



OFFICE BUILDING FOR LEASE

OFFICE BUILDING FOR LEASE | 3720 E. EVERGREEN STREET, SPRINGFIELD, MO 65803

- Fully-furnished with quality furnishings
- Gated outdoor area
- Easy access to Hwy 65 & I-44 corridor
- Located adjacent to Partnership Industrial Center in East (PIC East)

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$5,500 (plus expenses)
Available SF:	5,297 SF
Lease Rate:	\$5,500.00 per month (NNN)
Lot Size:	0.63 Acres
Building Size:	5,297 SF
Year Built:	1993
Zoning:	HM - Heavy Manufacturing

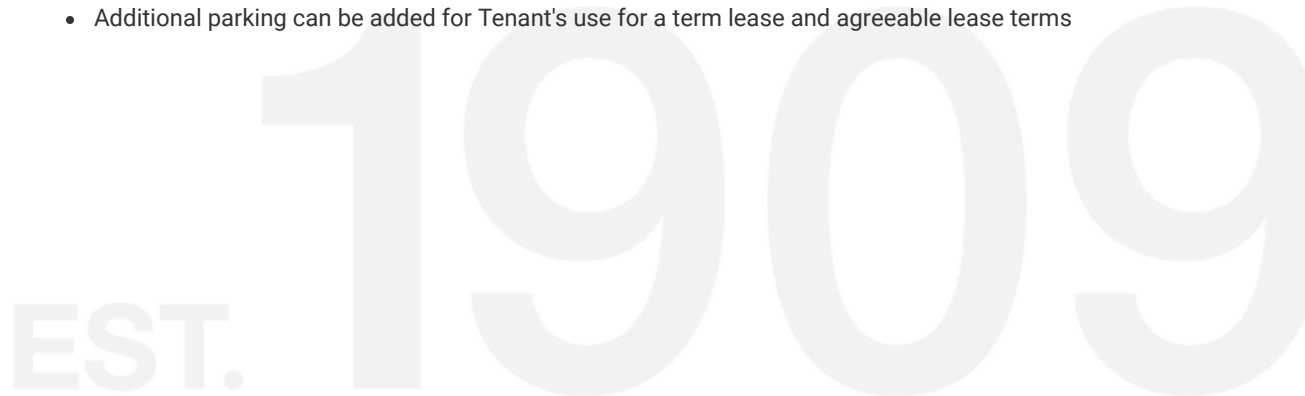
The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

PROPERTY OVERVIEW

With excellent accessibility to the HWY 65 & I-44 corridor this office space is located immediately adjacent to the City of Springfield's sold out Partnership Industrial Center in East (PIC East). PIC East is home to neighboring blue chip companies such as Amazon, French's, John Deere, Buckhorn, and this quality finished office space is available fully-furnished and ready for immediate occupancy. The space includes a full kitchen, a large open floor plan that can be utilized in numerous ways, four private offices, several large flex rooms, and multiple storage areas including a storm shelter/vault. The exterior of the property features a paved and striped parking lot as well as a gated outdoor area with canopy. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Fully-furnished with quality furnishings
- Gated outdoor area
- Easy access to Hwy 65 & I-44 corridor
- Great East Springfield location
- Located adjacent to Partnership Industrial Center in East (PIC East)
- Full kitchen, large open floor plan, four private offices, flex rooms, storm shelter/vault
- Additional parking can be added for Tenant's use for a term lease and agreeable lease terms



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Available Spaces

Lease Rate: \$5,500.00 PER MONTH (NNN)
Lease Type: NNN

Total Space: 5,297 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
3720 E. Evergreen Street	Office Building	\$5,500 PER MONTH	NNN	5,297 SF	Negotiable	5,297± SF office building for lease at \$5,500 per month (NNN). Tenant responsible for Common Area Maintenance (self-performed by Tenant), real estate taxes (estimated at \$5,912.11 per year), and building insurance (estimated at \$1,350.00 per year).

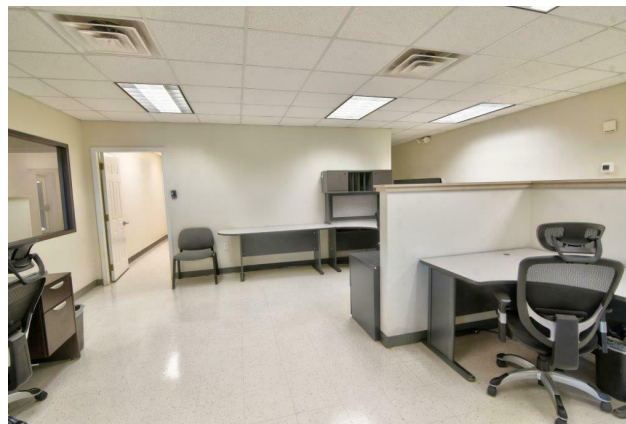
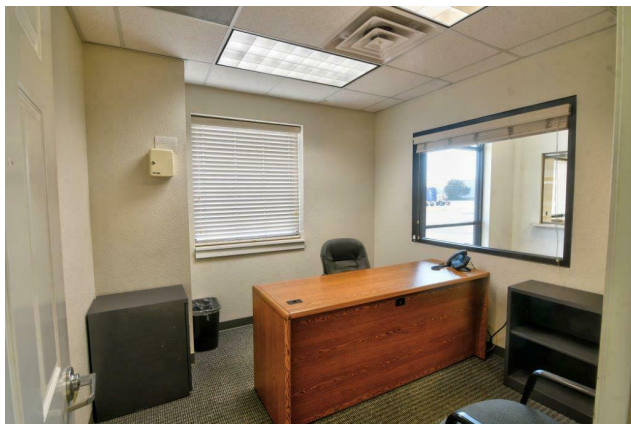
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Additional Photos



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100Years
SINCE 1909

Additional Photos

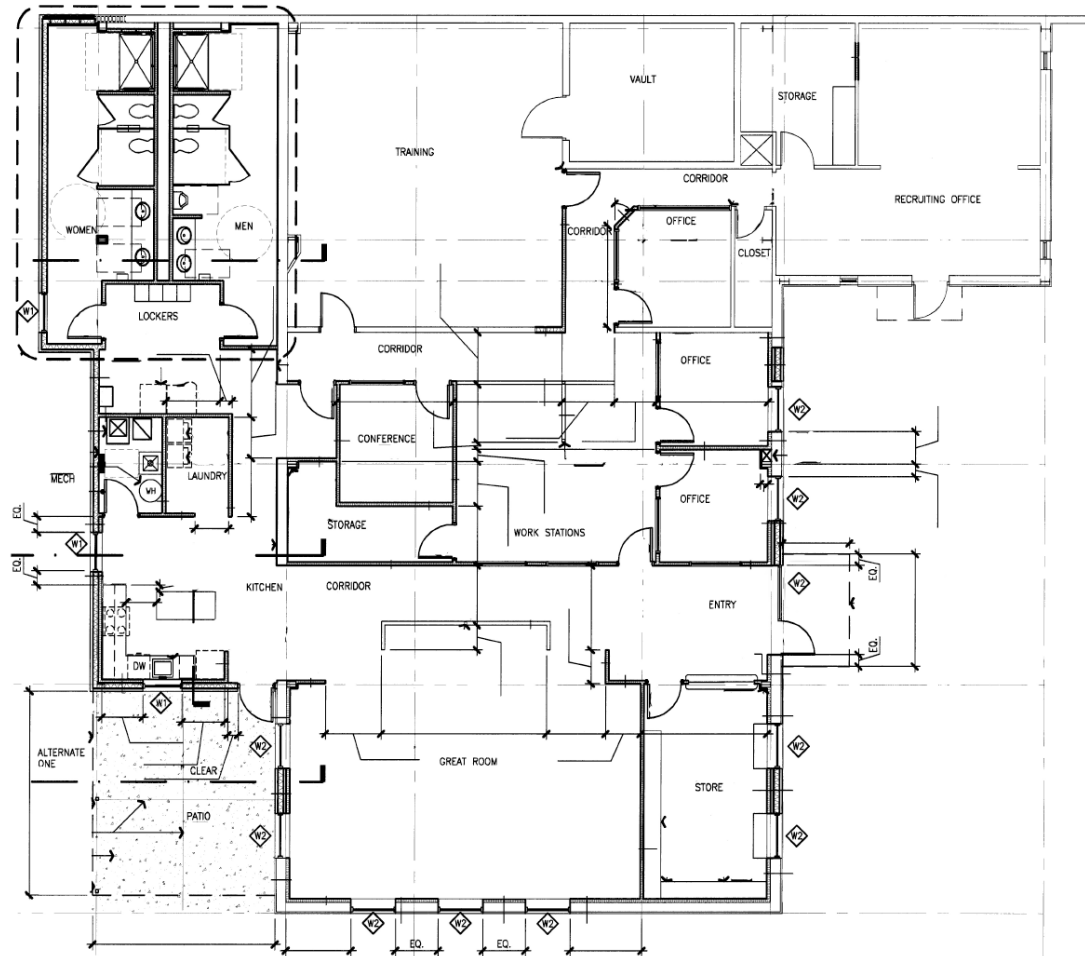


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Floor Plans



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Retailer Map



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Location Map



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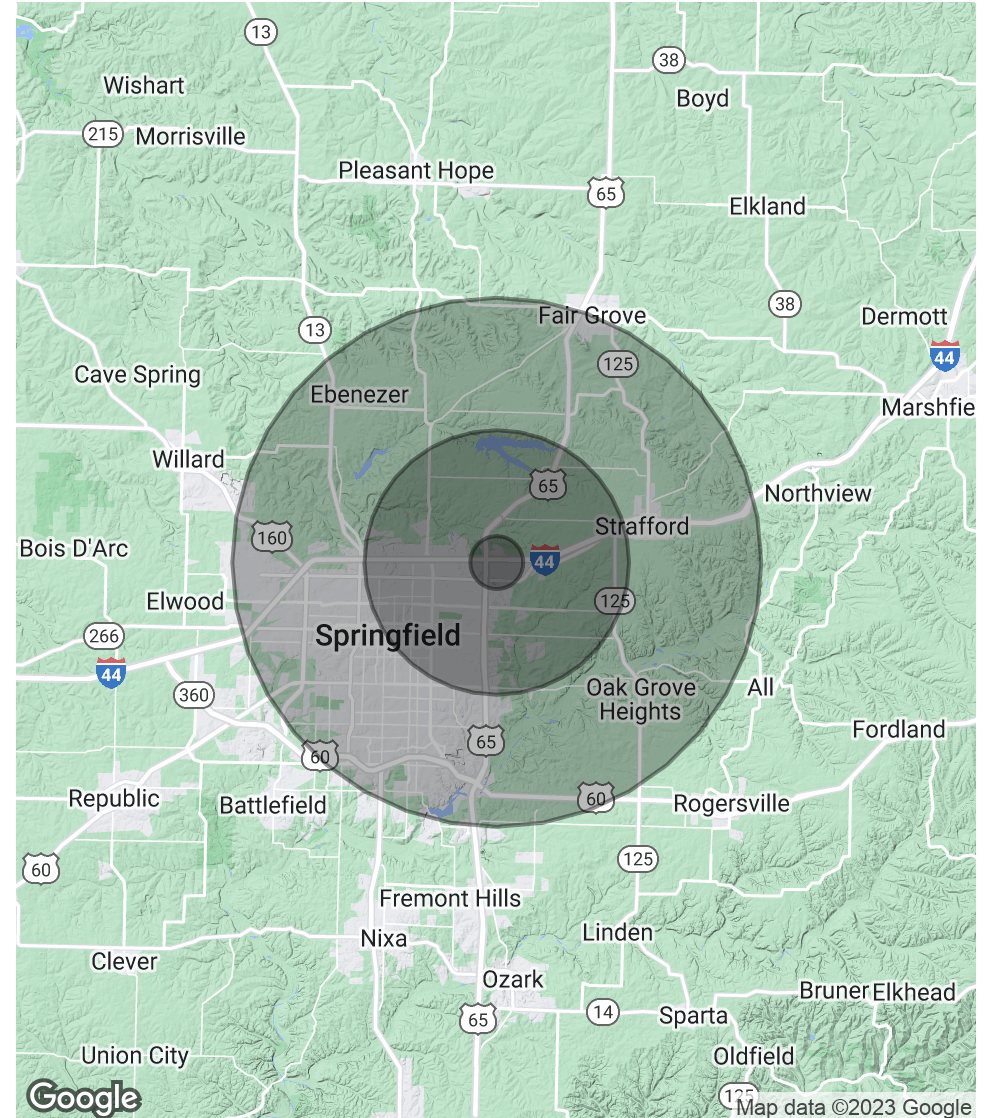
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	849	69,942	216,428
Average Age	34.8	34.6	37.7
Average Age (Male)	33.7	34.0	36.5
Average Age (Female)	36.3	36.2	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	422	31,742	103,748
# of Persons per HH	2.0	2.2	2.1
Average HH Income	\$55,155	\$51,292	\$56,777
Average House Value	\$166,258	\$124,539	\$135,614

* Demographic data derived from 2020 ACS - US Census



Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer



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Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM