

Executive Summary



**PROPERTY SUMMARY**

<b>Available SF:</b>	2,000 SF
<b>Lease Rate:</b>	\$6.70 SF/yr (MG)
<b>Lot Size:</b>	2.0 Acres
<b>Building Size:</b>	30,816 SF
<b>Zoning:</b>	IC - Industrial Commercial
<b>Market:</b>	Springfield
<b>Sub Market:</b>	Southwest
<b>Cross Streets:</b>	Kansas Expressway

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

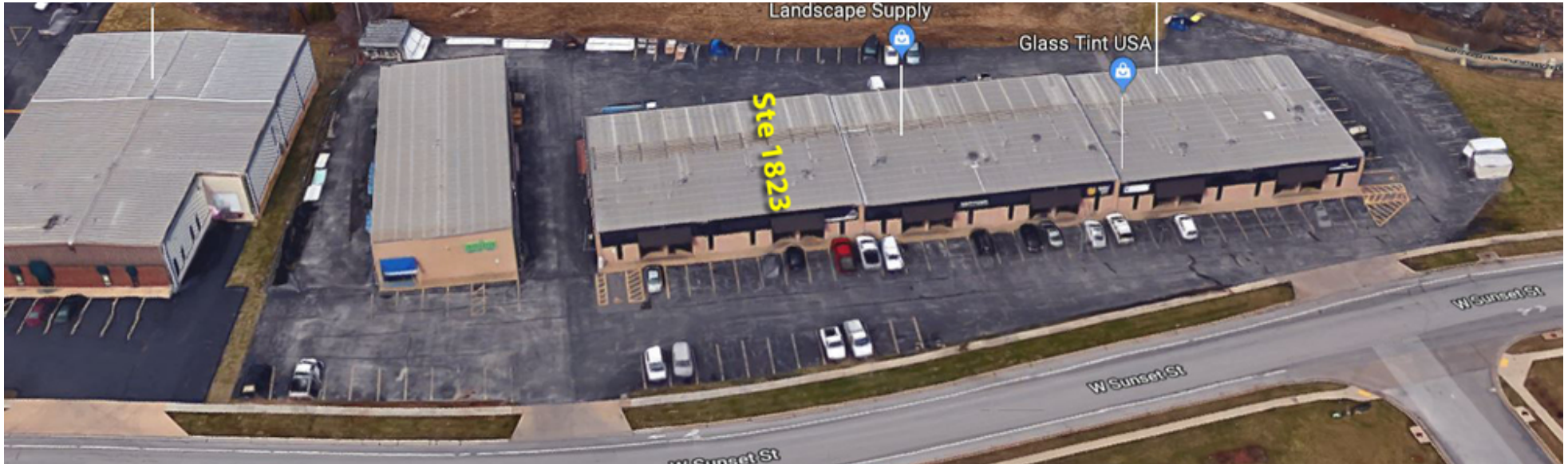
**PROPERTY OVERVIEW**

This property is located in Southwest Springfield in Battlefield Business Center. Prime office/warehouse flex building. The leases are MG - Modified Gross with Tenant paying their prorata share of increases in taxes & insurance; Tenant also pays Common Area Maintenance, estimated at \$0.32 PSF.

**PROPERTY HIGHLIGHTS**

- Prime location / Flex Spaces / 95% Occupied; 1823 will be available June 1, 2018
- There is approximately 1,050 SF of Warehouse
- The finished office area is approximately 950 SF, which includes 4 private offices, reception area, IT room & 1 bathroom. There is also an open area between three of the offices.

Available Space



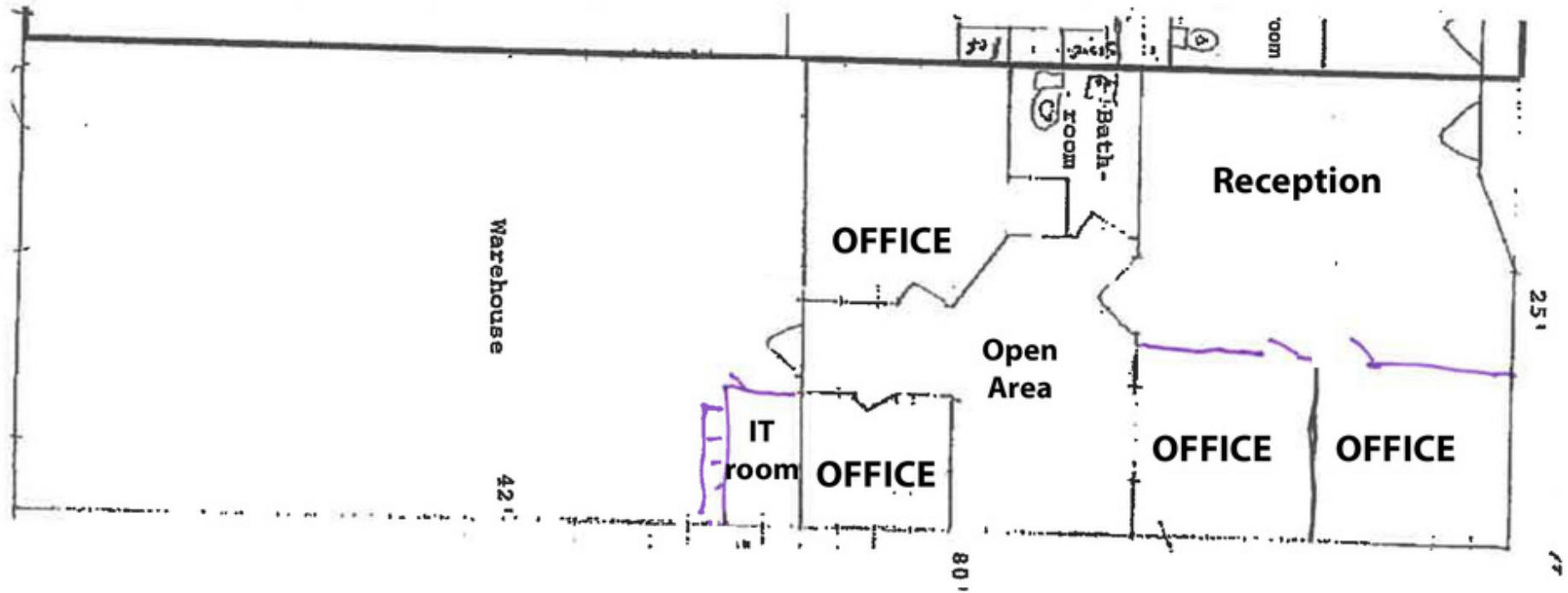
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1823 W. Sunset	Office Showroom	\$6.70 SF/YR	Modified Gross	2,000 SF	36 months	<p>This property is located in Southwest Springfield in Battlefield Business Center. Prime office/warehouse flex building. The leases are MG - Modified Gross with Tenant paying their prorata share of increases in taxes &amp; insurance; Tenant also pays Common Area Maintenance, estimated at \$0.32 PSF.</p> <p>The warehouse is approximately 1,050 SF with the finished office area approximately 950 SF. The office area includes 4 private offices, reception area, IT room &amp; 1 bathroom. There is also an open area between three of the offices.</p>

INDUSTRIAL  
PROPERTY FOR  
LEASE

**OFFICE / WAREHOUSE / SHOWROOM**  
**1823 W. SUNSET STREET, SPRINGFIELD, MO 65807**

**100 Years**  
SINCE 1909

Floor Plan



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

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Additional Photos - 1823



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Aerial



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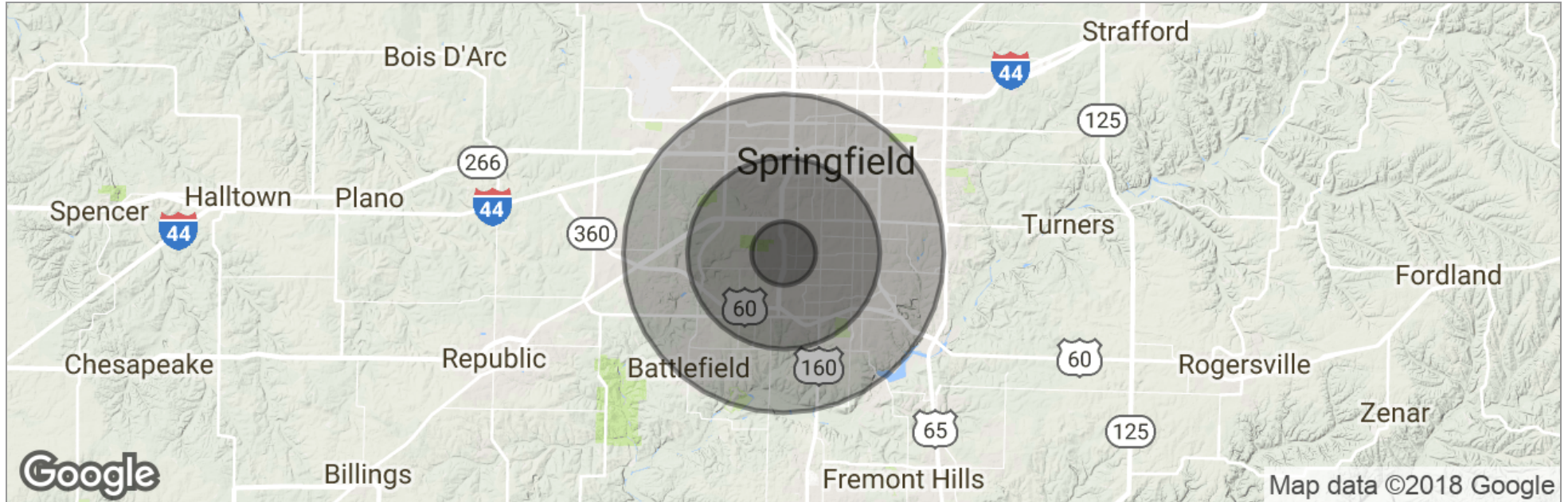
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Demographics Map



	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	8,270	71,907	173,181
Population Density	2,632	2,543	2,205
Median Age	34.6	35.0	34.5
Median Age (Male)	34.0	33.4	33.3
Median Age (Female)	34.9	36.4	35.8
Total Households	4,054	32,903	74,943
# of Persons Per HH	2.0	2.2	2.3
Average HH Income	\$40,737	\$43,738	\$48,525
Average House Value	\$101,521	\$135,679	\$140,565

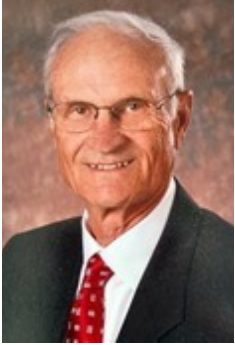
\* Demographic data derived from 2010 US Census

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

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**

EST. 1909

Advisor Bio & Contact 2

**RYAN MURRAY, SIOR, CCIM, LEED AP, CPM**  
**Vice President**



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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, and specializes 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. SIORs 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 current 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