



OFFICE SPACE FOR LEASE

OFFICE SPACE FOR LEASE | 3861 SOUTH JEFFERSON AVENUE, SPRINGFIELD, MO 65807

- Located in Medical Mile
- All brick with outdoor covered patio
- Easy access to James River Freeway
- Monument Signage
- Gas powered commercial grade generator back-up system
- Shown by appointment only

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:	\$4,556.63 (plus expenses)
Lease Rate:	\$14.50 PSF (NNN)
Available Space:	3,771± SF
Lot Size:	0.67 Acres
Building Size:	4,571 SF
Year Built:	1997
Zoning:	PD 21 Amendment 1

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 South Jefferson. This office building has multiple private offices, reception area, waiting room, conference room, break room and bathrooms. Convenient to retail, restaurants, and professional office district. The property is located in south Springfield in Medical Mile. Shown by appointment only. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Located in South Springfield in Medical Mile
- All brick with outdoor covered patio
- Easy access to James River Freeway
- Zoned Planned Development
- Monument signage
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Available Spaces

Lease Rate: \$14.50 SF/YR (NNN)
Lease Type: NNN

Total Space 3,771 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Available Space	Executive Suites	\$14.50 SF/YR	NNN	3,771 SF	Negotiable	3,771± SF office space available for lease at \$14.50 PSF (NNN). Tenant responsible for prorata share of utilities, real estate taxes, building insurance, and building maintenance.

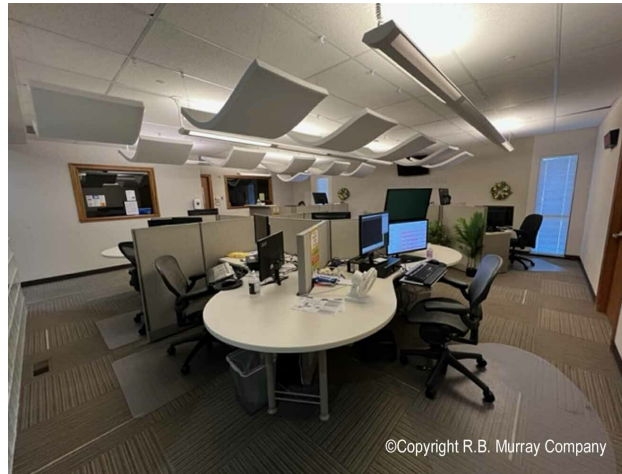
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100 Years
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Additional Photos

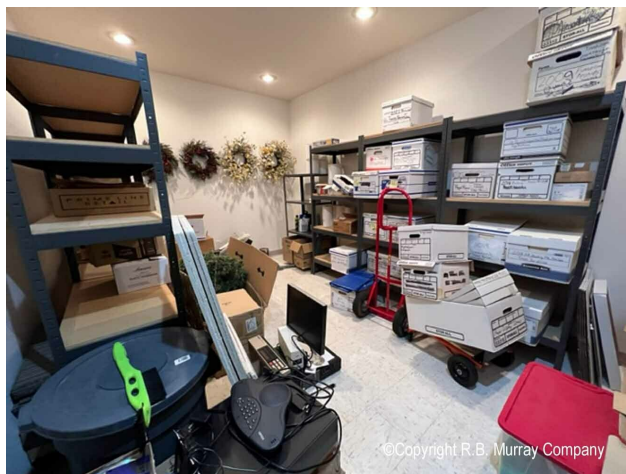


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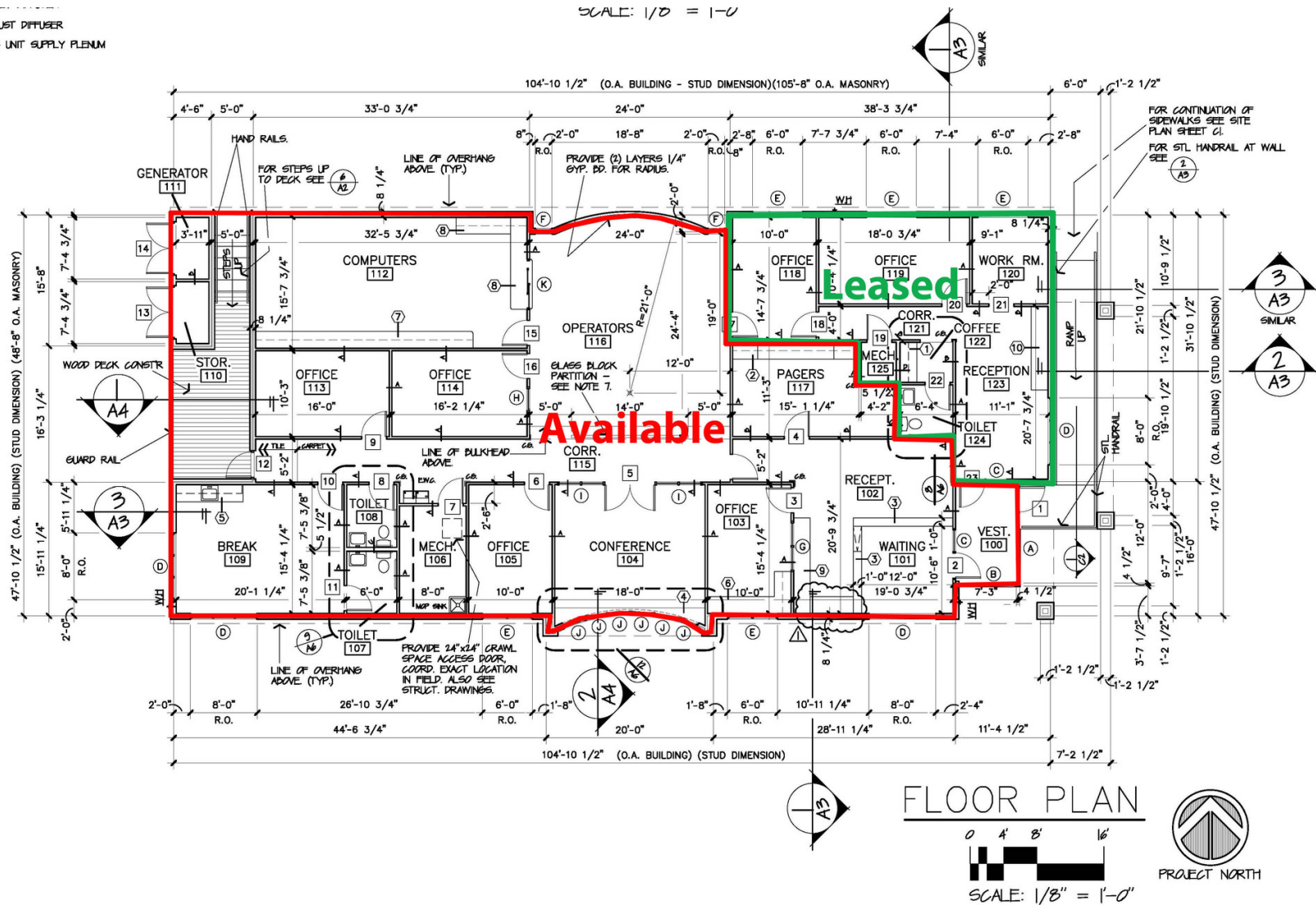
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Floor Plans

- EXHAUST DIFFUSER
- ☒ HVAC UNIT SUPPLY PLENUM



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Aerial



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Location Map



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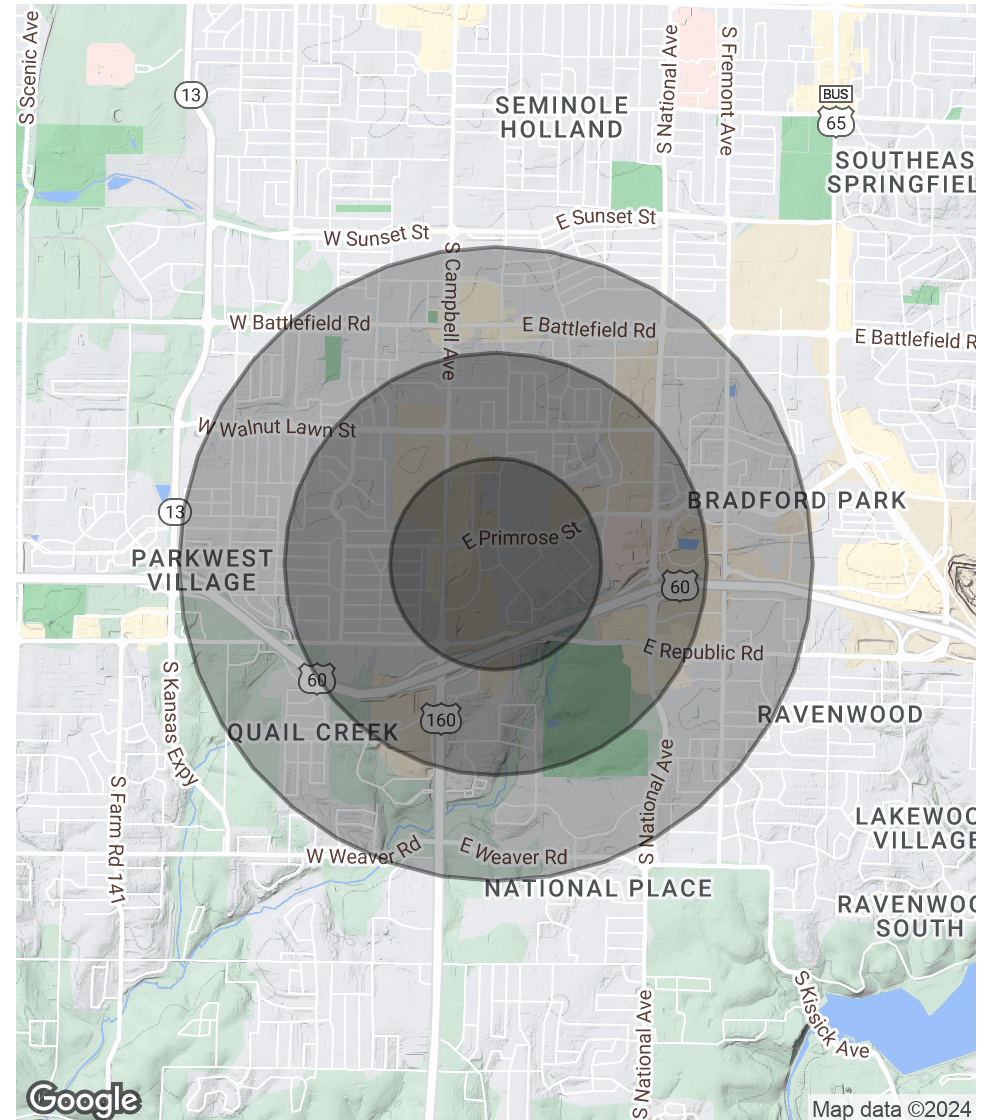
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Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,521	7,070	18,080
Average Age	49.2	45.0	43.7
Average Age (Male)	47.0	40.7	40.4
Average Age (Female)	50.9	48.8	48.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	803	3,965	10,039
# of Persons per HH	1.9	1.8	1.8
Average HH Income	\$60,597	\$57,021	\$56,442
Average House Value	\$153,440	\$158,357	\$158,228

** Demographic data derived from 2020 ACS - 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 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)