



OFFICE SPACE FOR LEASE

OFFICE SPACE FOR LEASE | 1530 - 1548 EAST PRIMROSE STREET, SPRINGFIELD, MO 65804

- Professional law office infill
- End unit with lots of windows
- Located in Medical Mile
- Abundance of parking
- Monument signage available
- Shown by appointment only

EST. 1909

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

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$4,835.17
Available SF:	3,464 SF
Lease Rate:	\$16.75 SF/yr (Gross)
Lot Size:	1.46 Acres
Building Size:	15,498 SF
Year Built:	2001
Zoning:	PD 321

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

PROPERTY OVERVIEW

End unit office space available for lease located within Springfield's Medical Mile. The space is currently occupied by a law firm. Infill is flexible and is most suitable for most professional office uses. Infill consists of a larger reception area, conference rooms, and private offices surrounding the perimeters (see enclosed floor plan). The lease structure is modified gross making the pricing very competitive. Space is shown by appointment only. Please contact the listing broker for additional information or to show the space.

PROPERTY HIGHLIGHTS

- Professional law office infill
- End unit with lots of windows
- Kitchen / breakroom
- Located in Medical Mile
- Abundance of parking
- Monument signage available
- Shown by appointment only

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FOR LEASE

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Available Spaces

Lease Rate: \$16.75 SF/YR (GROSS)
Lease Type: Gross

Total Space: 3,464 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1548	Office Space	\$16.75 SF/YR	Gross	3,464 SF	Negotiable	3,464± SF office space for lease at \$16.75 PSF (Gross). Landlord pays for CAM, trash, water & sewer. Tenant pays electric. An additional 336± SF of storage space is also available for lease at \$7.50 PSF.

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Additional Photos



OFFICE SPACE
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Retailer Map



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OFFICE SPACE
BUILDING FOR
LEASE

OFFICE SPACE FOR LEASE
1530 - 1548 EAST PRIMROSE STREET, SPRINGFIELD, MO 65804



Location Map



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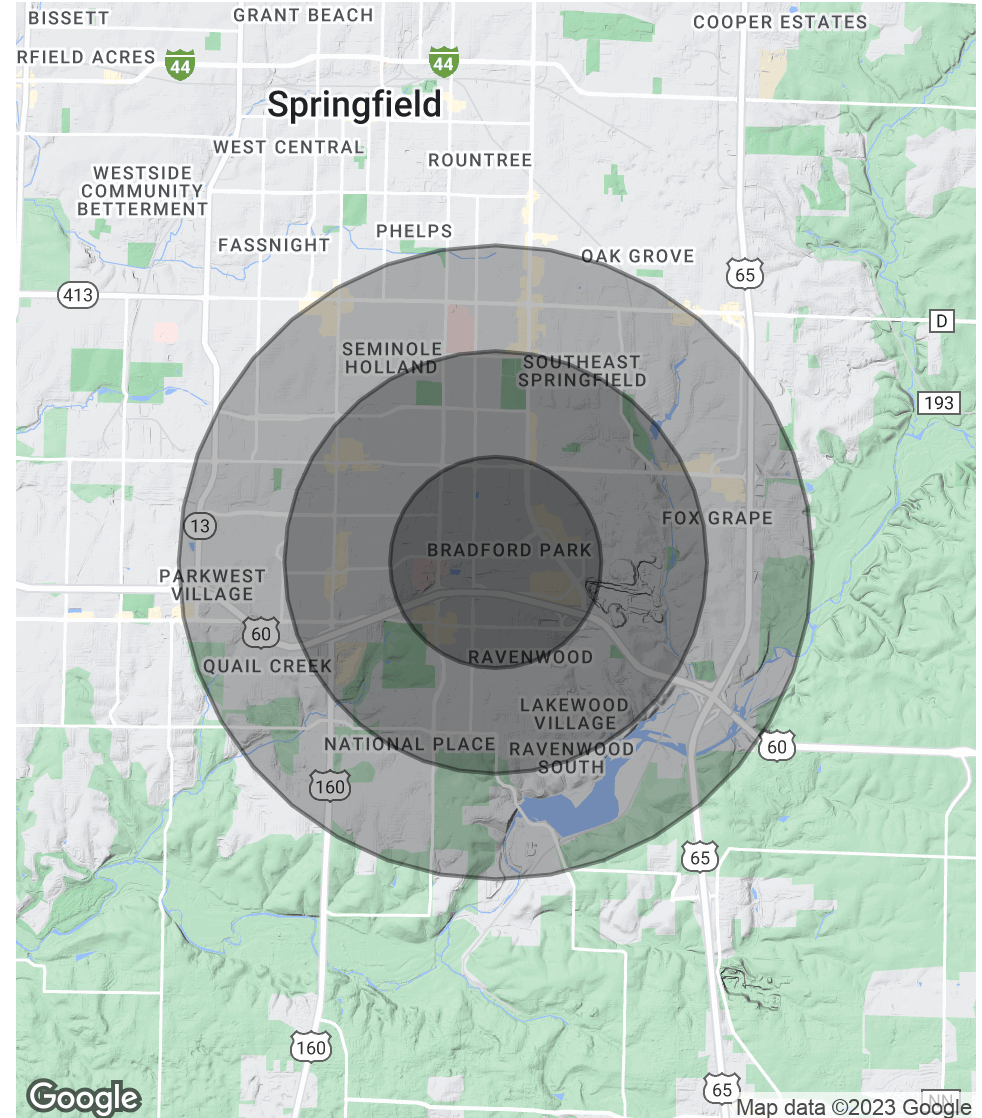
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Demographics Map & Report

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,880	28,044	61,690
Average Age	49.1	45.2	41.8
Average Age (Male)	45.8	41.5	39.8
Average Age (Female)	52.7	48.2	44.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,996	15,198	32,721
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$53,485	\$60,441	\$64,302
Average House Value	\$144,987	\$163,810	\$160,225

* Demographic data derived from 2020 ACS - 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)

