



Office Space for Lease | 3000 E. Chestnut, Springfield, MO 65802

OFFICE SPACE FOR LEASE

- Conveniently located just a few blocks from Hwy 65
- Space available is 2,000± SF
- Great visibility on Chestnut Expressway
- Quality multi-tenant office building
- Co-tenants include: KTXR, KWTO, Springfield Development Co., American Family Insurance, and others

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EST. 1909

R.B. | MURRAY COMPANY

COMMERCIAL & INDUSTRIAL REAL ESTATE

OFFICE SPACE
FOR LEASE

OFFICE SPACE FOR LEASE 3000 E. CHESTNUT, SPRINGFIELD, MO 65802



Executive Summary



PROPERTY SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$9.90 - 11.10 SF/yr (Gross)
Lot Size:	1.52 Acres
Building Size:	19,283 SF
Building Class:	B
Year Built:	1987
Zoning:	General 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

Office space available for lease on East Chestnut Expressway. Conveniently located just a few blocks from Hwy 65. Space available is 2,000± SF. Great visibility on Chestnut Expressway. Quality multi-tenant office building. Co-tenants include: KTXR, KWTO, Springfield Development Co., American Family Insurance, and others. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Conveniently located just a few blocks from Hwy 65
- Space available is 2,000± SF
- Great visibility on Chestnut Expressway
- Quality multi-tenant office building

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Available Spaces

Lease Rate: \$9.90 - 11.10 SF/YR (GROSS) **Total Space:** 2,000 SF
Lease Type: Gross **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite A	Office Space	\$9.90 - 11.10 SF/YR	Gross	2,000 SF	Negotiable	2,000± SF office space available for lease at the following rates: Year 1: \$9.90 PSF, Year 2: \$10.20 PSF, Year 3: \$10.50 PSF, Year 4: \$10.80 PSF, Year 5: \$11.10 PSF. Gross leases - CAM, taxes, and insurance included in rent. Estimated monthly rent: \$1,650 - \$1,850. Suite A has 5-6 private offices, conference room, and two restrooms.



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Additional Photos

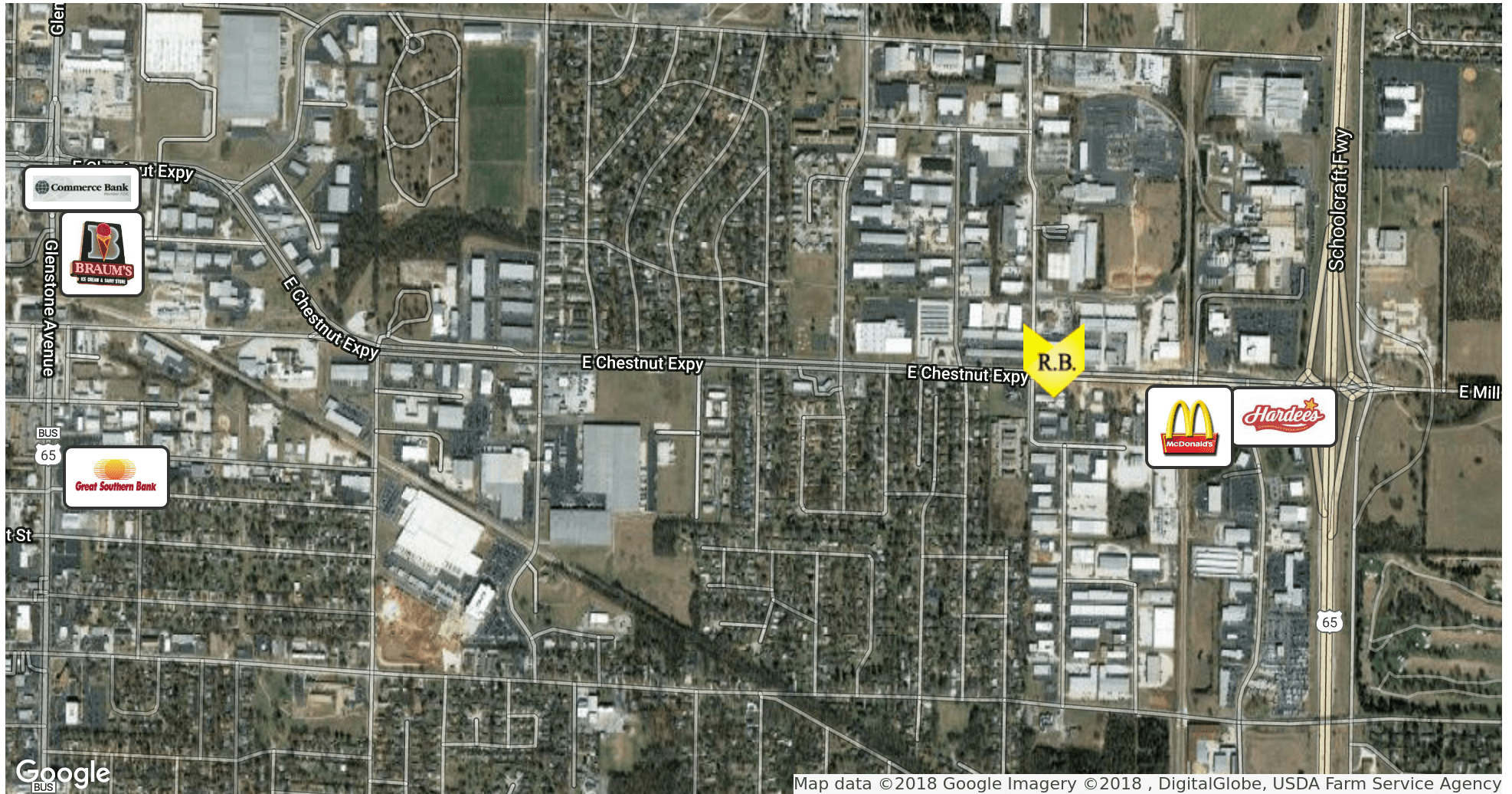


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Retailer Map



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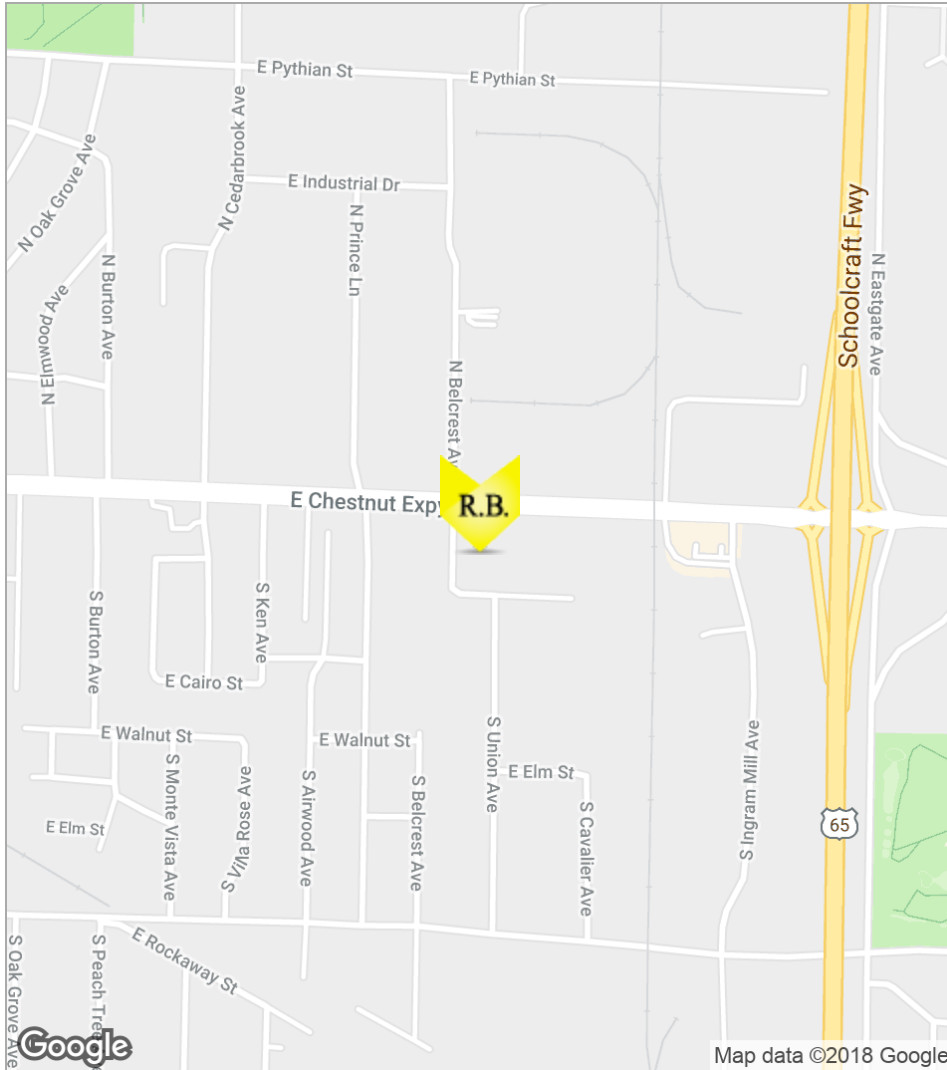
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Location Maps



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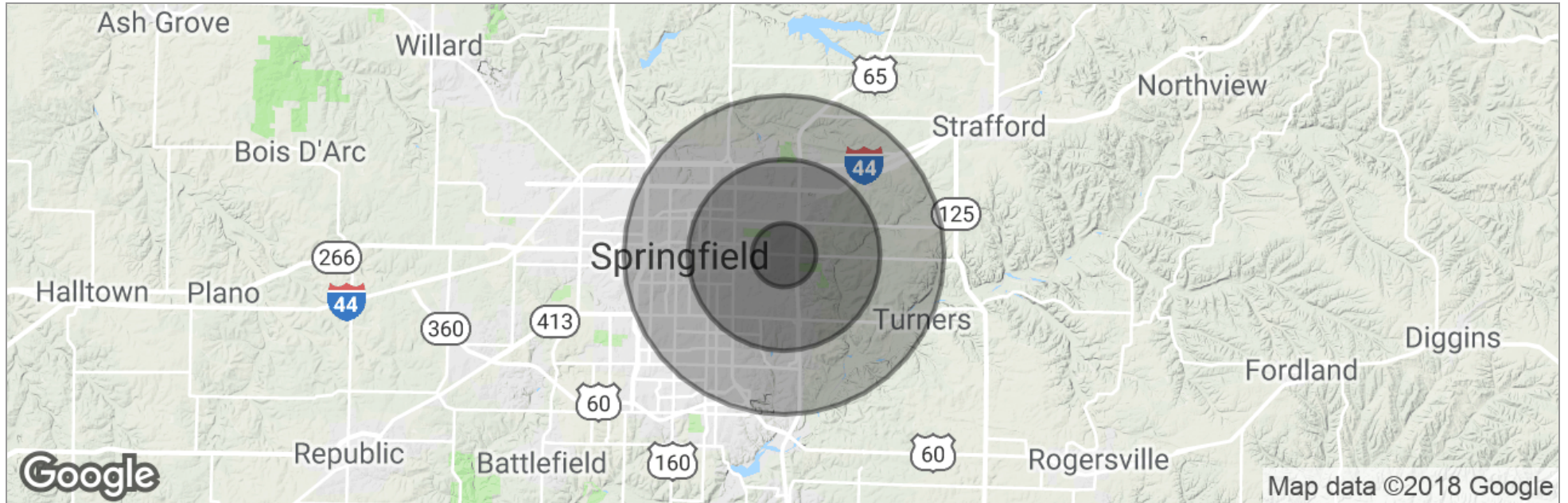
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	4,977	45,330	121,976
Population Density	1,584	1,603	1,553
Median Age	33.6	33.5	34.3
Median Age (Male)	33.7	32.4	33.3
Median Age (Female)	33.6	34.2	35.3
Total Households	2,268	19,796	52,634
# of Persons Per HH	2.2	2.3	2.3
Average HH Income	\$40,483	\$50,062	\$49,447
Average House Value	\$89,908	\$137,059	\$146,677

* Demographic data derived from 2010 US Census

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Advisor Bio

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