



Office Retail Space For Lease | 639 W. Chestnut Exp., Springfield, MO 65802

OFFICE / RETAIL BUILDING FOR LEASE

- Available 8,257 SF For Lease at \$6.00 PSF (NN)
- Zoned: CS - Commercial Service
- Located at the NEC of Chestnut Expressway and North Grant

EST. 1909

Robert Murray, Jr., SIOR | 417.881.0600 | bob@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600



commercial & industrial real estate services



Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$5,332.65 (Includes est. CAM of \$1.75 PSF)
Available SF:	8,257 SF
Lease Rate:	\$6.00 SF/yr (NN)
Lot Size:	1.22 Acres
Building Size:	16,378 SF
Building Class:	B
Year Built:	1970
Zoning:	CS - Commercial Service
Market:	Springfield
Sub Market:	Center City
Cross Streets:	North Grant
CAM Charge / SF	Estimated at \$1.75 PSF

PROPERTY OVERVIEW

Office Retail space for lease at \$6.00 PSF (NN); CAM is estimated at \$1.75 PSF. Landlord will install new ceiling, lighting and carpet.

PROPERTY HIGHLIGHTS

- Available immediately 8,257 SF at \$6.00 PSF (NN)
- CAM estimated at \$1.75 PSF
- Zoned - CS - Commercial Service
- Located at the NEC of Chestnut Expressway and North Grant
- Signalized intersection
- Approximately 38 parking spaces

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

OFFICE BUILDING
FOR LEASE

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Additional Photos

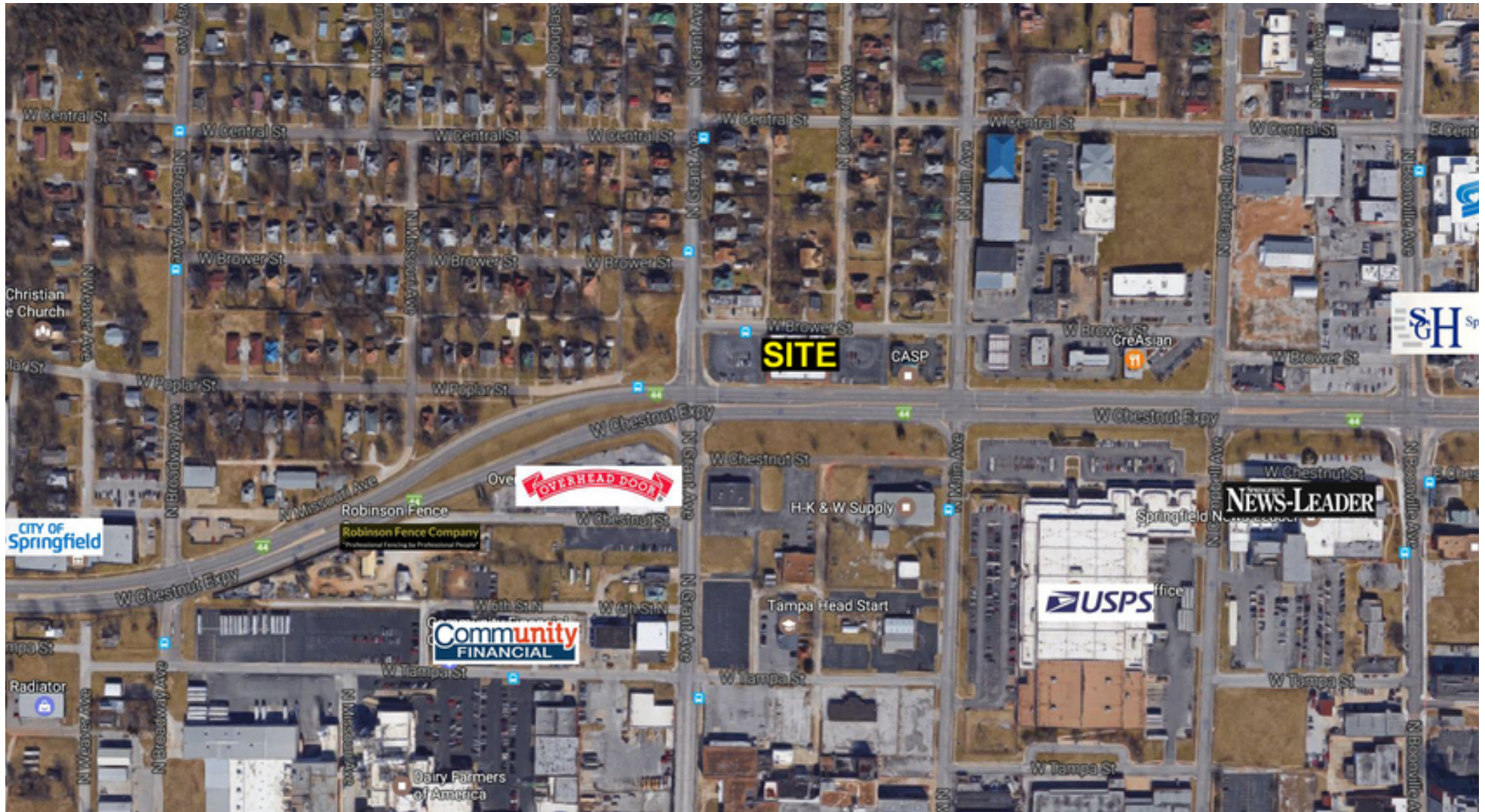


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100 Years
SINCE 1909

Aerial



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Aerial close up



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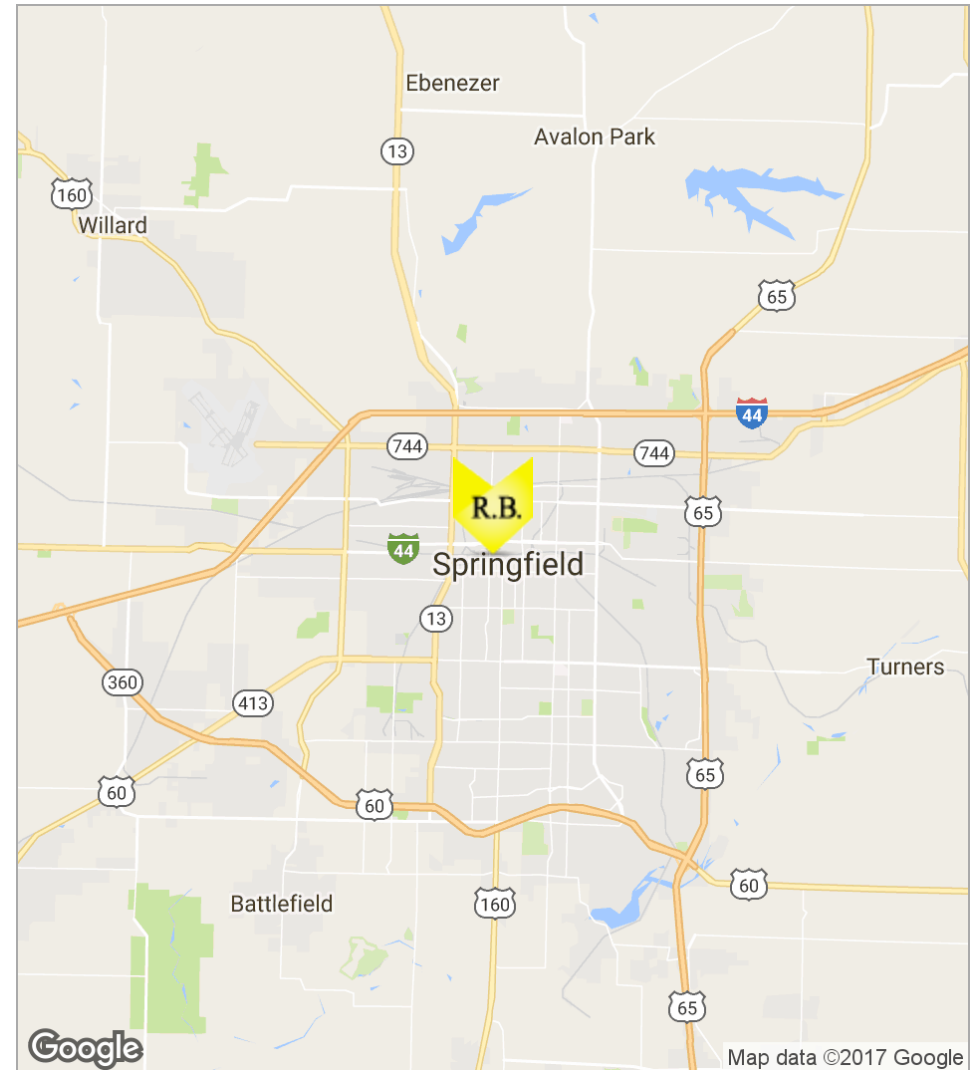
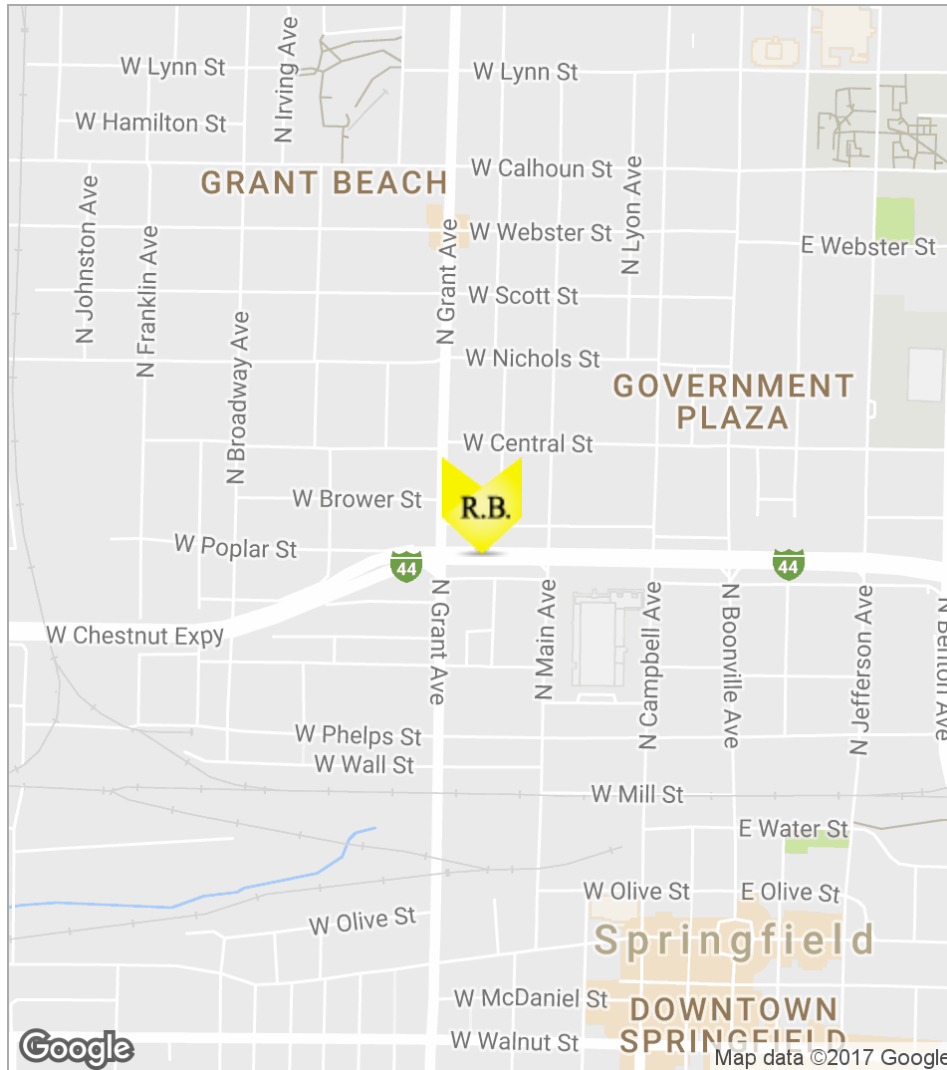
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Location Maps

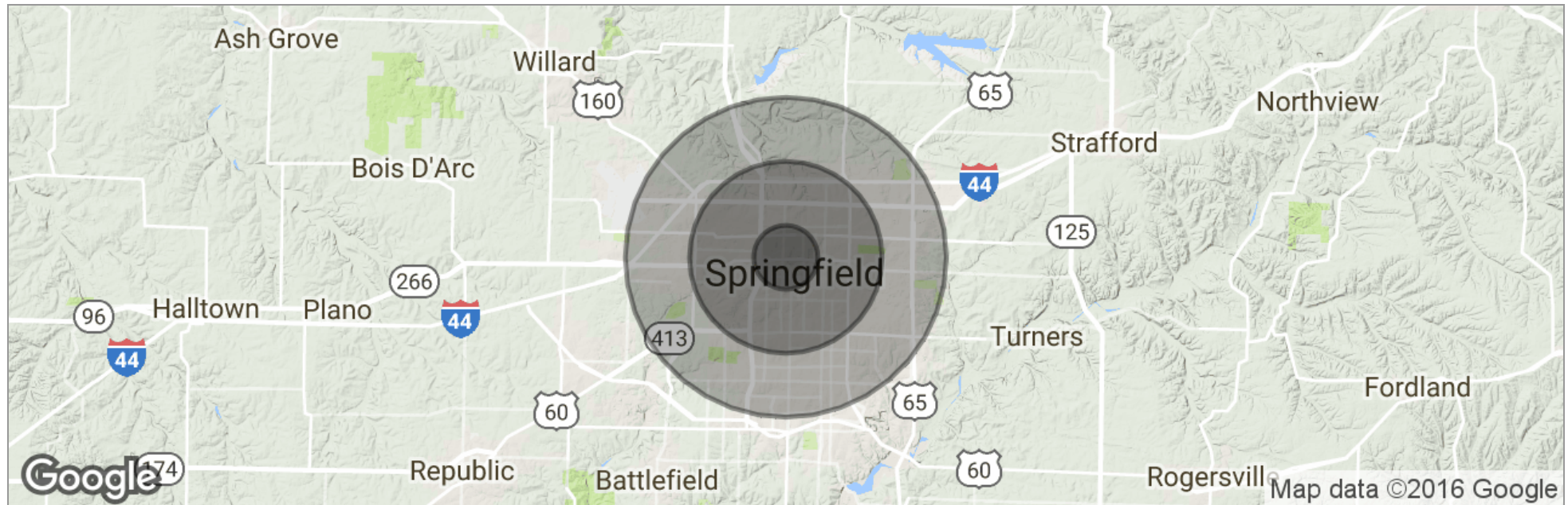


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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	10,521	87,907	167,718
Population Density	3,349	3,109	2,135
Median Age	30.7	31.1	33.6
Median Age (Male)	30.5	30.4	32.5
Median Age (Female)	30.4	32.1	34.7
Total Households	4,656	36,064	73,021
# of Persons Per HH	2.3	2.4	2.3
Average HH Income	\$29,019	\$37,069	\$40,498
Average House Value	\$84,598	\$114,366	\$117,120

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

ROBERT MURRAY, JR., SIOR
CFO



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Professional Background

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, Bob was invited to become a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently serves on the chairman's council at Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

Memberships & Affiliations

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