



CLASS-A EXECUTIVE OFFICES FOR LEASE

CLASS-A EXECUTIVE OFFICES FOR LEASE | 830 E. PRIMROSE, SPRINGFIELD, MO 65807

- Totally Remodeled/Updated
- Located Adjacent to Cox South Campus in Medical Mile District
- Full Top Floor Executive Suite Available
- Shown by Appointment Only
- Suite 200 is now divisible

EST. 1909

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

Ryan Murray, SIOR, CCIM, LEED AP, CPM
417.881.0600
ryan@rbmurray.com

Ross Murray, SIOR, CCIM
417.881.0600
ross@rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

	Suite 106: 3,403 SF
Available SF:	Suite 200: 5,782 - 11,565 SF (divisible)
Lease Rate:	\$15.50 - 17.00 SF/yr (NN)
Lot Size:	1.9 Acres
Building Size:	22,726 SF
Building Class:	A
Year Built:	2001
Zoning:	Planned Development 21, Amendment 3
CAM Charge / SF	\$4.50 PSF (estimated)

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

Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
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PROPERTY OVERVIEW

First time to market for lease since being totally remodeled & updated by Toth & Associates. Executive level finish & infill through the various suites. Located immediately adjacent to Cox South Campus in Medical Mile District. Maximum daylight provided by interior and exterior glazing throughout the suites. Contact listing agent for more information or to schedule a property tour. Suite 200 is now divisible.

PROPERTY HIGHLIGHTS

- Suite 200 is divisible
- Totally remodeled / updated
- Located adjacent to Cox South Campus in Medical Mile District
- Full top floor executive suite available
- All Suites have perimeter glazing
- Shown by appointment only
- NN Lease - Tenant responsible for prorata share of CAM, taxes, and insurance
- Tenant pays own utilities
- Get back to nature while you enjoy watching the onsite resident ducks at the pond over your lunch breaks.



Available Spaces

Lease Rate: \$15.50 - 17.00 SF/YR (NN) **Total Space** 14,968 SF
Lease Type: NN **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 106	Executive Suites	\$15.50 SF/YR	Modified Net	3,403 SF	Negotiable	3,403± SF of usable office space. 3,614± SF of rentable office space, which includes Tenant's share of common area lobby. Available for lease at \$15.50 PSF (NN). Tenant responsible for prorata share of common area maintenance, real estate taxes, and building insurance (estimated at \$4.50 PSF). Estimated monthly rent: \$6,023.33 based on rentable SF (includes estimated CAM).
Suite 200	Executive Suites	\$17.00 SF/YR	Modified Net	5,782 - 11,565 SF	Negotiable	11,565± SF of usable office space. 12,862± SF of rentable office space, which includes Tenant's share of common area lobby. Available for lease at \$17.00 PSF (NN). Tenant responsible for prorata share of common area maintenance, real estate taxes, and building insurance (estimated at \$4.50 PSF). Estimated monthly rent: \$23,044.42 based on rentable SF (includes estimated CAM). This suite now divisible (5,782-11,565± SF).



OFFICE SPACE
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Additional Photos - Suite 200



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Floor Plans - 2nd Floor



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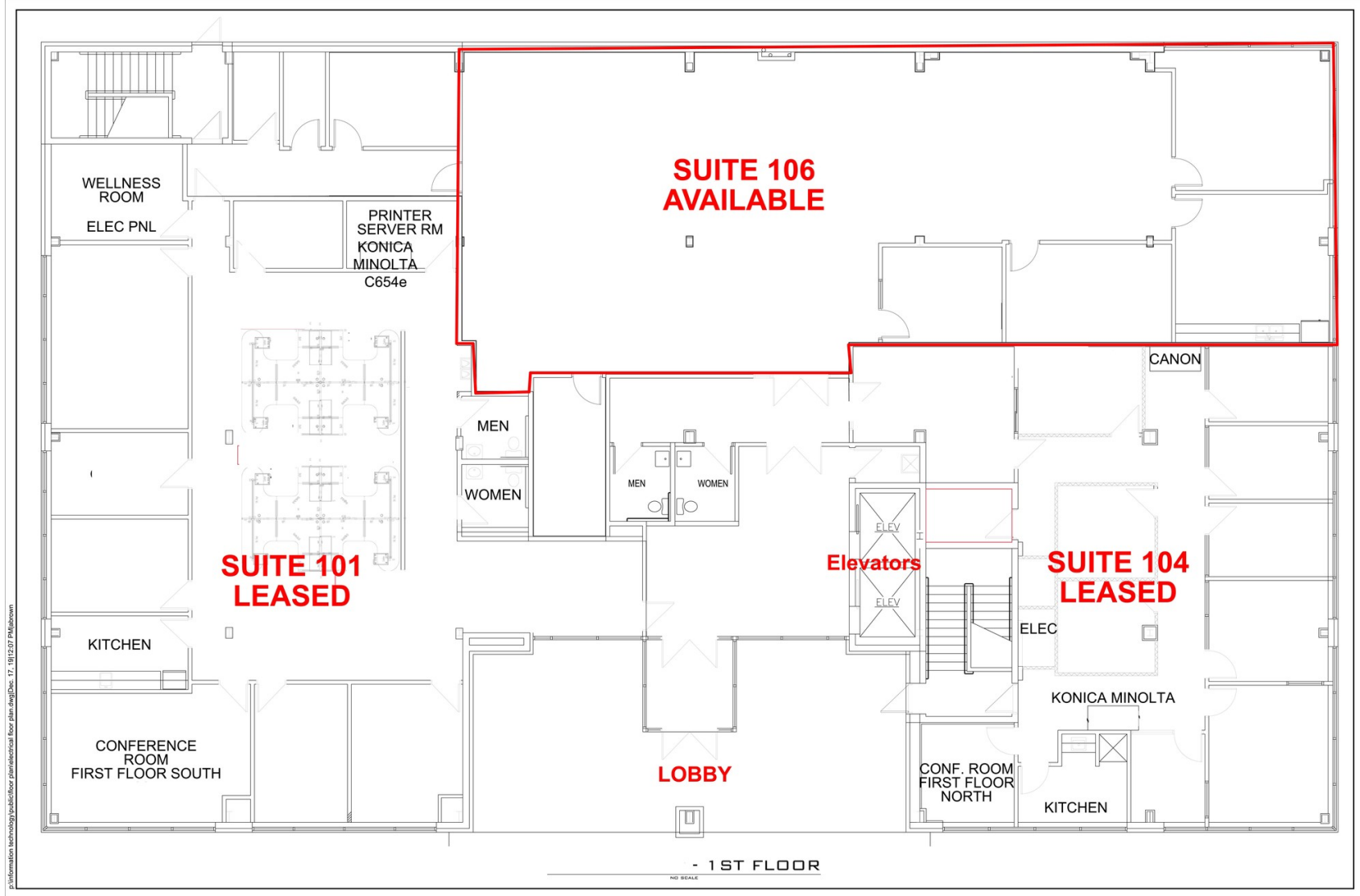
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Floor Plans - 1st Floor



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Retailer Map



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Location Maps



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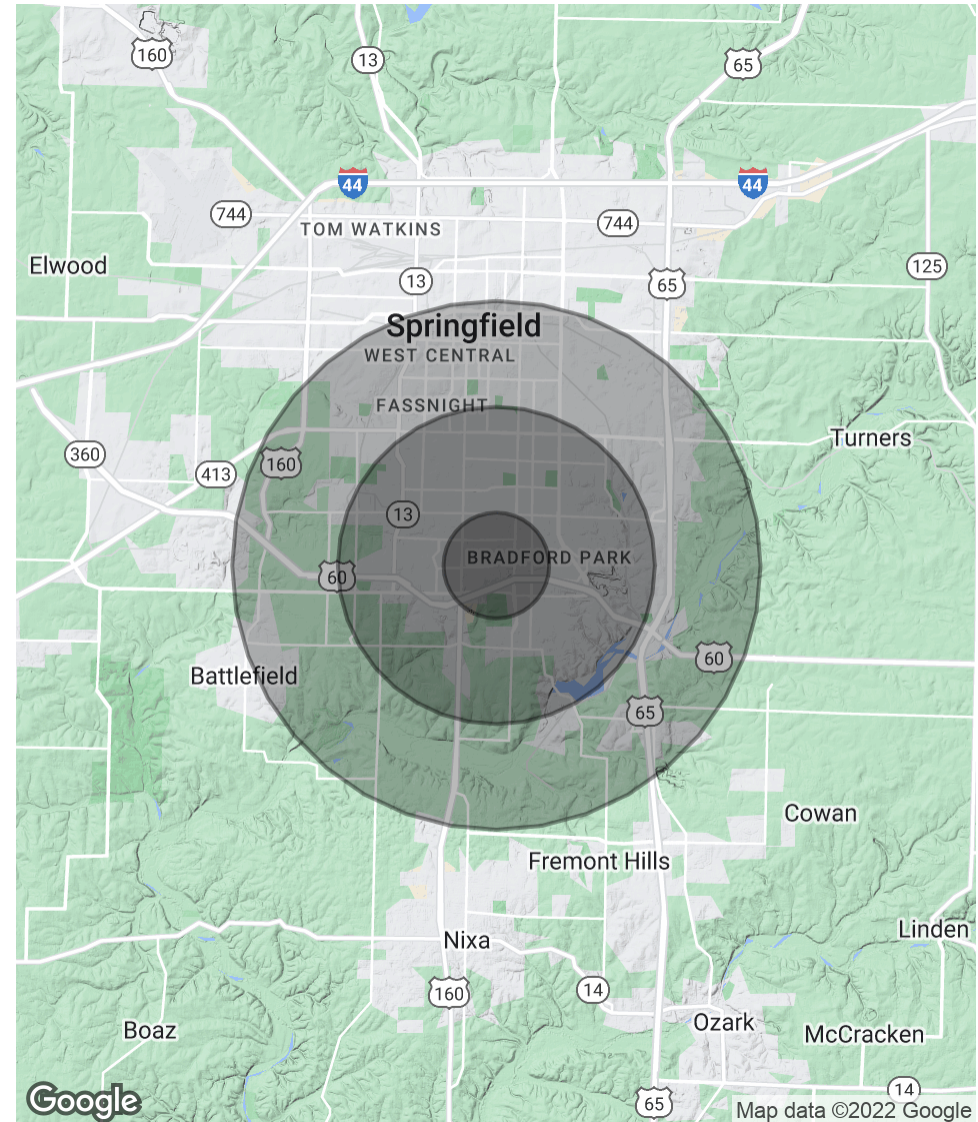
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,037	63,202	159,960
Average age	43.5	39.9	35.7
Average age (Male)	37.5	37.6	34.2
Average age (Female)	47.3	42.1	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,285	30,692	71,015
# of persons per HH	1.9	2.1	2.3
Average HH income	\$47,340	\$53,848	\$52,916
Average house value	\$109,519	\$168,622	\$177,541

* Demographic data derived from 2020 ACS - US Census



Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
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

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Springfield, MO 65809

T 417.881.0600
F 417.882.0541
ross@rbmurray.com
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)

