



OFFICE SPACE FOR LEASE

OFFICE SPACE FOR LEASE | 4905 S. NATIONAL, SPRINGFIELD, MO 65810

- Located in Medical Mile
- Just a mile from Cox Medical Center South Campus
- Shown by appointment only

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

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



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

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Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent: \$1,750.00

Available SF: 1,224 SF

Lease Rate: \$1,750.00 per month (Gross)

Lot Size: 1.83 Acres

Building Size: 21,148 SF

Zoning: PD - 306

PROPERTY OVERVIEW

Office space available within Medical Mile. Located just south of Lakewood on National. Parking is available all the way around the building. The property is just a mile from Cox Medical Center South Campus. Easy access to James River Freeway and convenient to retail and restaurants along National and Republic Roads. Shown by appointment only. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Zoned Planned Development
- Landlord pays trash, water and sewer
- Tenant pays own electric
- Shown by appointment only

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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.

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Available Spaces

Lease Rate: \$1,750.00 PER MONTH (GROSS)
Lease Type: Gross

Total Space: 2,448 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite A-108	Office Space	\$1,750 PER MONTH	Gross	1,224 SF	Negotiable	1,224± SF office space for lease at \$1,750.00 per month (Gross). CAM, taxes, and insurance included in rent. Landlord pays trash, water and sewer. Tenant pays own electric.
Suite A-120	Office Space	\$1,750 PER MONTH	Gross	1,224 SF	Negotiable	1,224± SF office space for lease at \$1,750.00 per month (Gross). CAM, taxes, and insurance included in rent. Landlord pays trash, water and sewer. Tenant pays own electric.

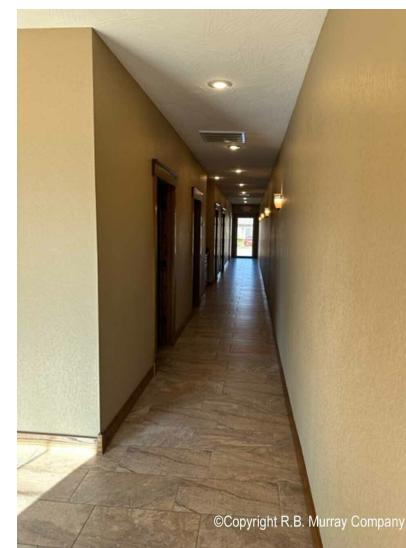
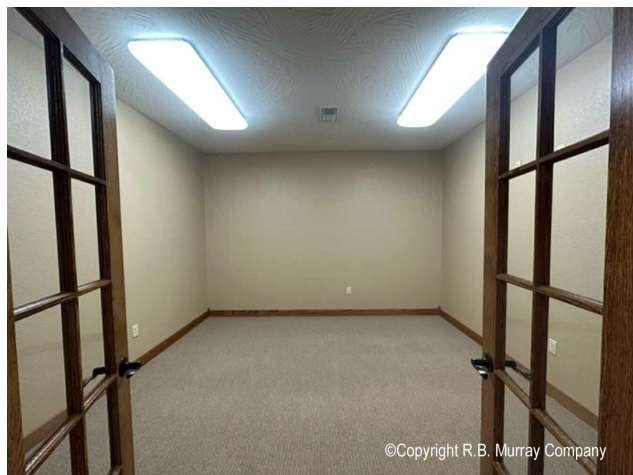
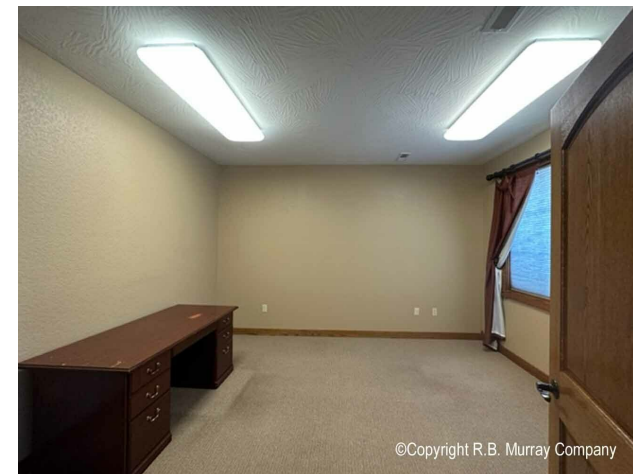
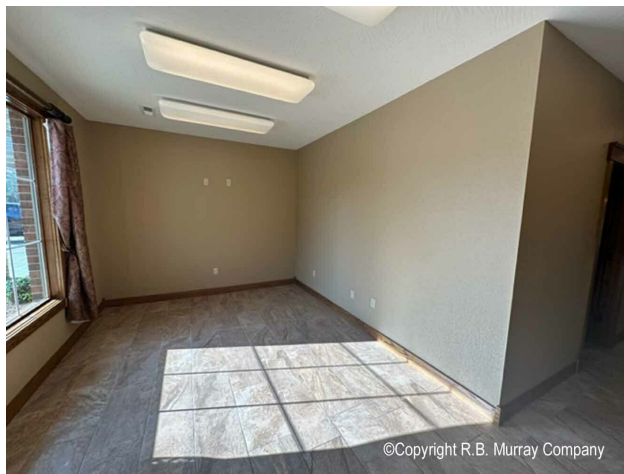
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100Years
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Additional Photos - Suite 108



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100 Years
SINCE 1909

Additional Photos - Suite 120

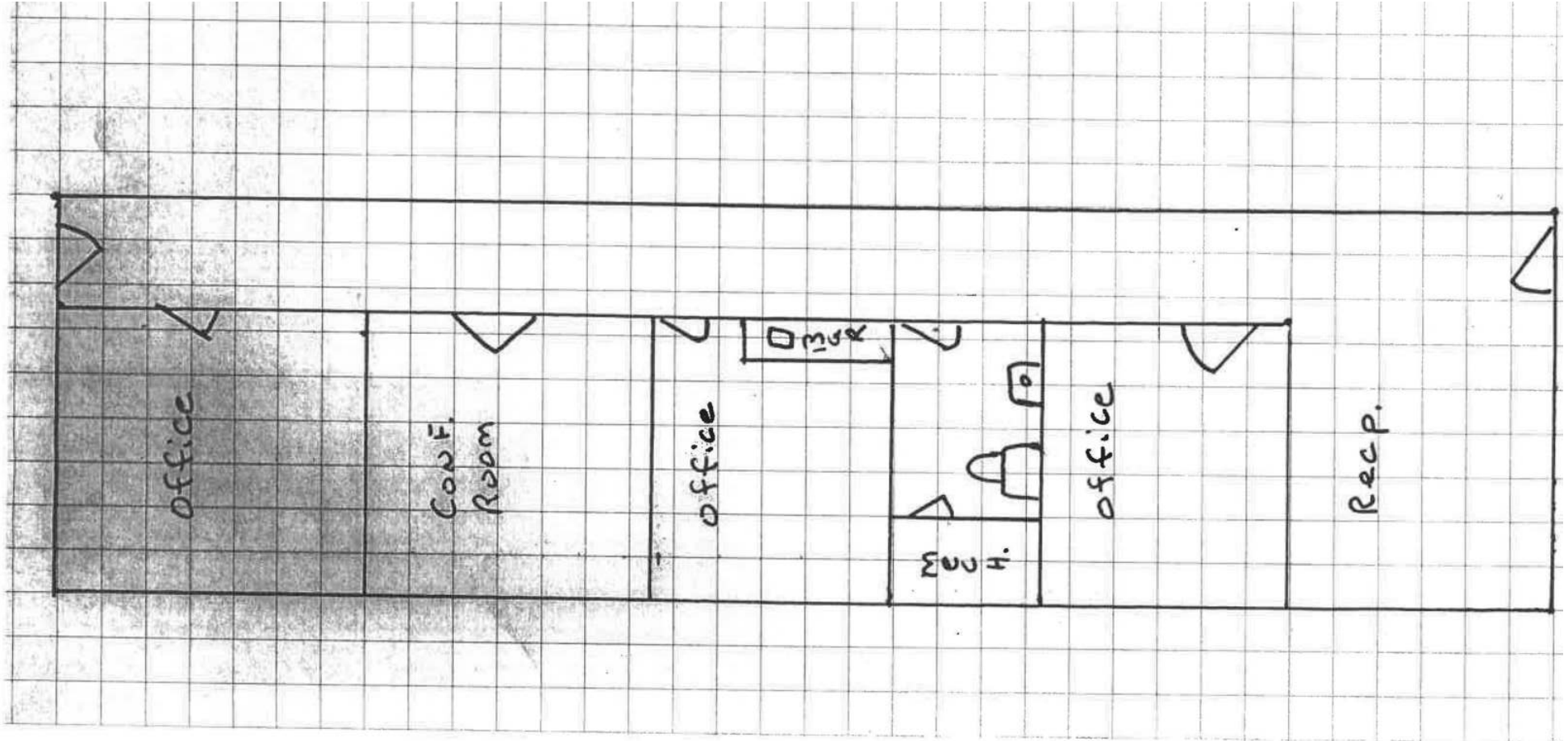


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Floor Plans - A-108

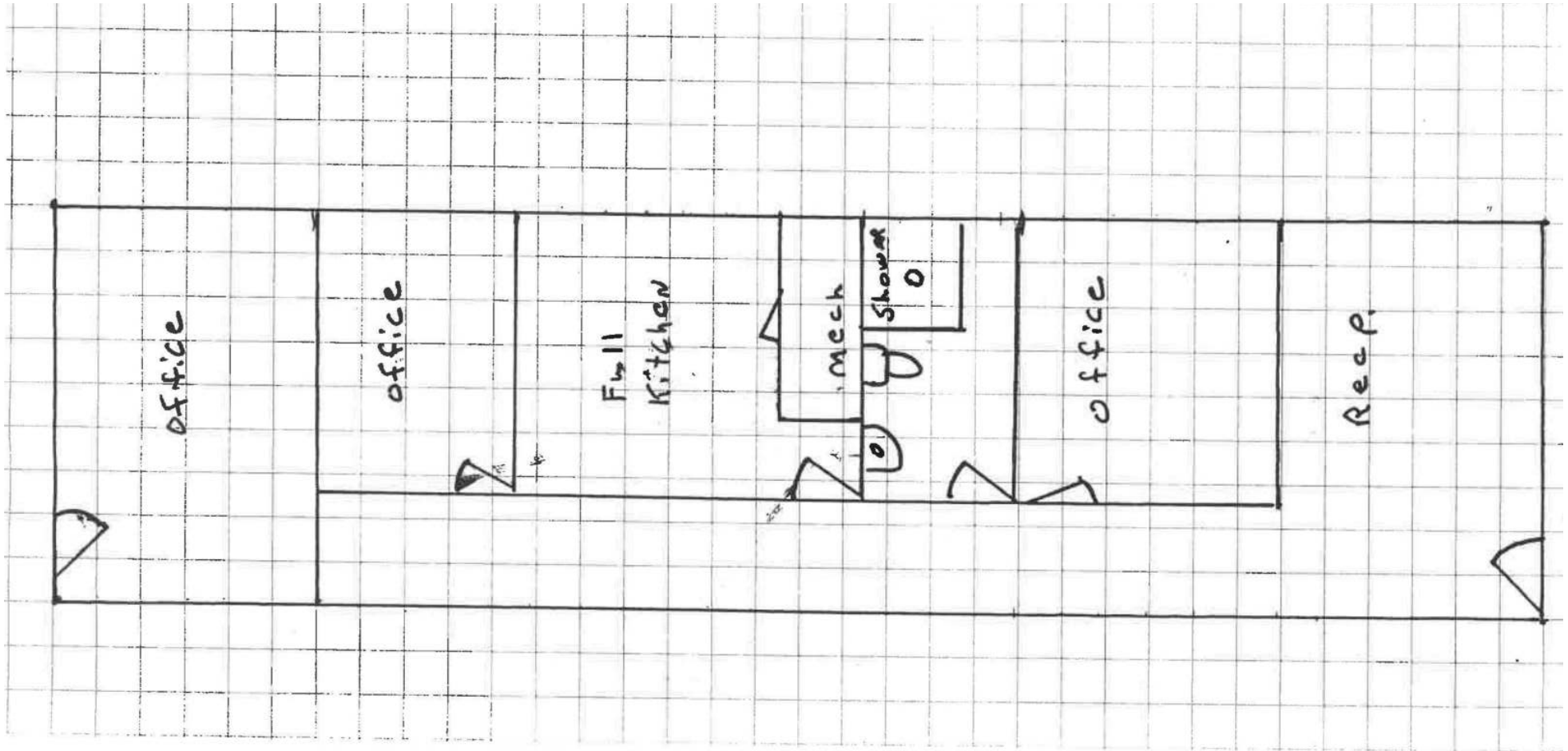


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Floor Plans - Suite A-120



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Aerial



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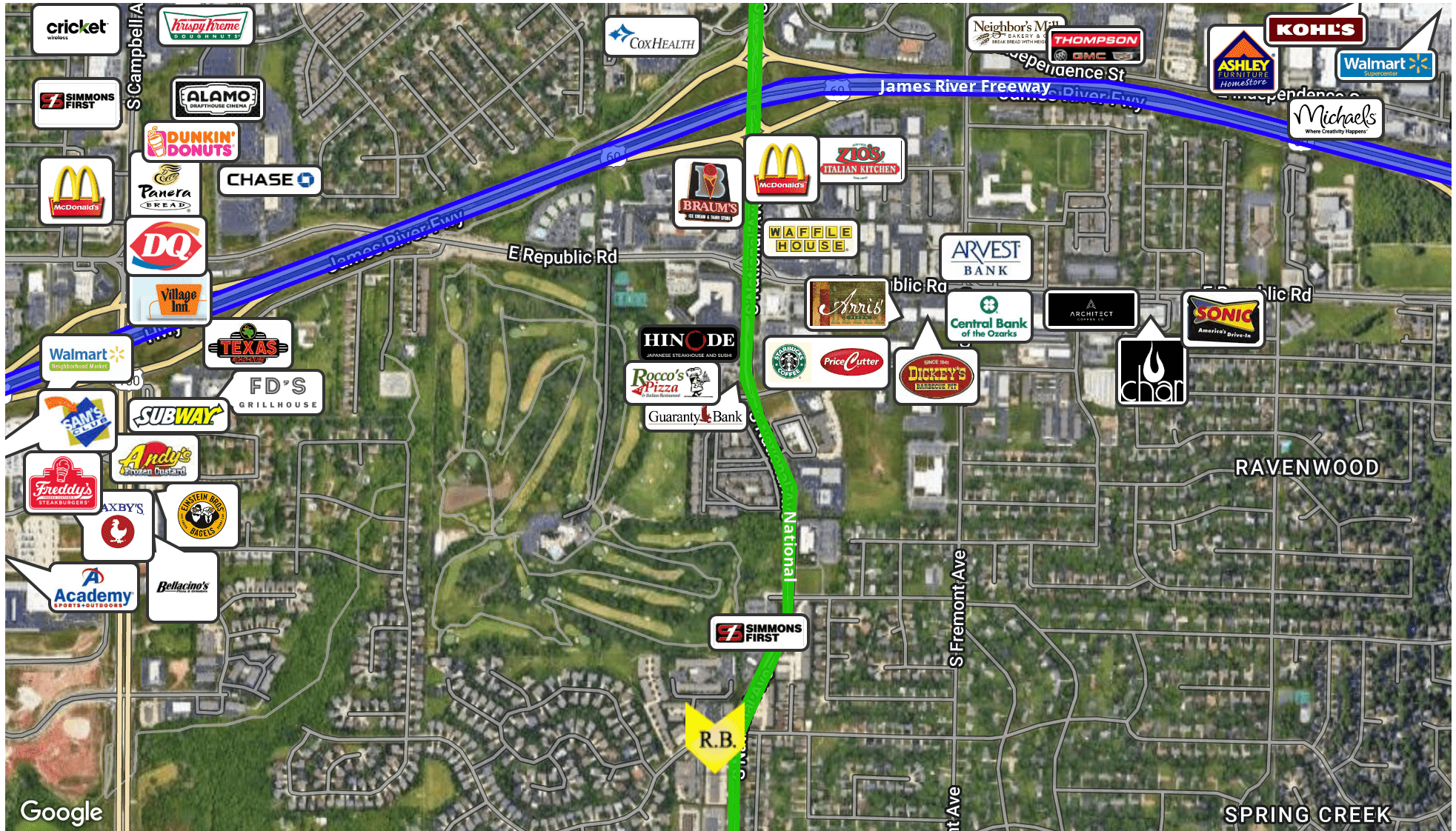
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Retail Map



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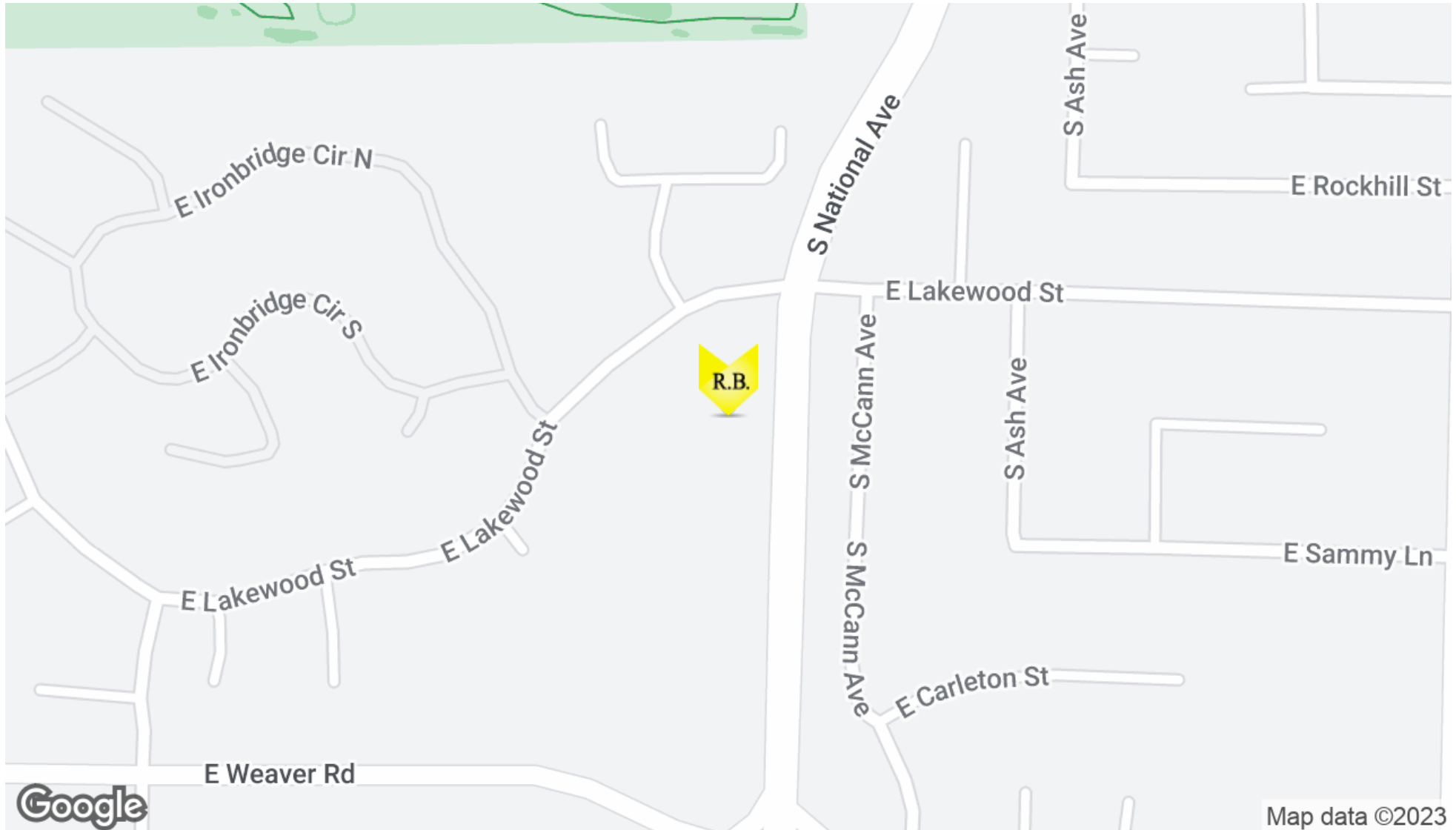
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Location Maps



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Demographics Map & Report

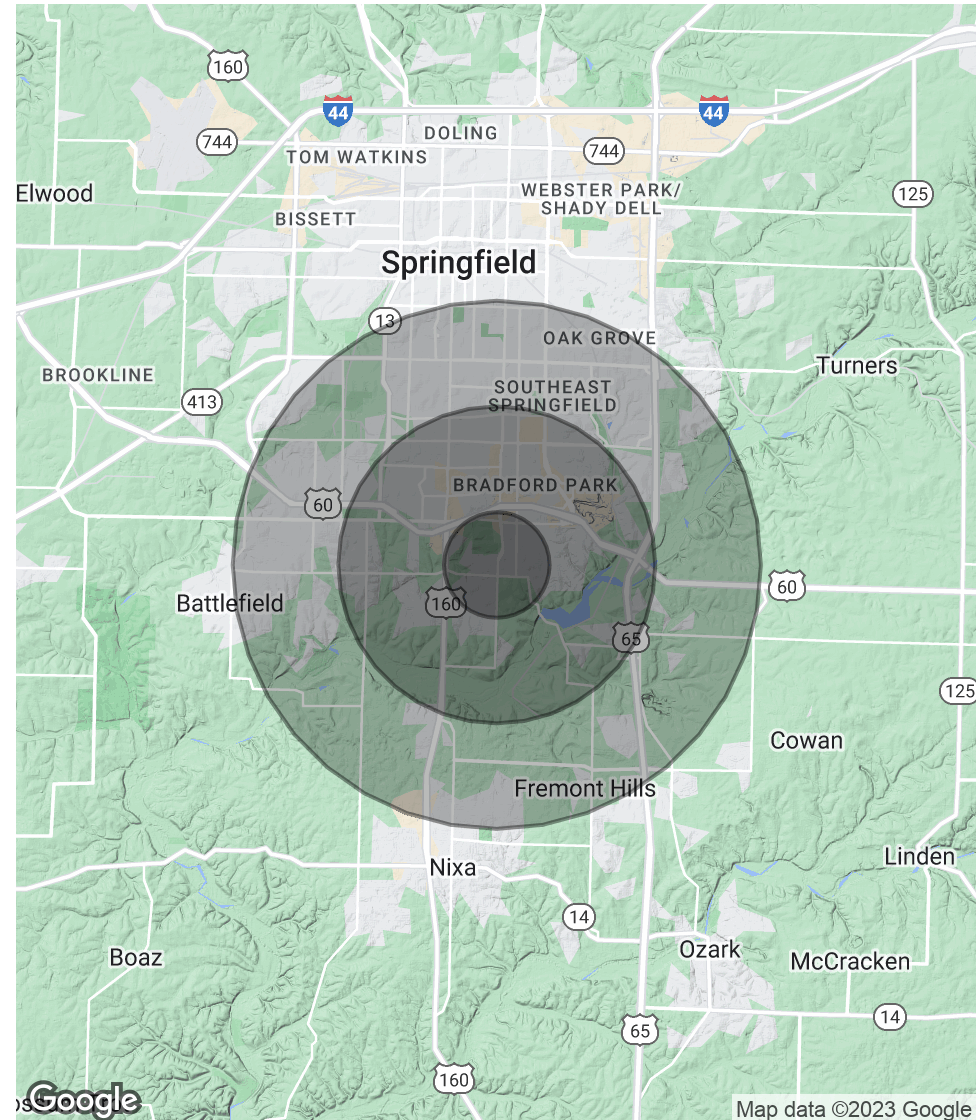
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,421	46,929	124,622
Average age	39.6	41.7	38.2
Average age (Male)	38.6	39.6	36.4
Average age (Female)	43.3	43.5	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,620	22,135	56,691
# of persons per HH	2.1	2.1	2.2
Average HH income	\$61,833	\$62,182	\$59,402
Average house value	\$196,482	\$192,853	\$196,026

** Demographic data derived from 2020 ACS - US Census*



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Advisor Bio & Contact

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)