



FIRST CLASS OFFICE SPACE FOR LEASE

OFFICE SPACE FOR LEASE | 3851 S. JEFFERSON AVENUE, SPRINGFIELD, MO 65807

- Recently remodeled
- Highly efficient floor plan
- Located inside Medical Mile
- 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

Available SF:	2,500 SF
Lease Rate:	\$13.65 SF/yr (NN)
Lot Size:	0.55 Acres
Building Size:	5,551 SF
Year Built:	2000
Zoning:	PD-21 - Planned Development
CAM Charge / SF	\$3.12 PSF (estimated)

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

PROPERTY OVERVIEW

Recently updated end unit space that consists of approximately 2,500± SF. The space has an abundance of oversized large windows throughout. Floor plan is highly efficient, and consists of a larger open bull pin space ideal for cubicles or modular offices, 4 large private offices, one large conference room, break room, 2 updated restrooms, and front entry reception area. The space has a newer updated ceiling tile system, and high efficient LED lighting throughout the space. Floor plan is attached. Contact listing agent for showings and/or any additional information.

PROPERTY HIGHLIGHTS

- Recently completed remodeled
- High ceiling with new LED lighting
- End unit with abundance of larger windows through entire space
- Highly efficient floor plan
- South location inside Medical Mile
- High quality build out and finishes
- Ample parking
- Building signage and monument signage
- Shown by appointment only
- *Licensed Real Estate Agent holds interest in the Property.

OFFICE SPACE
FOR LEASE

OFFICE SPACE FOR LEASE
3851 S. JEFFERSON AVENUE, SPRINGFIELD, MO 65807



Additional Photos

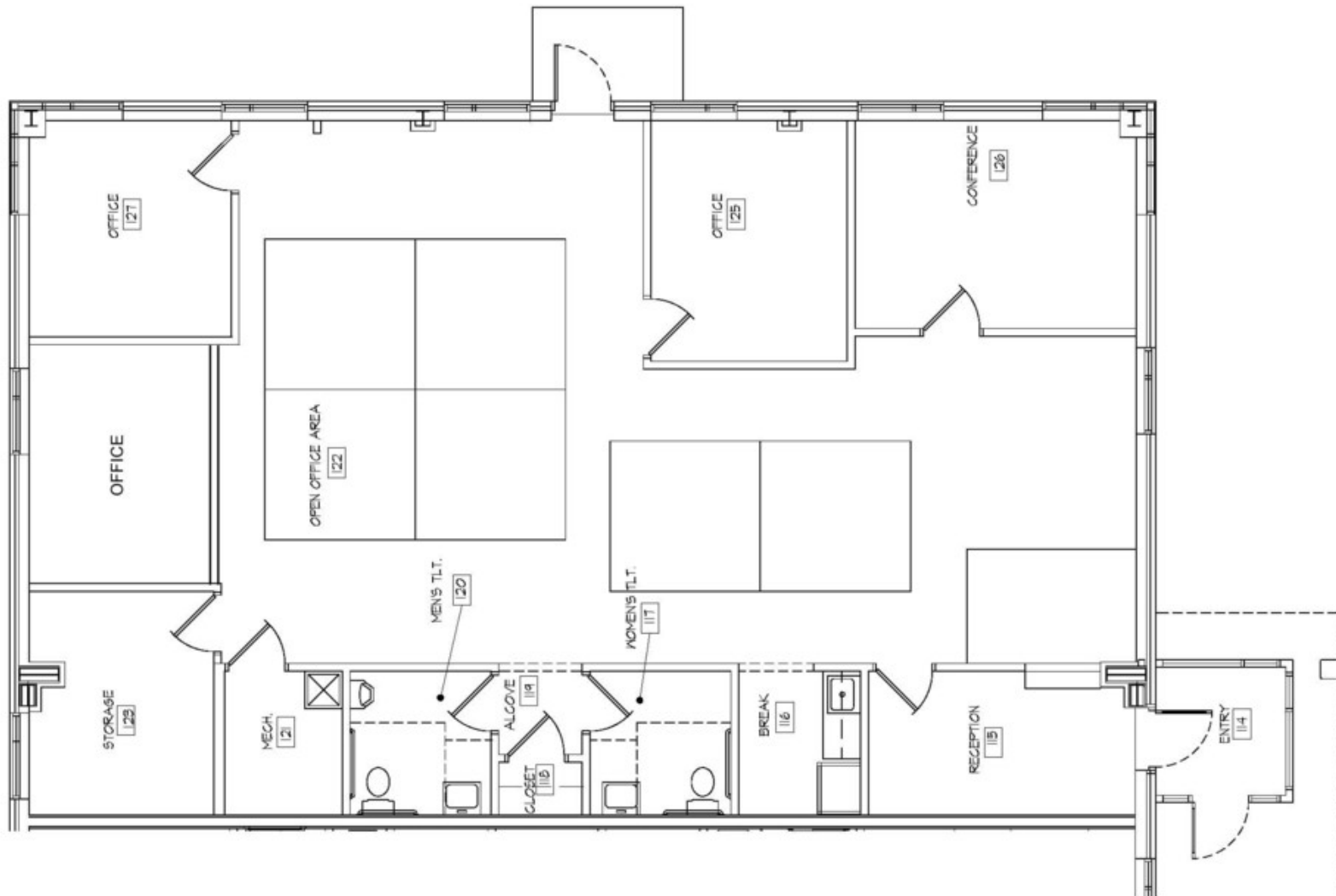


OFFICE SPACE
FOR LEASE

OFFICE SPACE FOR LEASE
3851 S. JEFFERSON AVENUE, SPRINGFIELD, MO 65807



Floor Plans

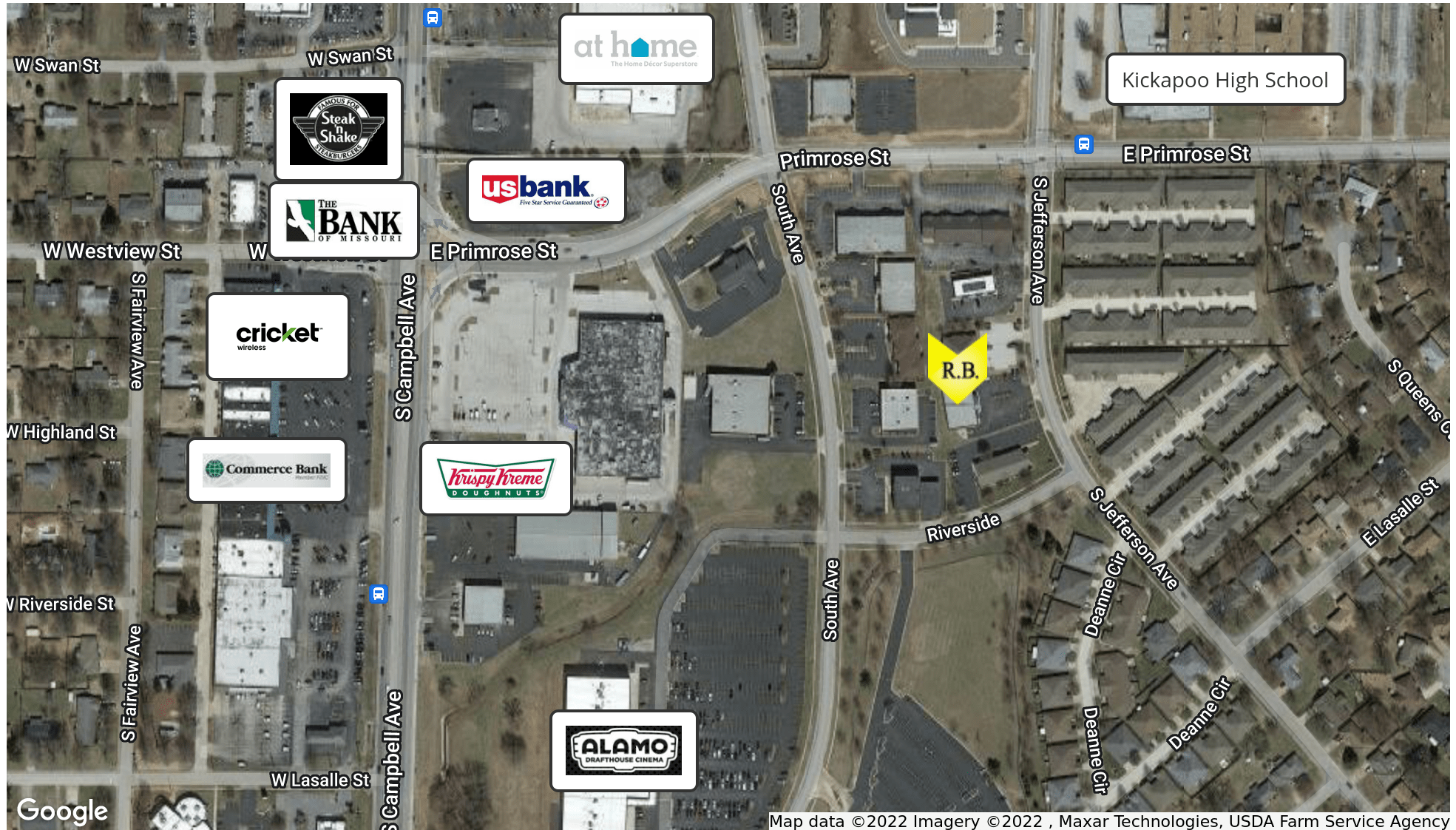


OFFICE SPACE
FOR LEASE

OFFICE SPACE FOR LEASE
3851 S. JEFFERSON AVENUE, SPRINGFIELD, MO 65807



Retail Map



Map data ©2022 Imagery ©2022 , Maxar Technologies, USDA Farm Service Agency

Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

OFFICE SPACE
FOR LEASE

OFFICE SPACE FOR LEASE
3851 S. JEFFERSON AVENUE, SPRINGFIELD, MO 65807

100 Years
SINCE 1909

Retailer Map



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

OFFICE SPACE
FOR LEASE

OFFICE SPACE FOR LEASE
3851 S. JEFFERSON AVENUE, SPRINGFIELD, MO 65807



Location Map



OFFICE SPACE
FOR LEASE

OFFICE SPACE FOR LEASE
3851 S. JEFFERSON AVENUE, SPRINGFIELD, MO 65807



Demographics Map & Report

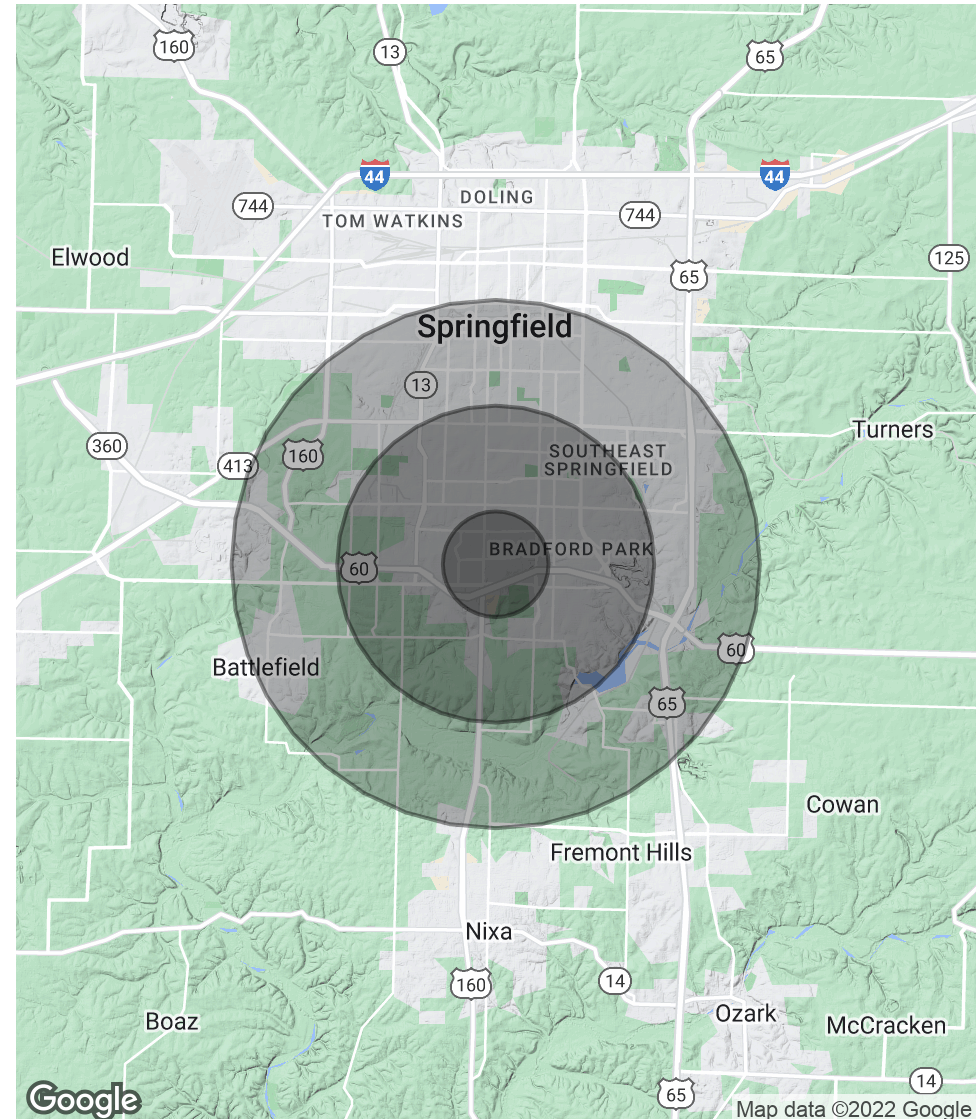
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,230	61,727	158,716
Average Age	43.6	39.4	35.8
Average Age (Male)	38.2	37.2	34.4
Average Age (Female)	47.0	41.5	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,065	29,716	70,719
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$51,804	\$52,644	\$53,031
Average House Value	\$122,454	\$161,346	\$174,263

** Demographic data derived from 2010 US Census*



Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



2225 S. Blackman Road
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)