

## OFFICE SPACE FOR LEASE

KENSINGTON PLACE | OFFICE SPACE FOR LEASE | 1525 E. REPUBLIC, SPRINGFIELD, MO 65804

- Class-A office space available for lease
- Conveniently located near Medical Mile on Republic Road
- Estimated CAM includes taxes and insurance
- Tenant pays own utilities
- Prime location with excellent visibility
- Ideal for most general office users

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600  
[rbmurray.com](http://rbmurray.com)

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COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



**PROPERTY SUMMARY**

<b>Monthly Estimated Rent:</b>	\$3,121.13 (Includes est. CAM)
<b>Available SF:</b>	1,827 SF
<b>Lease Rate:</b>	\$15.50 SF/yr (NNN)
<b>Building Size:</b>	17,436 SF
<b>Year Built:</b>	2004
<b>Zoning:</b>	Office - 1
<b>CAM Charge / SF</b>	\$5.00 PSF (estimated)

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

**PROPERTY OVERVIEW**

Class-A office space available for lease in Kensington Place. The property is conveniently located near Medical Mile on Republic Road just east of Fremont. Situated on one of the busiest roads in Springfield, the property has excellent visibility in a prime location with easy access to James River Freeway and other major thoroughfares. Surrounded by retail, restaurants, and professional offices, the property is ideal for most general office users. NNN lease - Tenant responsible for own monthly utilities, as well as CAM, taxes, and insurance. Contact listing agent for more information.

**PROPERTY HIGHLIGHTS**

- Class-A office space available for lease
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Available Spaces

**Lease Rate:** \$15.50 SF/YR (NNN)  
**Lease Type:** NNN

**Total Space** 1,827 SF  
**Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
A-115	Office Building	\$15.50 SF/YR	NNN	1,827 SF	Negotiable	1,827± SF office space for lease at \$15.50 PSF (NNN). CAM estimated at \$5.00 PSF. CAM includes taxes and insurance. Tenant pays own utilities.

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Additional Photos - Suite A125



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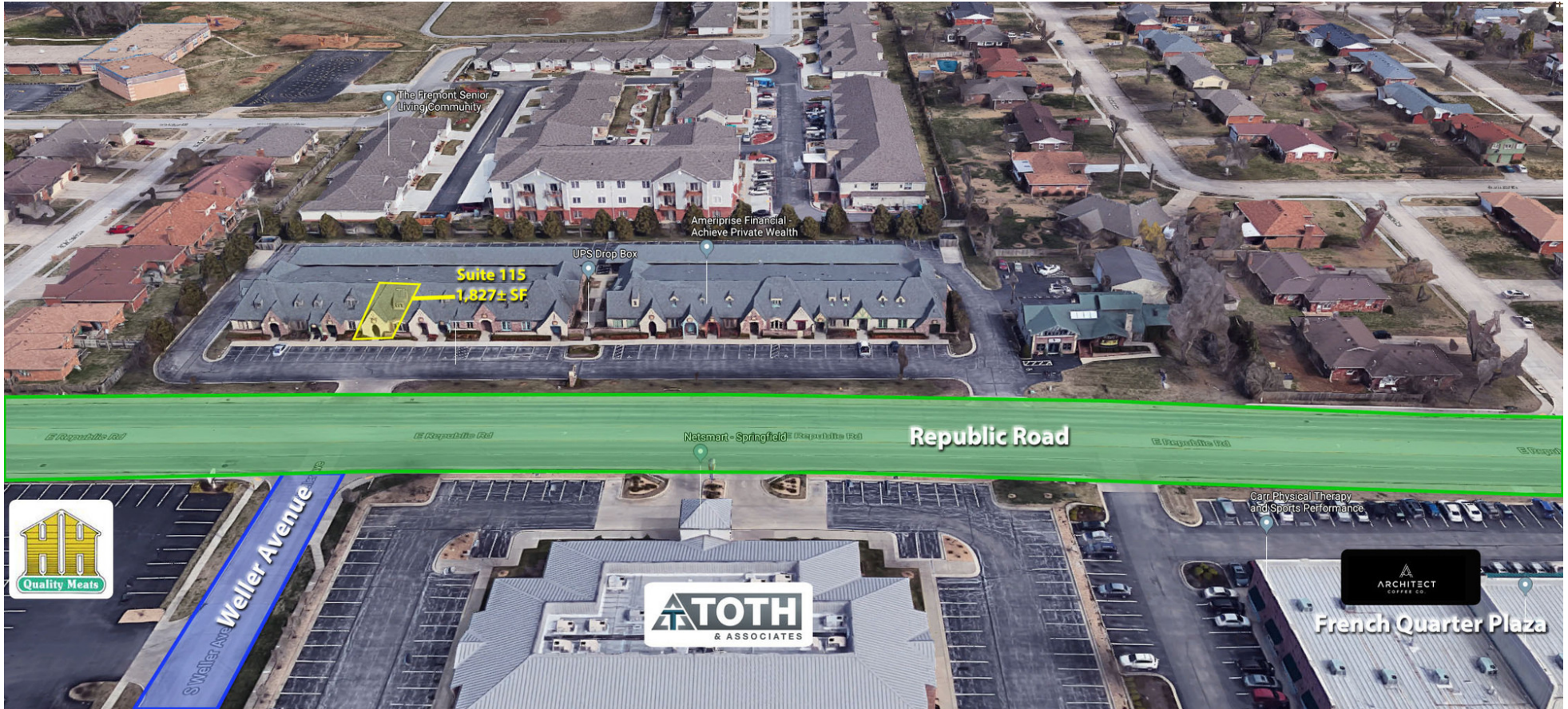
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Aerial



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## Retail Map



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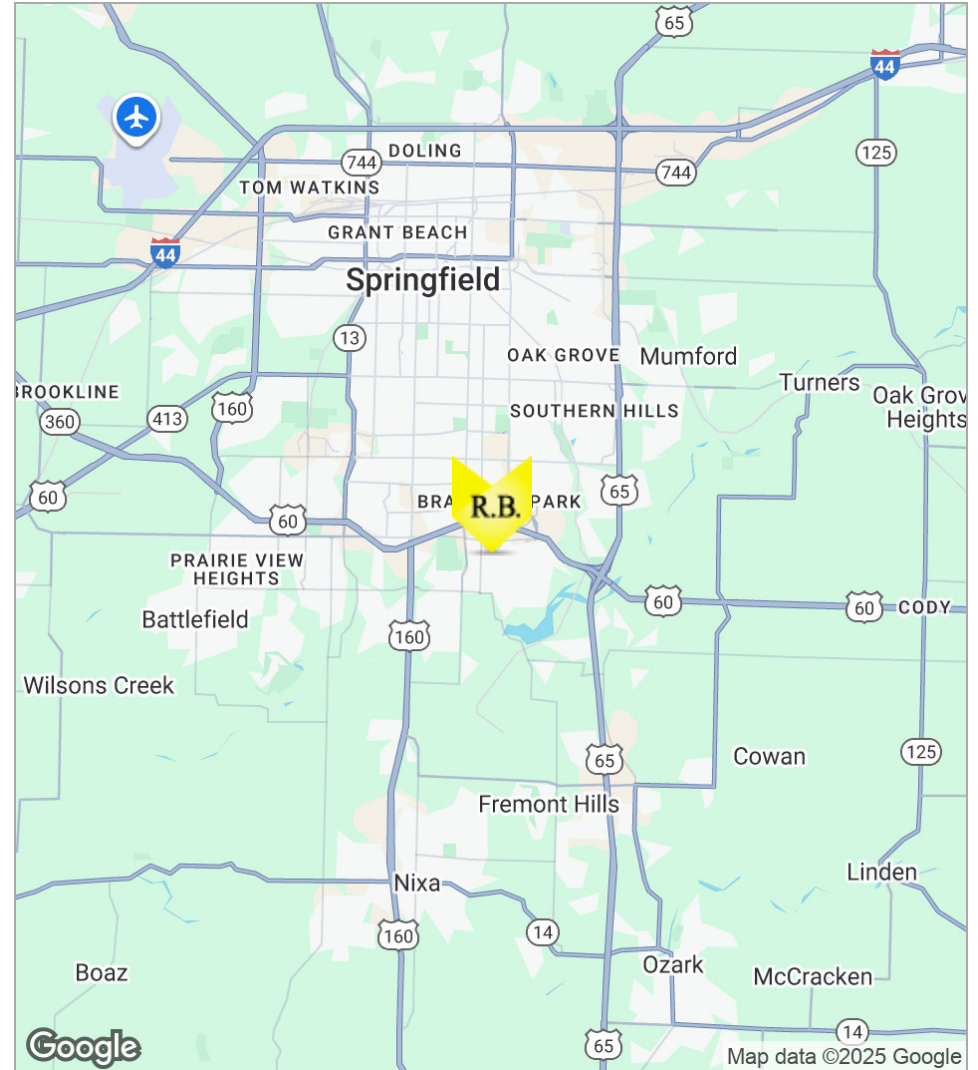
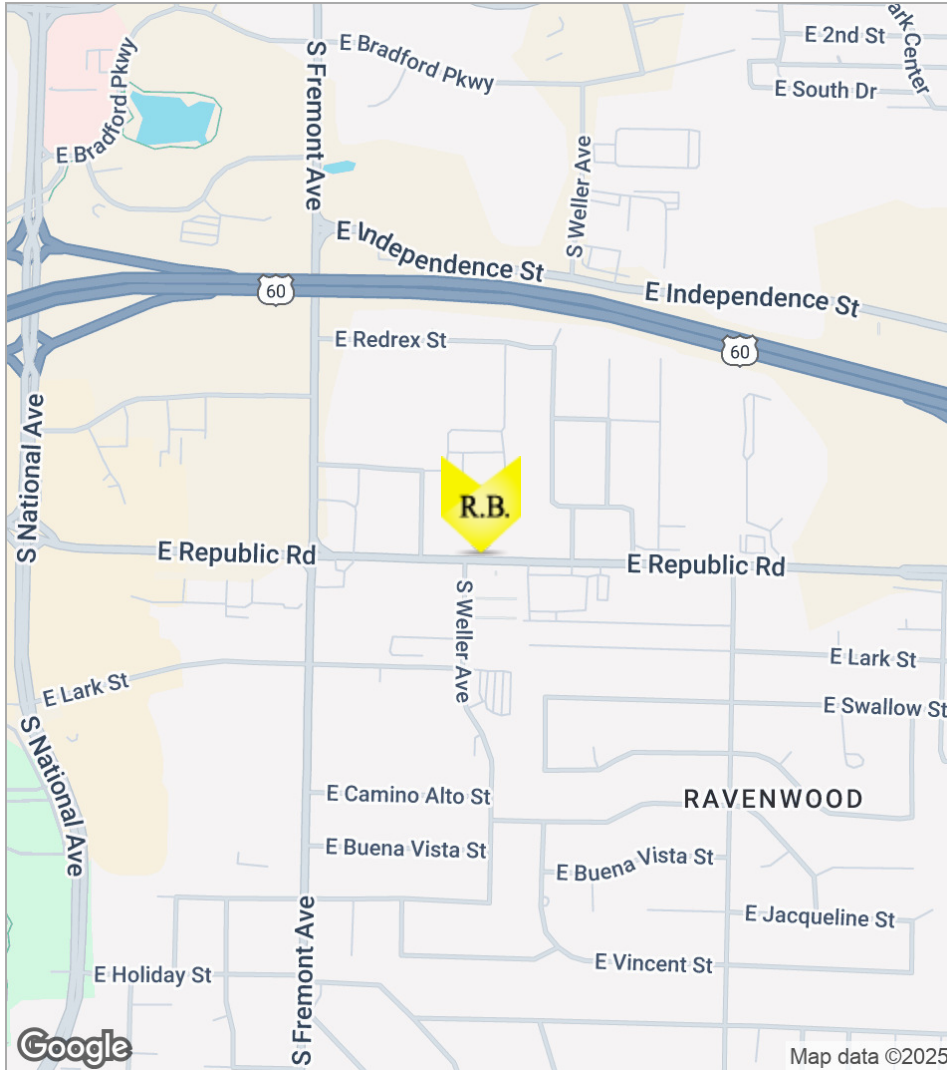
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Location Maps



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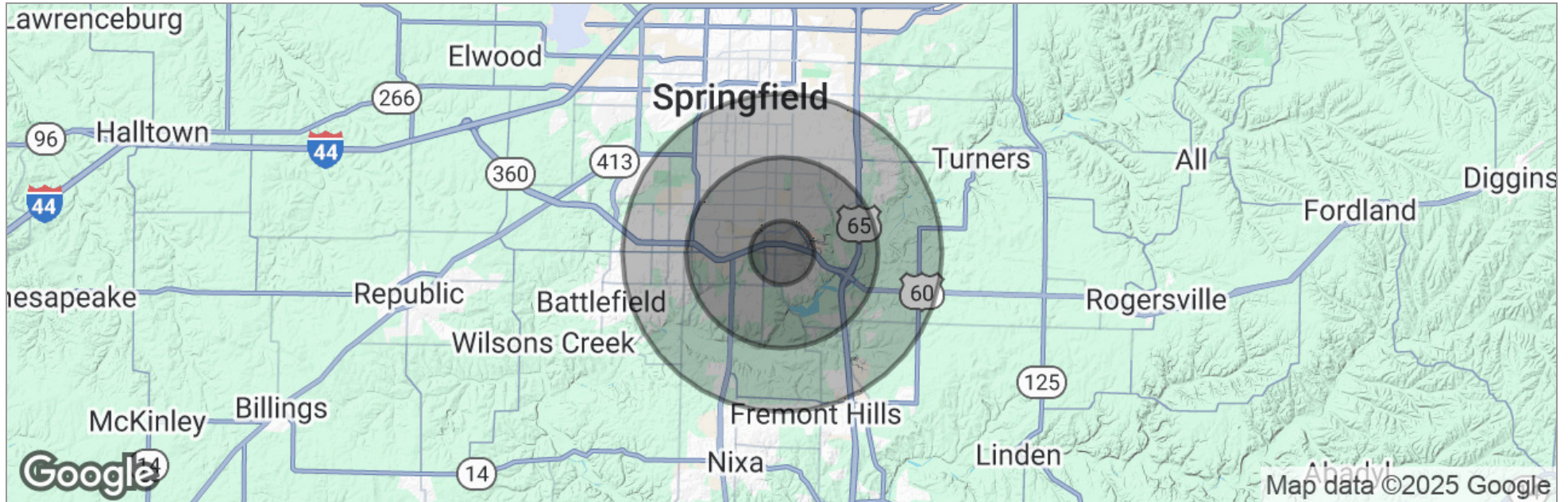
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	5,987	52,943	140,240
Population Density	1,906	1,872	1,786
Median Age	44.3	41.7	36.9
Median Age (Male)	42.5	39.3	35.1
Median Age (Female)	47.6	43.9	38.5
Total Households	3,173	25,446	63,369
# of Persons Per HH	1.9	2.1	2.2
Average HH Income	\$56,779	\$59,326	\$56,031
Average House Value	\$148,946	\$187,386	\$193,705

\* Demographic data derived from 2020 ACS - US Census

Advisor Bio

**ROSS MURRAY, SIOR, CCIM**  
**President**



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**Professional Background**

Ross Murray is a third generation of the Murray family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University, earning 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 and lease volumes, and a demonstration of professionalism and ethics only showcased by the top industry experts.

Ross is the only broker in Southwest Missouri (besides his brother Ryan Murray) to hold both SIOR Dual Industrial and Office designations and CCIM designations. Ross is a SIOR 10+ Year Legacy member with over 20 years of experience and real estate knowledge. He specializes in investment sales, industrial sales and leasing, office sales and leasing, and vacant land sales and leasing. His wealth of expertise makes him a trusted, strategic real estate partner.

**Significant Transactions**

Over the past seven years, Ross has brokered many significant investment, industrial, and office transactions, totaling over \$300,000,000 and over 5,500,000 square feet. His notable transactions include:

- JPMC CHASE Campus (300,000 Sq Ft)
- Town & Country Shopping Plaza (120,000 Sq Ft)
- National FedEx facility (BTS)
- Super Center Plaza Shopping Center (40,000 Sq Ft)
- Regional Headquarters Campus for Wellpoint Blue Cross Blue Shield (100,000 Sq Ft)
- University of Phoenix Regional Campus (40,000 Sq Ft)
- French Quarter Plaza (60,000 Sq Ft)
- Recent industrial and office portfolio sales anchored by Blue Chip Tenants (550,000 Sq Ft)

His recent 2024 JPMC CHASE Campus transaction totaled 300,000 square feet. The transaction is the largest privately-held office transaction in Springfield's history to date.

**Industry Recognition**

Ross was an honoree for the Springfield Business Journal's 2014 "40 Under 40." He was selected for being one of Springfield's brightest and most accomplished business professionals. In 2021, the Springfield Business Journal recognized Ross as the local real estate industry's top Trusted Adviser.

Ross is consistently ranked as a Top Costar Power Broker in the state of Missouri. His current marketing projects include Project 60/65, a mixed-use development covering 600 acres in Southeast Springfield, and TerraGreen Office Park, one of the area's first sustainable LEED concept office developments. Additionally, he is brokering a new 166-acre industrial park, "Southwest Rail and Industrial Park," which is currently being developed. It contains approximately 1,500,000 to 2,000,000 square feet of new industrial buildings.

**Commitment to Community**

Ross exhibits his 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, Springfield Executives Partnership, Hickory Hills Country Club, Springfield Area Chamber of Commerce, International Council of Shopping Centers, and Missouri Association of Realtors.

**Memberships & Affiliations**

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)