



OFFICE BUILDING FOR SALE/LEASE

OFFICE SPACE FOR SALE OR LEASE | 1701 S. ENTERPRISE, SPRINGFIELD, MO 65804

- Class A office building
- Located on one of Springfield's busiest corridors
- Zoned Industrial Commercial
- Located at East Sunshine and Enterprise
- Inside Medical Mile
- Sale price: \$2,395,000 / \$123.03 PSF

EST. 1909

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

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

Executive Summary



PROPERTY SUMMARY

Available Space:	9,734± SF
Lease Rate:	\$11.00 PSF (NN)
Sale Price:	\$2,395,000.00
Taxes:	\$43,455.14 (2019)
Lot Size:	1.5 Acres
Building Size:	19,467 SF
Year Built:	1996
Parking:	80± spaces
Zoning:	IC - COD 153
CAM Charge / SF	\$3.75 PSF

PROPERTY OVERVIEW

Office space available for sale or lease. This property is conveniently located just a block north of Sunshine on Enterprise Avenue. Surrounded by retail and restaurants on one of Springfield's fastest growing corridors. New retailers along Sunshine include: Panera Bread, Braum's, Zaxby's, Starbuck's, and a new Hyvee grocery store currently under construction. Zoned Industrial Commercial. NN Lease - Tenant responsible for prorata share of Common Area Maintenance, real estate taxes, and building insurance (estimated at \$3.75 PSF). Existing build-out is executive level office finish consisting of private offices, large conference rooms with glass walls, two open bull-pen areas, full kitchen/break room, and multiple restrooms (with shower). The space also has a large fully climate-controlled area in rear ideally set for modular offices, or media/production area with a grade level door. Space was formerly Fox 5 production and administrative offices. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Office space for sale or lease
- Surrounded by retail and restaurants
- Zoned Industrial Commercial
- CAM estimated at \$3.75 PSF
- Sale Price Reduced to \$2,395,000 / \$123.03 PSF

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:
Lease Type:

\$11.00 SF/YR (NN)
NN

Total Space
Lease Term:

9,734 SF
Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
North End	Office Space	\$11.00 SF/YR	Modified Net	9,734 SF	Negotiable	9,734± SF office space available for lease at \$11.00 PSF (NN). Tenant responsible for prorata share of CAM, taxes, and insurance (estimated at \$3.75 PSF). Tenant pays own utilities.

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100 Years
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Additional Photos - North End



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Additional Photos - North End



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Aerial



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Location Maps



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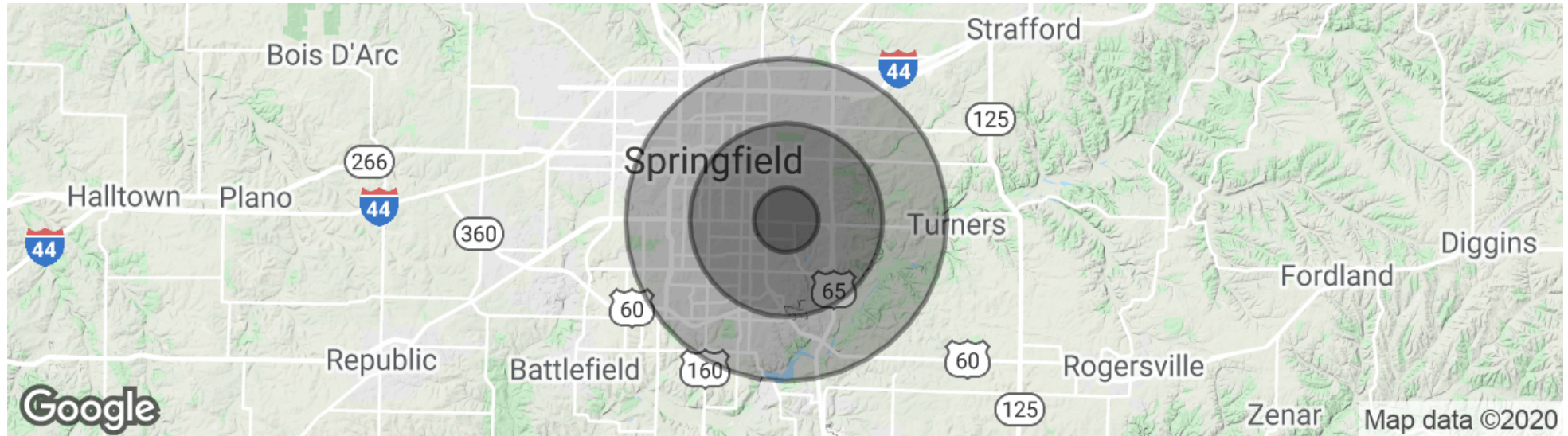
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,518	72,857	157,480
Median age	34.2	34.1	35.2
Median age (Male)	32.9	32.3	33.7
Median age (Female)	34.0	35.6	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,139	32,451	69,736
# of persons per HH	2.1	2.2	2.3
Average HH income	\$45,523	\$48,285	\$48,975
Average house value	\$146,507	\$146,480	\$161,170

** 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)