



OFFICE BUILDING FOR SALE OR LEASE

OFFICE BUILDING FOR SALE OR LEASE | 1730 E. PORTLAND, SPRINGFIELD, MO 65804

- Springfield's Medical Mile
- Located just west of Glenstone
- Newer TPO roof installed in 2018
- Parking lot newly striped and sealed
- Priced below replacement cost
- Shown by appointment only

EST. 1909

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

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$2,500,000
Lease Rate:	\$10.00 PSF (NNN)
Taxes:	\$19,557.64 (2024)
Lot Size:	1.62 Acres
Building Size:	19,740 SF
Year Built:	1960
Zoning:	General Retail
Parking Spaces:	82± spaces

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

PROPERTY OVERVIEW

Now Offered for Sale: this free-standing office building is centrally located in Southeast Springfield, just one block west of Glenstone Avenue in one of the city's highest-traffic commercial corridors. The property features a highly functional layout, including large reception areas, 20+ private offices, several large open bullpen areas with built-in workstations, multiple conference rooms, a dedicated training area, and two generous break/lounge spaces.

The roof, structure, and mechanical systems have been institutionally maintained, with a newer TPO roof installed in 2018. Priced significantly below replacement cost, this offering presents an exceptional value opportunity in today's market.

The surrounding trade area is anchored by a strong mix of medical offices, national retailers, and local businesses, all within Springfield's highly desirable Medical Mile.

Shown by appointment only. Contact the listing agent for details.

PROPERTY HIGHLIGHTS

- Located among local and national retailers
- Medical Mile
- Newer TPO roof installed in 2018
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Available Spaces

Lease Rate: \$10.00 SF/YR (NNN) Total Space 19,740 SF
Lease Type: NNN Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
For Lease	Office Building	\$10.00 SF/YR	NNN	19,740 SF	Negotiable	19,740± SF office building available for lease at \$10.00 PSF (NNN). Tenant responsible for building maintenance, real estate taxes, and property insurance.

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100 Years
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Additional Photos



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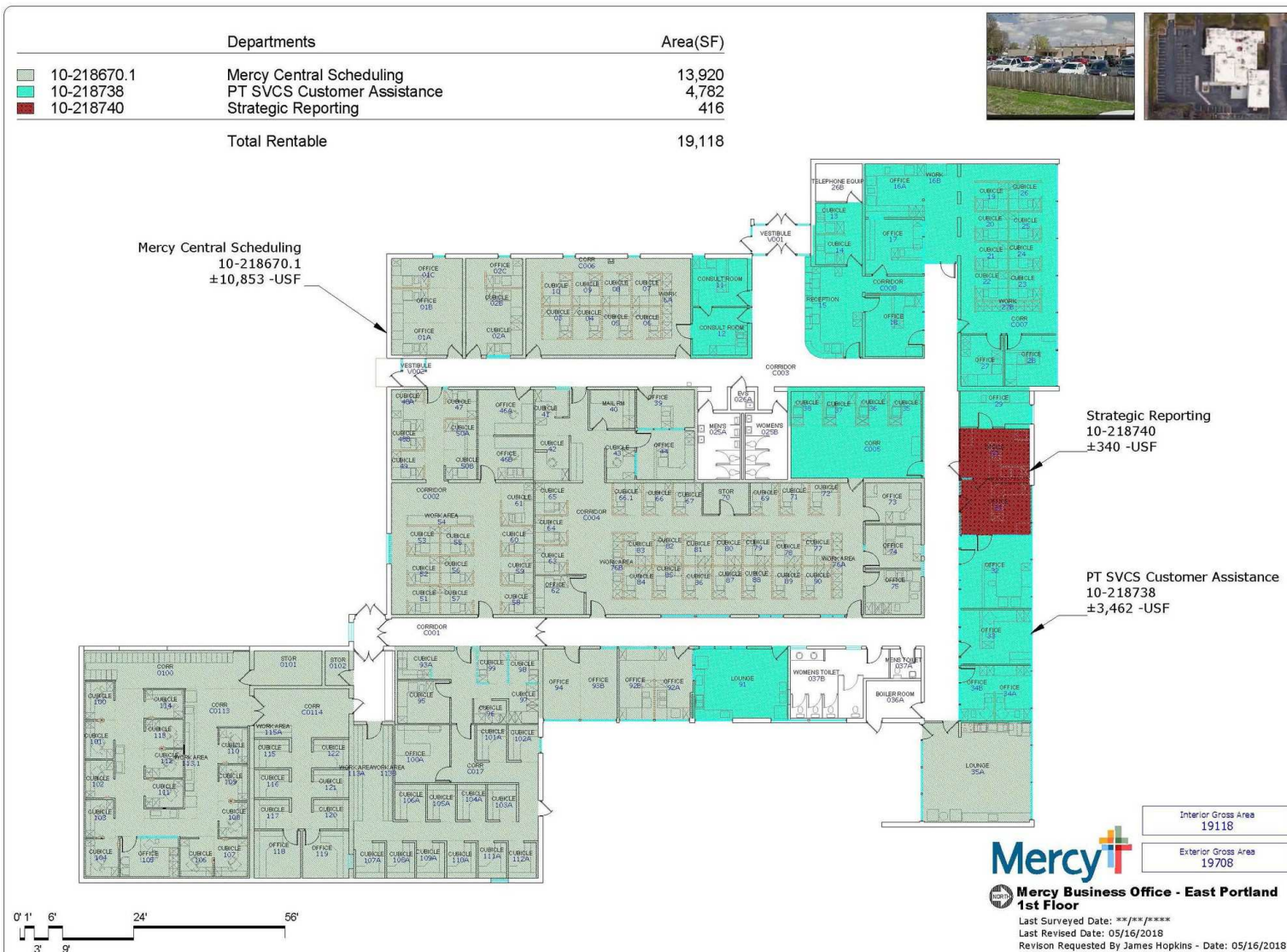
Additional Photos



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Floor Plans



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Aerial



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Location Maps



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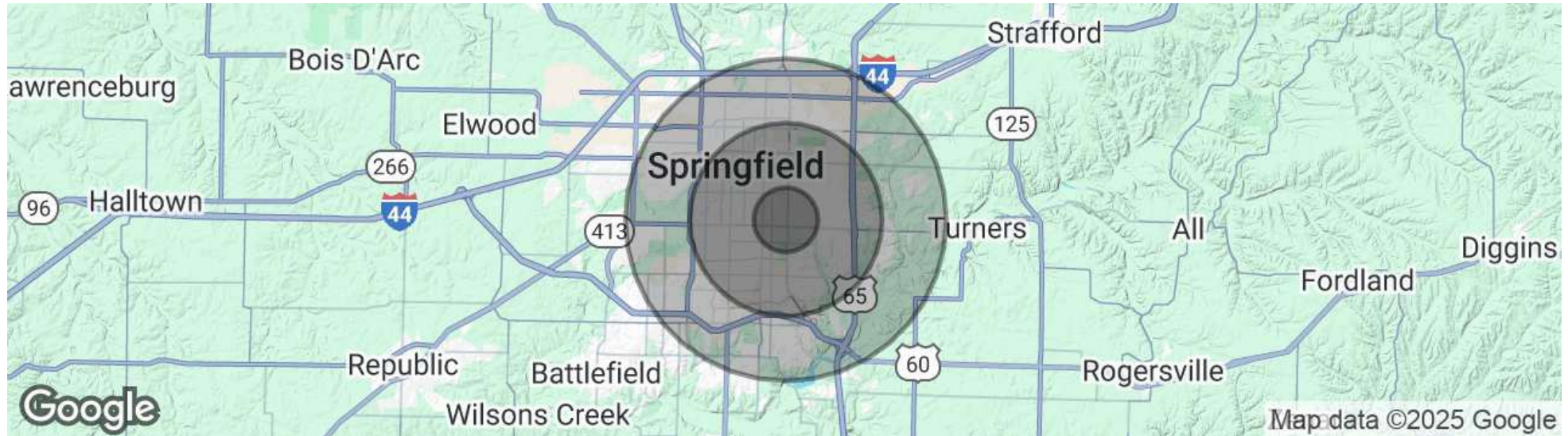
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,320	88,520	171,713
Median age	35.2	33.2	34.9
Median age (Male)	33.4	31.5	33.5
Median age (Female)	36.1	34.5	36.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,263	39,798	75,833
# of persons per HH	2.0	2.2	2.3
Average HH income	\$58,293	\$43,830	\$46,760
Average house value	\$204,709	\$140,298	\$142,892

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

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Springfield, MO 65809

T 417.881.0600
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)