



OFFICE SPACE FOR LEASE

OFFICE SPACE FOR LEASE | 300 S JEFFERSON AVE | 300 S JEFFERSON AVE, SPRINGFIELD, MO 65806

- Landmark Downtown Location
- Attached Parking Garage
- Flexible Suite Configurations
- Walkable to Restaurants & Amenities
- Established Professional Tenant Mix
- Elevator-Served Building
- Prominent Business Address
- Highly Visible Central Business District Location
- Shown by Appointment Only

EST. 1909

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Springfield, MO 65809
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R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	329 - 11,337± SF
Lease Rate:	\$19.50 - \$22.50 PSF Full-Service Gross (excluding janitorial)
Lot Size:	1.43 Acres
Building Size:	167,705 SF
Year Built:	1975
Zoning:	CC

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

PROPERTY OVERVIEW

An extraordinary \$8 million investment is set to transform 300 S. Jefferson, elevating an already iconic first class office building into what will be one of the most distinctive and impressive office environments in downtown Springfield. Beginning in early 2027, the property will be reimagined with a fully renovated first floor, new event center, private courtyard, catering kitchen, collaboration and meeting spaces, conference facilities, upgraded lighting, security, windows, and other significant architectural enhancements.

Combined with its landmark design, attached parking, flexible office configurations, and premier downtown location, this investment will set 300 S. Jefferson apart from every other office offering in the market. The result will be a polished and thoughtfully designed, welcoming and memorable environment for tenants and guests, and a clear long-term commitment to quality that further establishes 300 S. Jefferson as the premier business address in downtown Springfield. Available suites range from approximately 329 SF to 11,337 SF, with larger full-floor and multi-floor opportunities up to approximately 34,929 SF.

PROPERTY HIGHLIGHTS

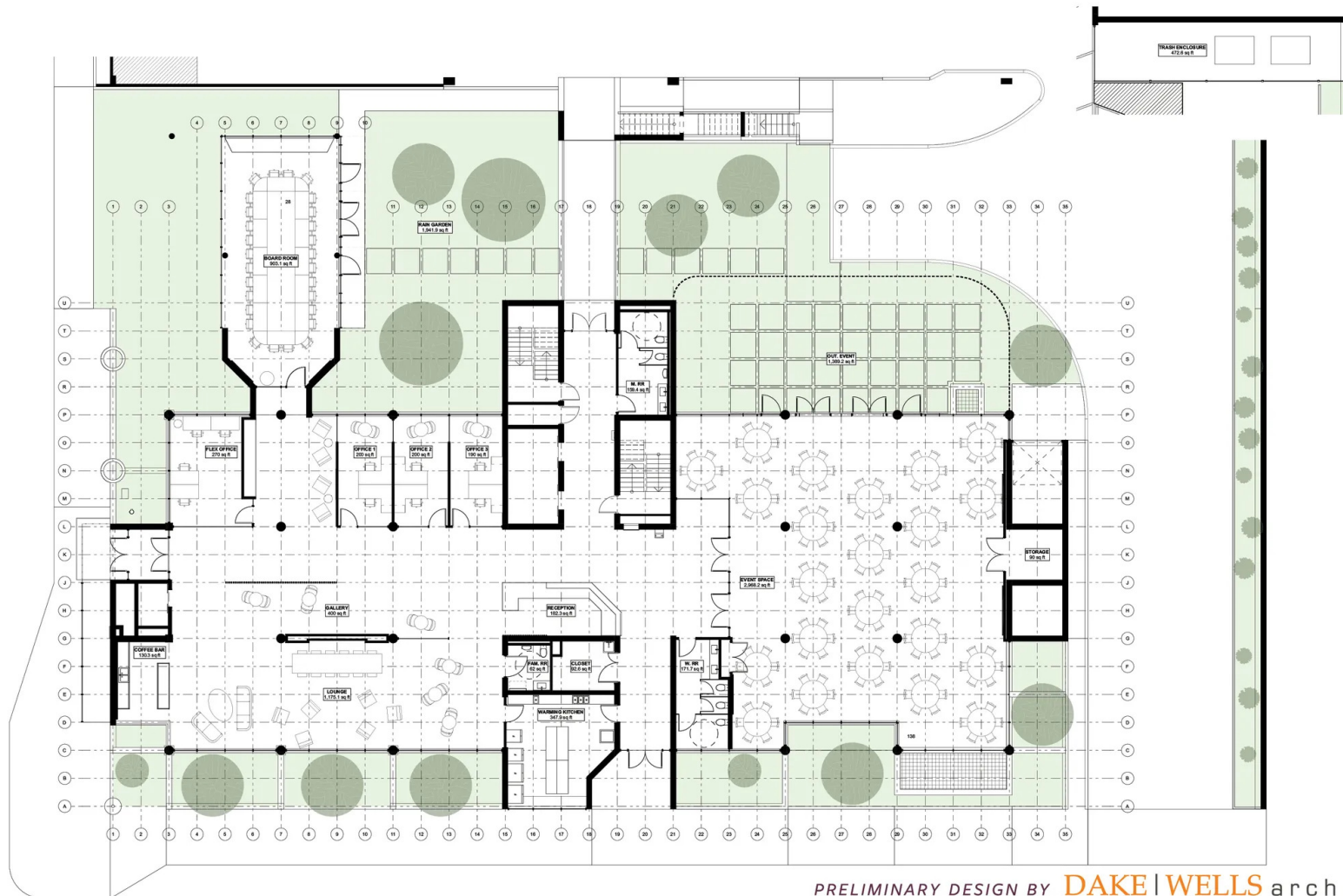
- Transformative \$8 Million Renovation Beginning 2027
- Attached Parking Garage
- Premier Downtown Class A Office Address
- Landmark Architecture & Exceptional Design
- Completely Reimagined First Floor & Arrival Experience
- New Event Center with Private Courtyard
- New Conference, Meeting & Collaboration Spaces
- Flexible Suite, Full-Floor & Multi-Floor Options
- Prominent Central Business District Location
- Walkable to Downtown Restaurants & Amenities
- Long-Term Commitment to Quality & Design

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Floor Plan - First Floor Preliminary Design



PRELIMINARY DESIGN BY **DAKE | WELLS** architecture

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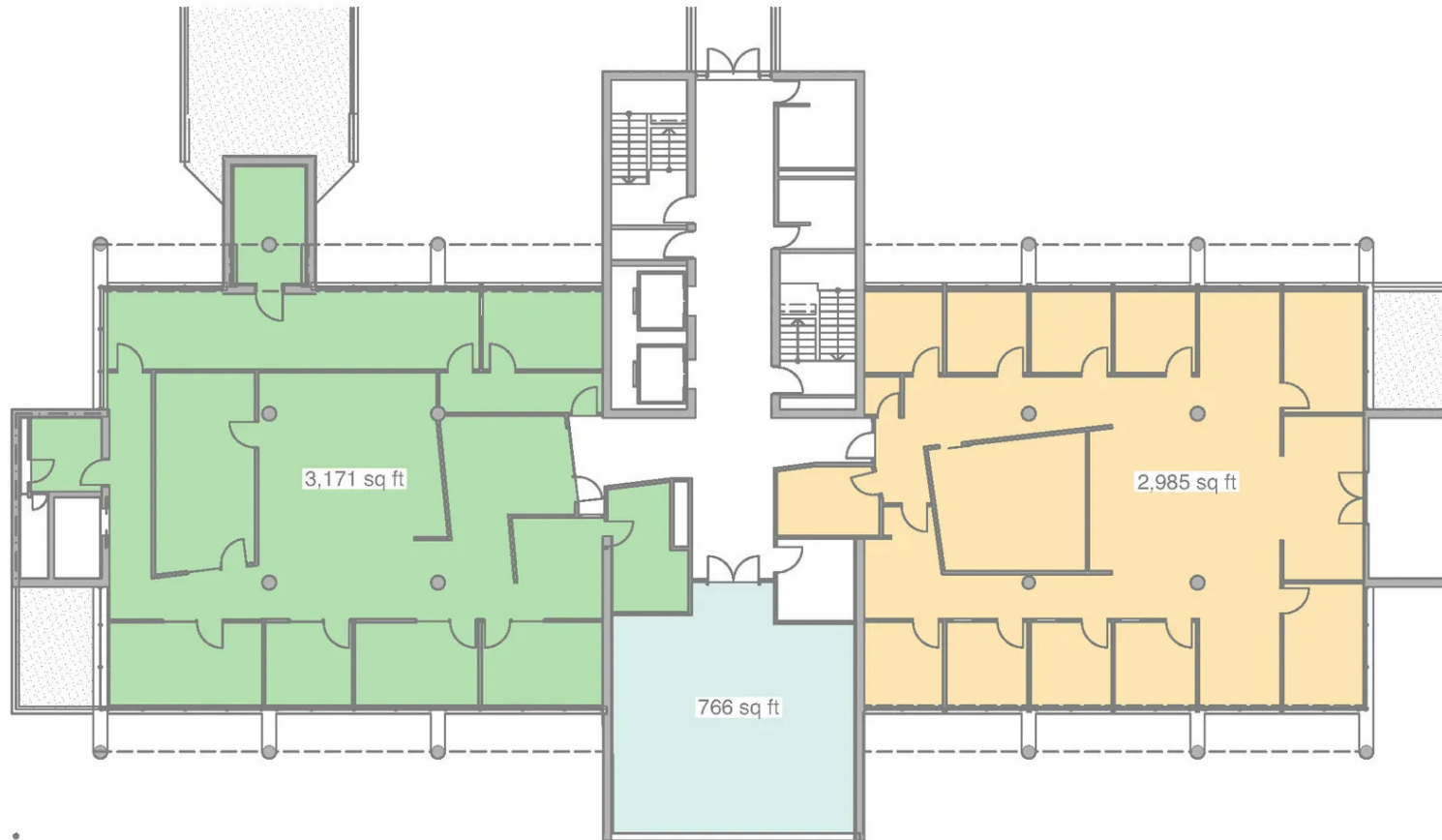
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Floor Plans - 2nd Floor



1 SECOND FLOOR
SCALE: 1/16" = 1'-0"

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Floor Plans - 3rd Floor



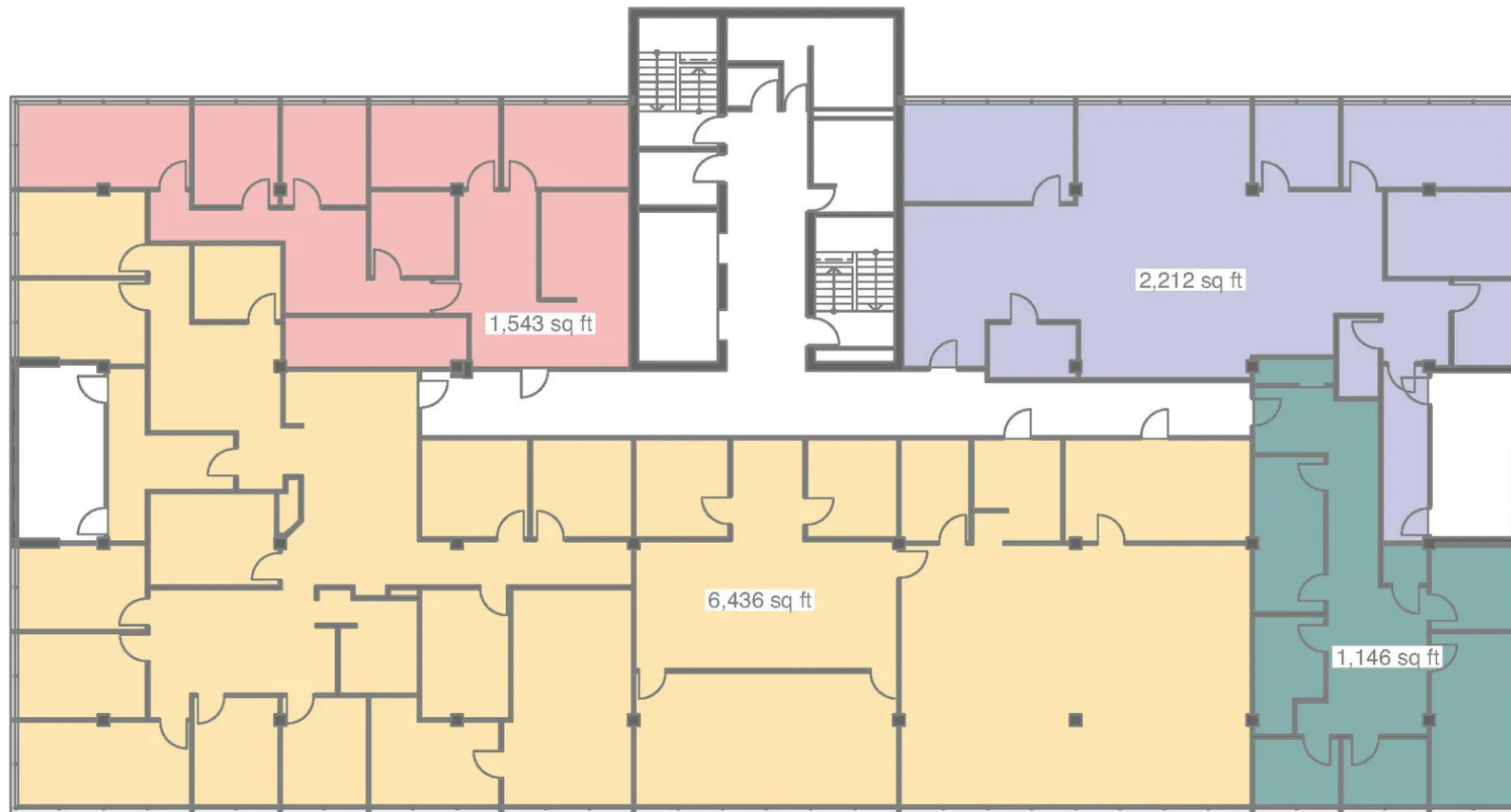
1 THIRD FLOOR
SCALE: 1/16" = 1'-0"

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Floor Plans - 5th Floor



1 FIFTH FLOOR
SCALE: 1/16" = 1'-0"

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Floor Plans - 6th Floor



1 SIXTH FLOOR
SCALE: 1/16" = 1'-0"

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100 Years
SINCE 1909

First Floor Renderings



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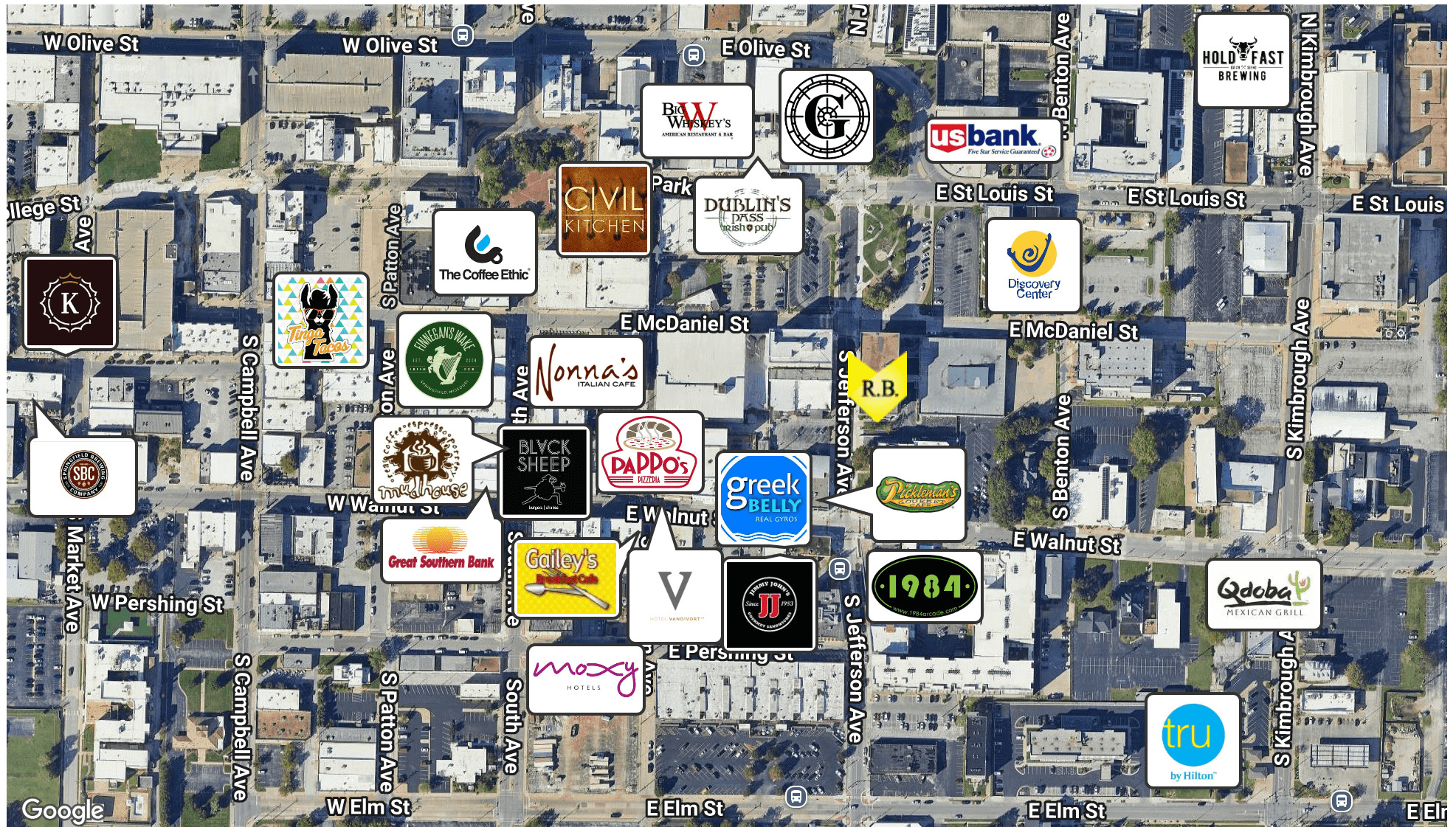
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Retail Map



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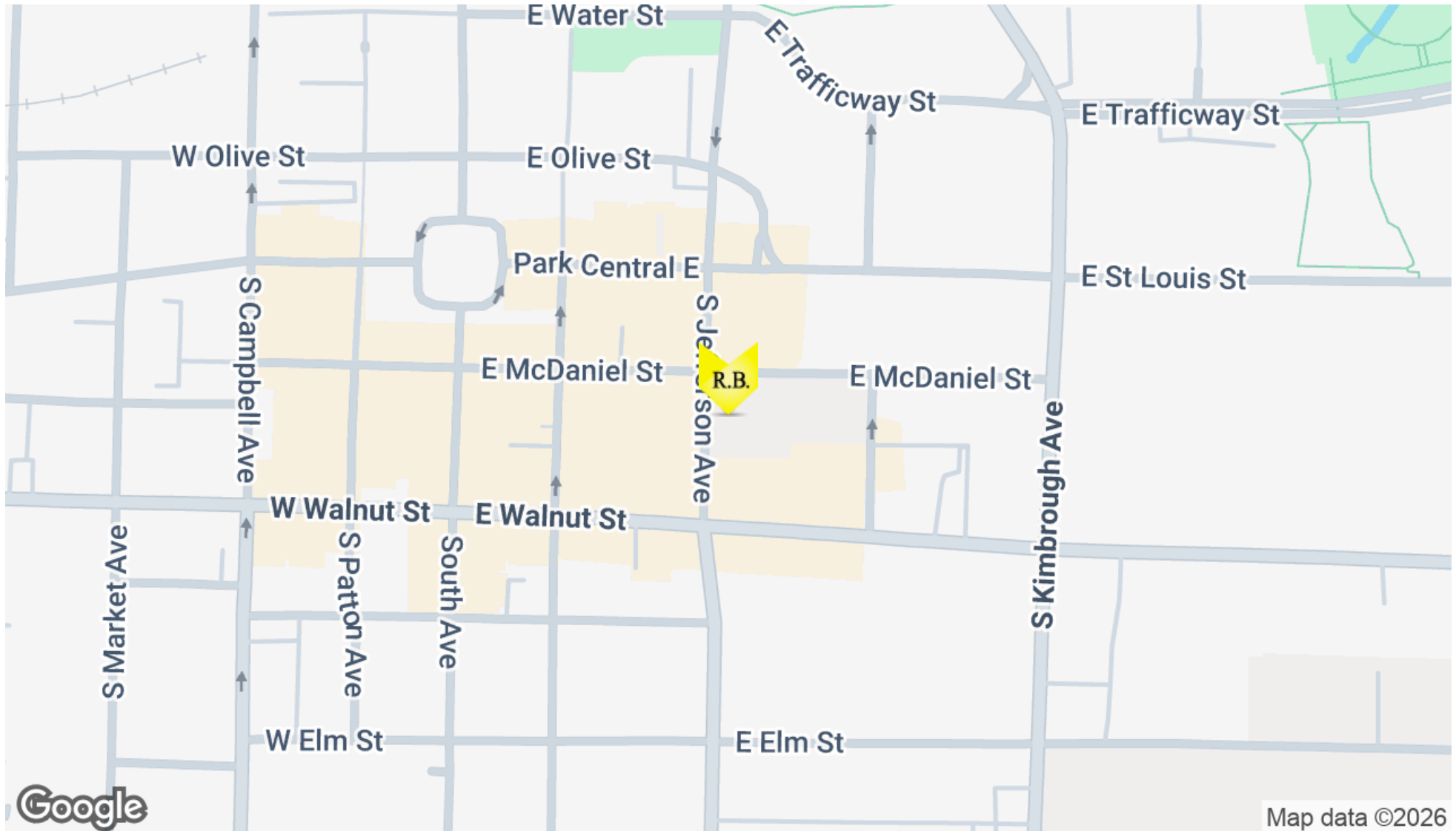
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Location Map



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Demographics Map & Report

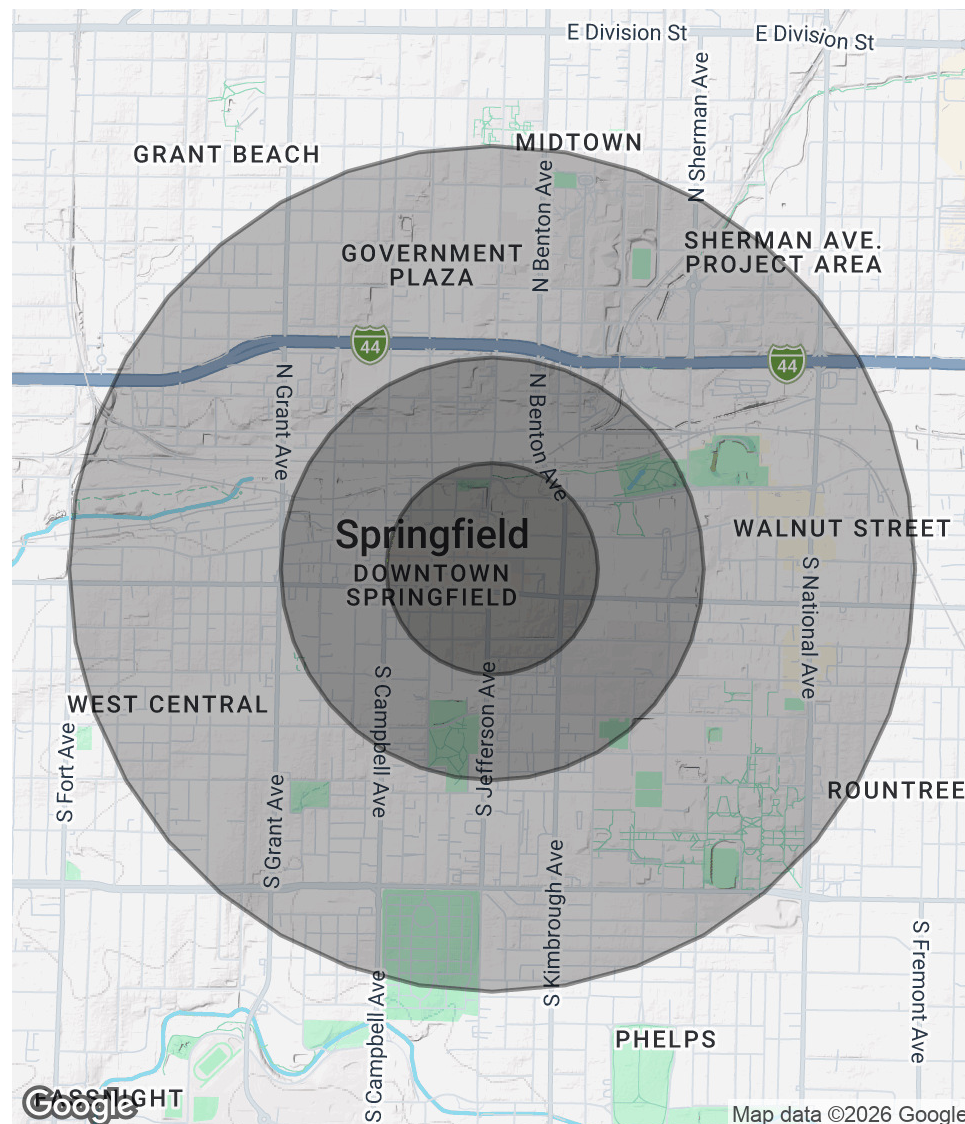
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,122	4,922	18,785
Average Age	25.0	26.7	26.5
Average Age (Male)	29.7	28.8	27.0
Average Age (Female)	23.1	24.4	25.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	619	2,354	7,842
# of Persons per HH	1.8	2.1	2.4
Average HH Income	\$38,482	\$39,583	\$41,096
Average House Value	\$0	\$0	\$99,327

2023 American Community Survey (ACS)



Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM
Chief Executive Officer



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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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