



## CLASS-A OFFICE SPACE FOR SUBLEASE

CLASS-A OFFICE SPACE FOR SUBLEASE | 910 E. ST. LOUIS ST., SUITE 100, SPRINGFIELD, MO 65806

- Located in Springfield's Downtown district
- Institutional quality class-A building and build-out
- LEED Gold Certified
- Building upgraded with new state-of-the-art solar panels
- Shown by appointment only

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600

Ross Murray, SIOR, CCIM  
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[rbmurray.com](http://rbmurray.com)

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

Executive Summary



**PROPERTY SUMMARY**

<b>Monthly Estimated Rent:</b>	\$20,120.00
<b>Available SF:</b>	15,090 SF
<b>Lease Rate:</b>	\$16.00 SF/yr (Full Service)
<b>Lot Size:</b>	1.82 Acres
<b>Building Size:</b>	111,363 SF
<b>Building Class:</b>	A
<b>Year Built:</b>	2009
<b>Parking:</b>	10 Designated Spaces (See Parking Map)
<b>Zoning:</b>	Center City
<b>Cross Streets:</b>	St. Louis & John Q. Hammons Pkwy

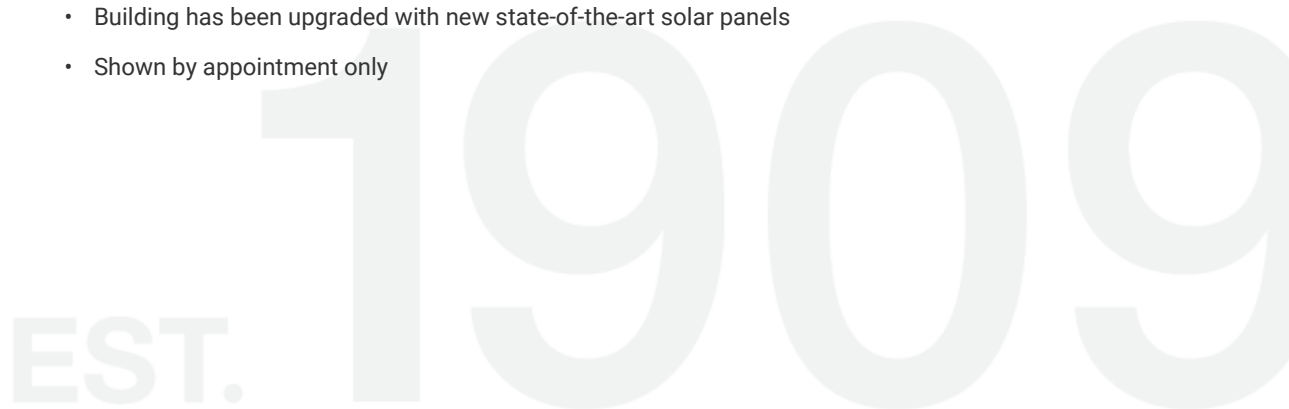
The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

**PROPERTY OVERVIEW**

Now available for sublease, the former Lathrop & Gage office building consisting of 15,090± SF is located in the heart of Downtown Springfield right across the street from the Hammons Tower. This spacious office has multiple private offices and several conference rooms, kitchen area, break-room, and storage rooms. Full-Service Gross lease - CAM, taxes, insurance, and utilities included in rent. Tenant pays own janitorial service. Current lease expires February 28, 2023. Shown by appointment only. Contact listing agent for more information.

**PROPERTY HIGHLIGHTS**

- Former Lathrop & Gage Law Office
- Multiple private offices and several conference rooms, kitchen area, break-room, and storage rooms
- Full-Service Gross lease - CAM, taxes, insurance, and utilities included in rent
- Tenant pays own janitorial service
- Current lease expires February 28, 2023
- Property is LEED Gold Certified
- Building has been upgraded with new state-of-the-art solar panels
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Available Spaces / LEED Certification



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 100	Office Space	\$16.00 SF/YR	Full Service	15,090 SF	Negotiable	15,090± SF office space for sublease at \$16.00 PSF (Full Service Gross). CAM, taxes, insurance, and utilities included. Janitorial service not included in rent rate.

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**100 Years**  
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Additional Photos



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Floor Plans



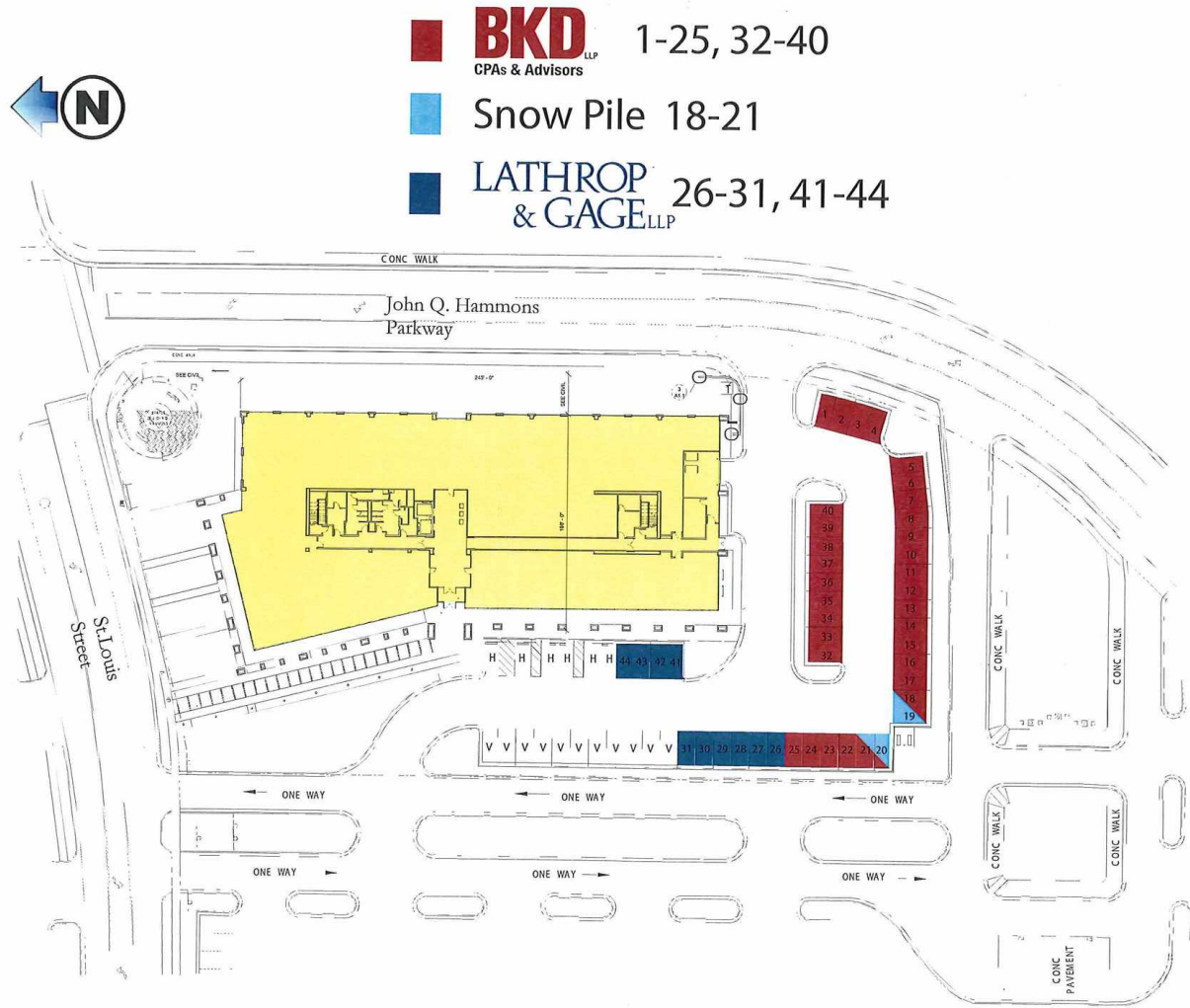
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## Parking Map





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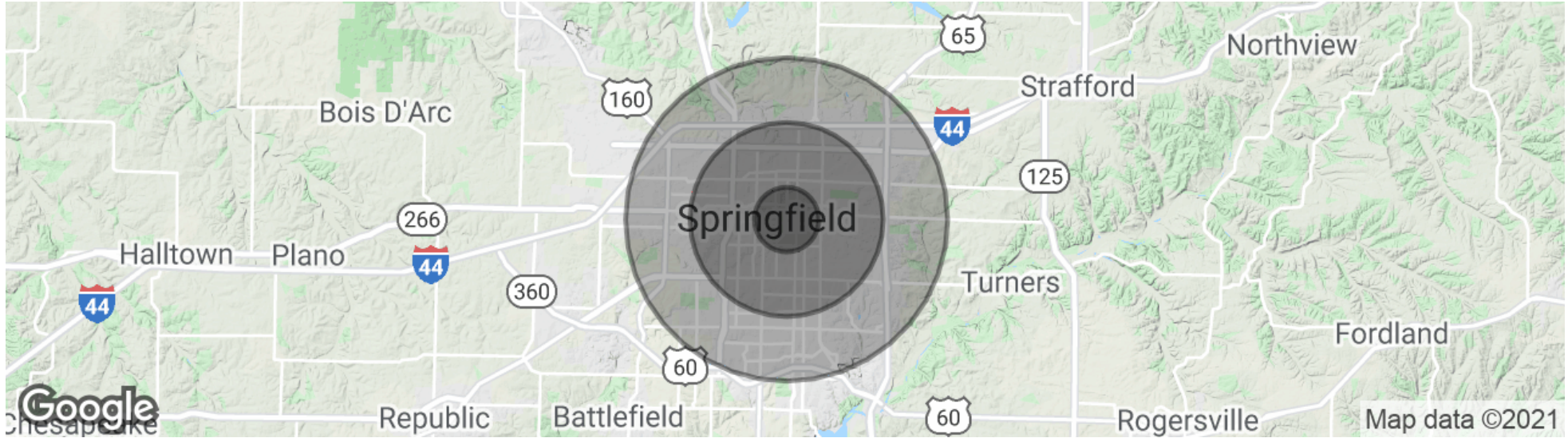
Location Maps



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Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	16,798	89,418	178,962
Median age	23.0	30.6	34.4
Median age (Male)	23.4	29.8	33.1
Median age (Female)	22.7	31.7	35.5

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,217	37,464	78,320
# of persons per HH	3.2	2.4	2.3
Average HH income	\$32,034	\$37,413	\$42,123
Average house value	\$124,183	\$117,850	\$118,137

\* Demographic data derived from 2010 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 sales /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 2,000,000 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](http://www.terragreenoffice.com) for information. His most recent project is the 156,000 SF lifestyle mixed-use development known as Farmers Park. To learn more visit [www.farmersparkspringfield.com](http://www.farmersparkspringfield.com).

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)