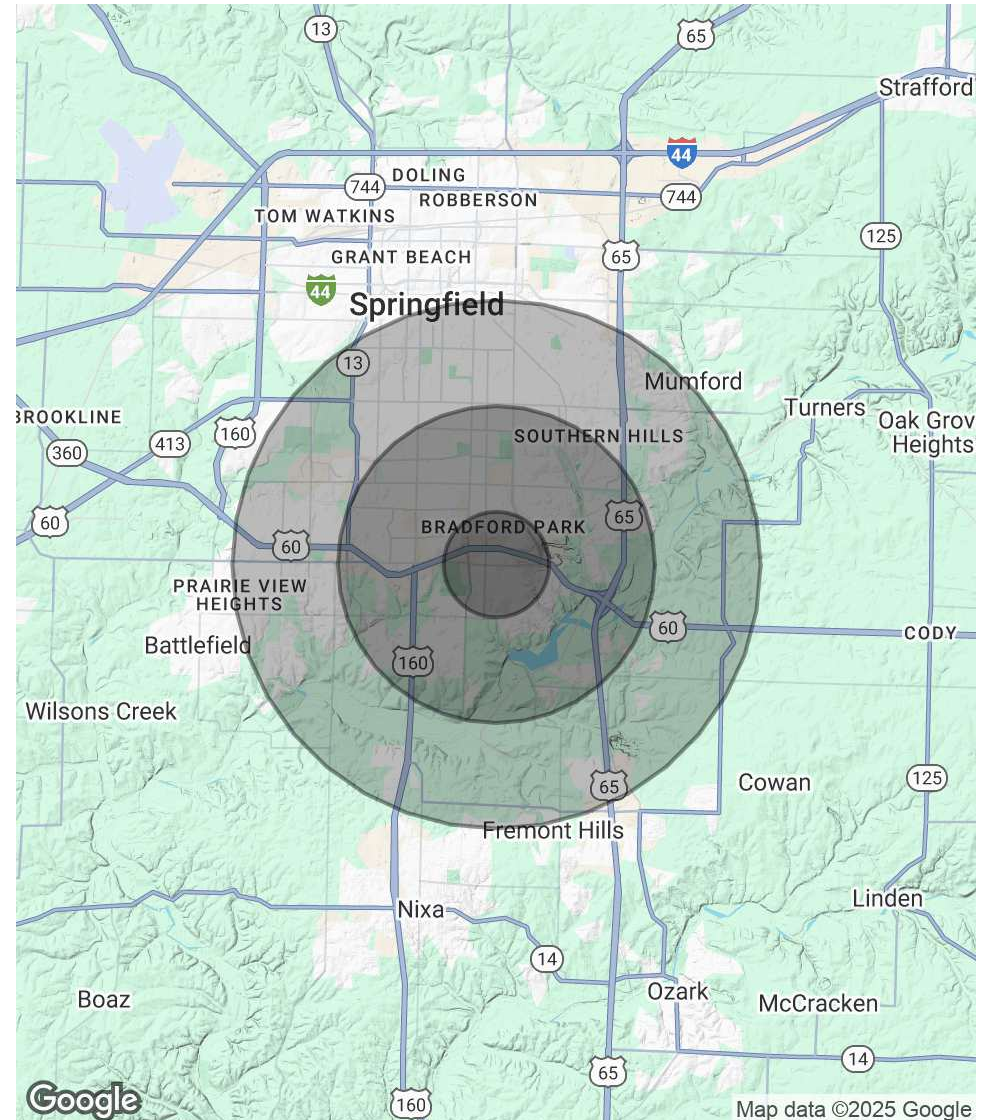
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,989	53,004	140,238
Average age	44.3	41.7	36.9
Average age (Male)	42.5	39.3	35.1
Average age (Female)	47.6	43.9	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,176	25,470	63,366
# of persons per HH	1.9	2.1	2.2
Average HH income	\$56,712	\$59,313	\$56,033
Average house value	\$148,395	\$187,505	\$193,762

** Demographic data derived from 2020 ACS - US Census*



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Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer



2225 S. Blackman Road
Springfield, MO 65809

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ryan@rbmurray.com
MO #2007030465

Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM

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Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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MO #2004035357

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 sale/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 5,000,000 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.

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)