



OFFICE BUILDING FOR LEASE

OFFICE BUILDING FOR LEASE | 2060 E. SUNSHINE, SPRINGFIELD, MO 65804

- Located on hard corner
- Ideally located on Sunshine just east of Glenstone
- Surrounded by retail and restaurants
- Price is very competitive
- New carpet and paint
- Shown by appointment only

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Lease Rate:	\$3,900.00 per month (MG)
Lot Size:	0.39 Acres
Building Size:	5,558 SF
Building Class:	B
Year Built:	1978
Zoning:	O-1

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

PROPERTY OVERVIEW

Office building for lease on Sunshine just east of Glenstone. This property is surrounded by retail and restaurants in one of Springfield's busiest corridors. Located on a hard corner. The price is very competitive. The building has new carpet and paint. Modified Gross lease - Landlord pays taxes and insurance. Tenant pays utilities, snow removal, lawn care, and trash service. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Located on Sunshine just east of Glenstone
- Surrounded by retail and restaurants
- Modified Gross lease
- 2 floors
- Located on hard corner
- New carpet and paint
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Traffic Counts

Sunshine East of Glenstone	30,956 (2012)
Sunshine West of Enterprise	32,574 (2011)

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Available Spaces

Lease Rate: \$3,900.00 PER MONTH (MG)
Lease Type: Modified Gross

Total Space 5,558 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2060 E. Sunshine	Office Building	\$3,900 PER MONTH	Modified Gross	5,558 SF	Negotiable	5,558± SF office building for lease at \$3,900 per month (Modified Gross). Landlord pays taxes and insurance. Tenant pays utilities, snow removal, lawn care, and trash service.

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Additional Photos

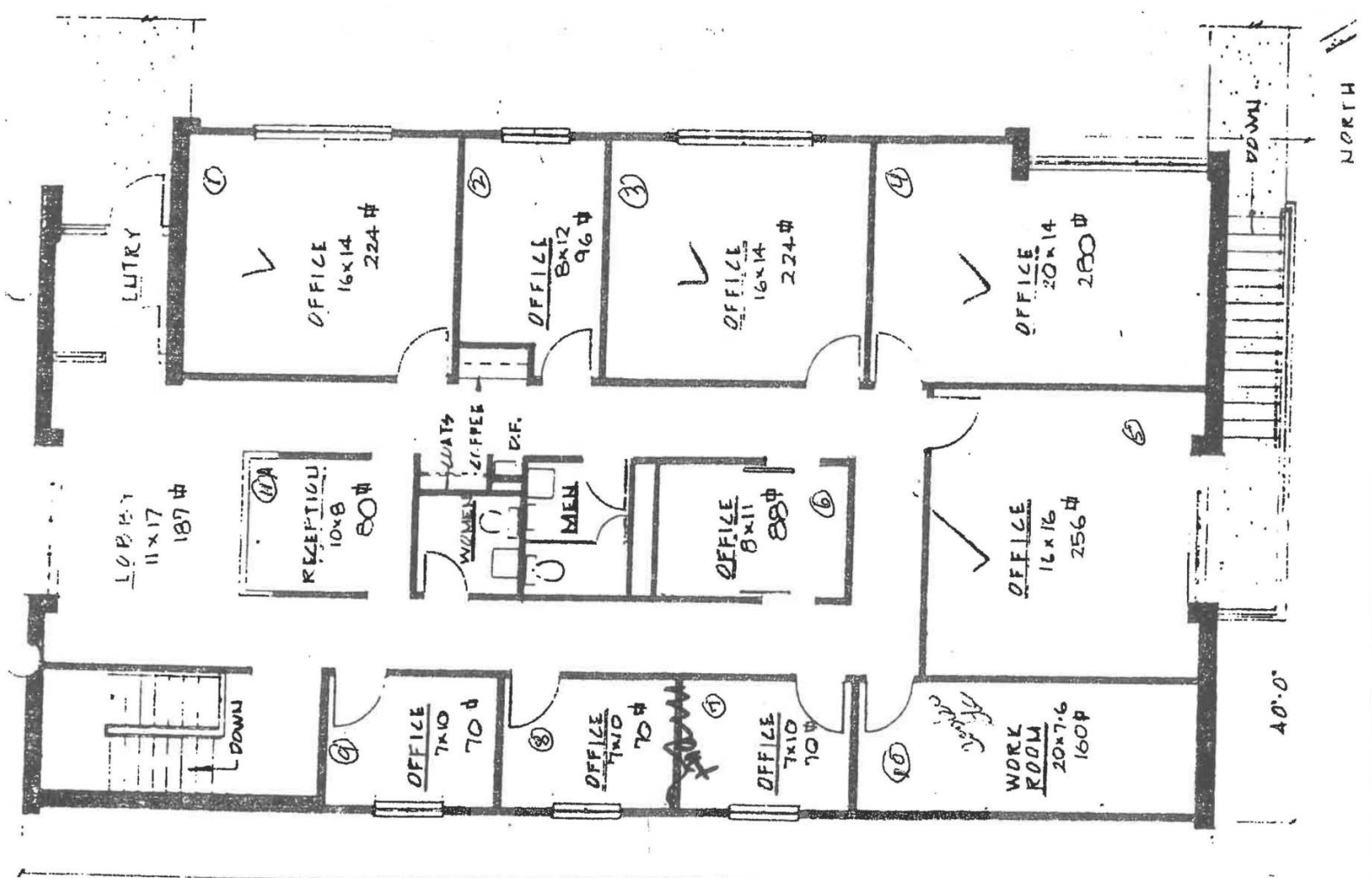


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Floor Plans - Upper Level

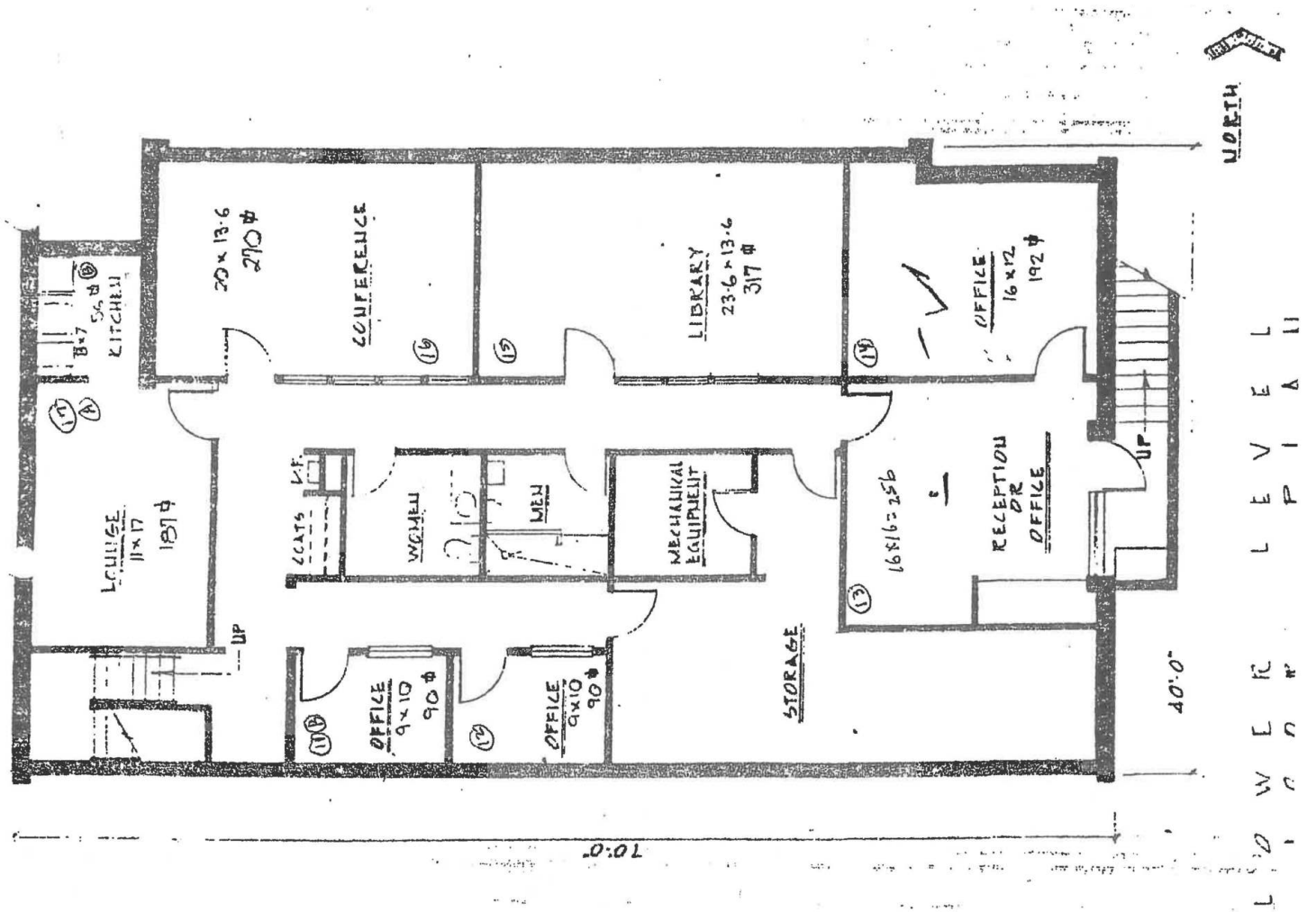


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Floor Plans - Lower Level

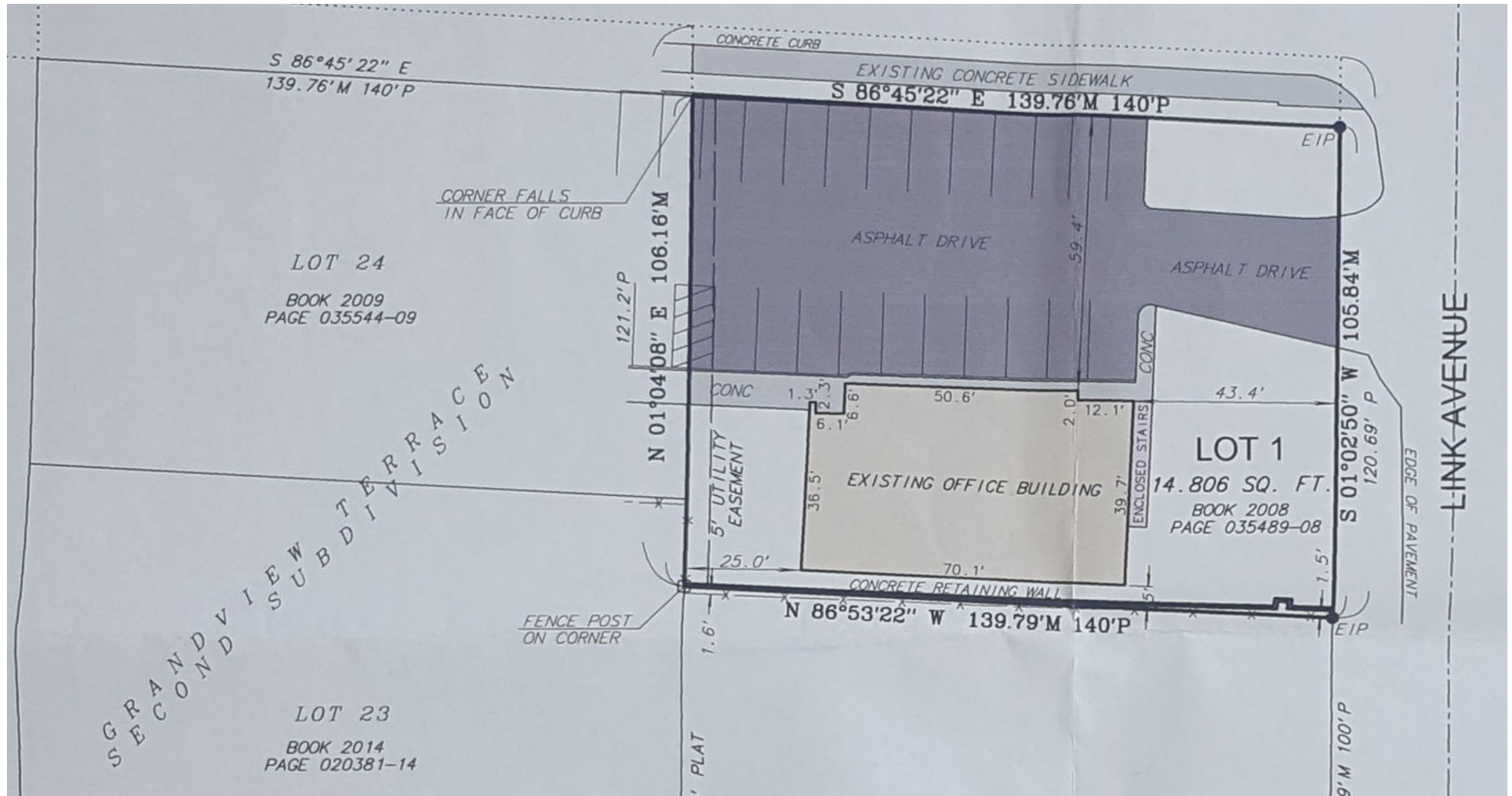


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100Years
SINCE 1909

Survey

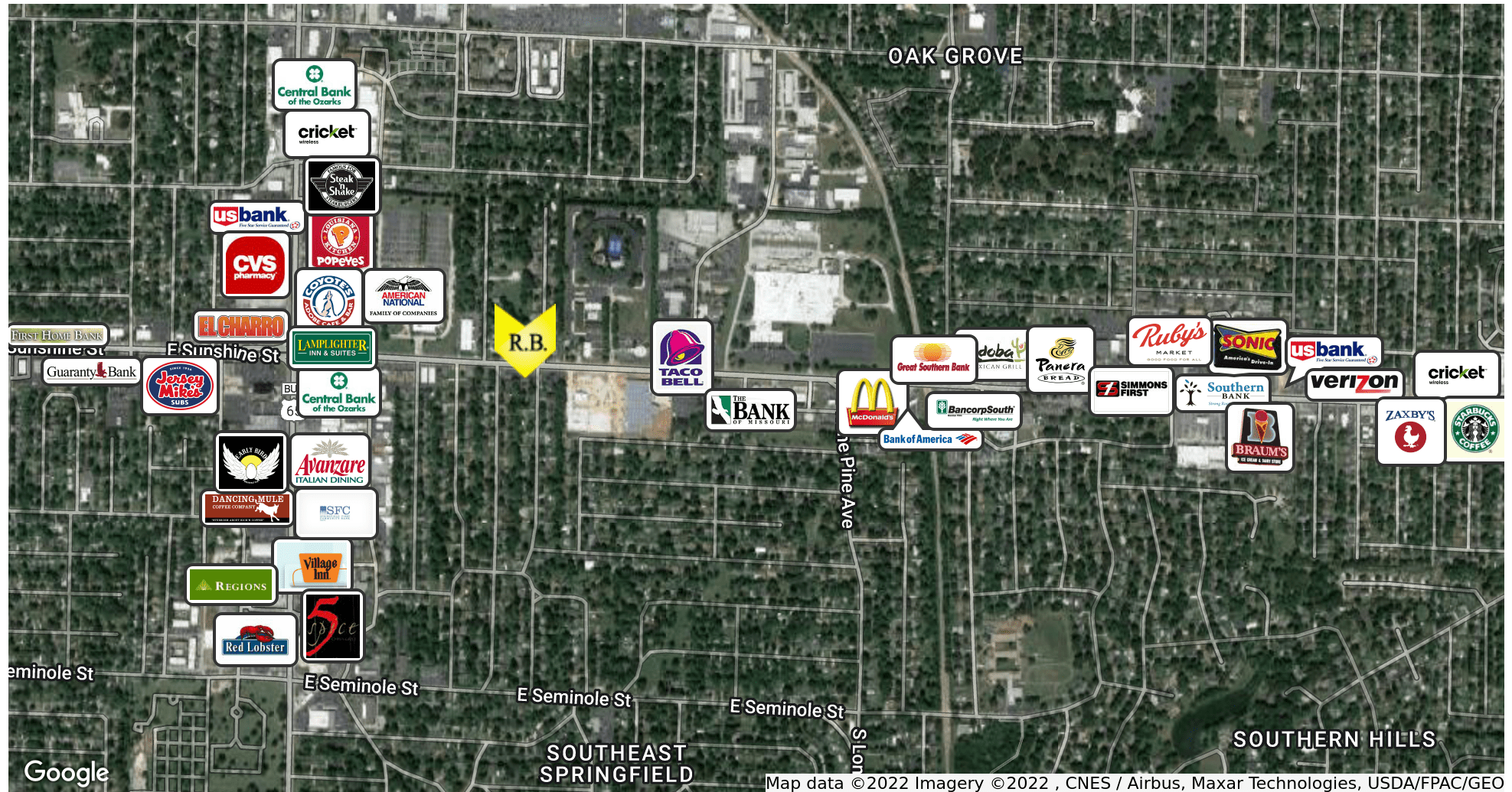


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Retail Map

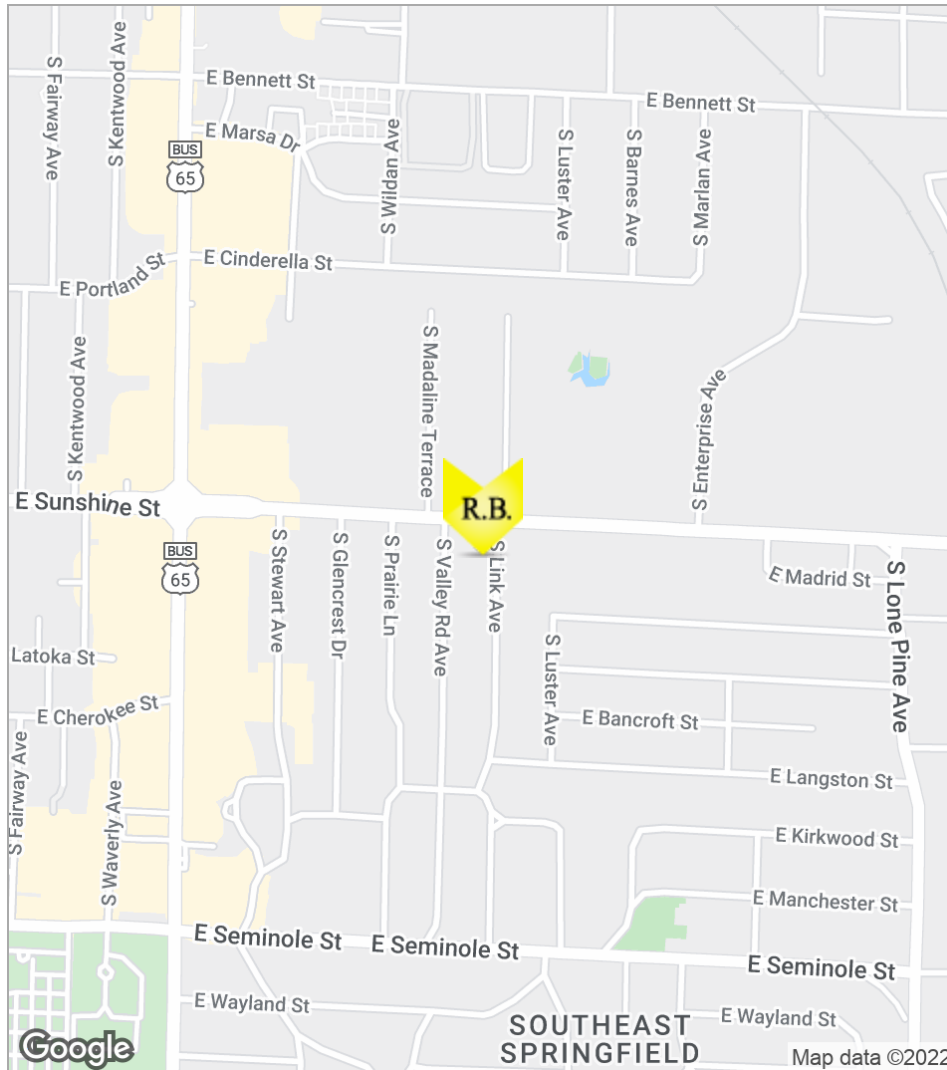


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Location Maps



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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	7,926	78,097	162,147
Population Density	2,523	2,762	2,065
Median Age	35.4	34.1	35.2
Median Age (Male)	34.4	32.3	33.8
Median Age (Female)	35.1	35.7	36.6
Total Households	3,962	35,171	72,181
# of Persons Per HH	2.0	2.2	2.2
Average HH Income	\$49,611	\$47,064	\$48,471
Average House Value	\$180,725	\$145,050	\$157,182

** 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 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)