



Institutional Class-A Office Building For Lease | 1550 E. Republic Rd., Springfield, MO 65804

## INSTITUTIONAL CLASS-A OFFICE BUILDING FOR LEASE

- First time available for lease
- Former offices for McKesson / NetSmart Technologies
- 264± parking spaces
- Infill recently updated/remodeled in 2016
- The cubicles and office furniture may be available for purchase
- Available for occupancy September 1, 2019
- SHOWN BY APPOINTMENT ONLY

**Ryan Murray, SIOR, CCIM, LEED AP, CPM** | 417.881.0600 | [ryan@rbmurray.com](mailto:ryan@rbmurray.com)  
**2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600**

EST. 1909

**R.B. | MURRAY COMPANY**

COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



**PROPERTY SUMMARY**

<b>Monthly Estimated Rent:</b>	\$62,052.28 (plus expenses)
<b>Available SF:</b>	49,908 SF
<b>Lease Rate:</b>	\$14.92 SF/yr (NNN)
<b>Lot Size:</b>	4.96 Acres
<b>Building Size:</b>	49,908 SF
<b>Building Class:</b>	A
<b>Year Built:</b>	1995
<b>Zoning:</b>	HC - Highway Commercial
<b>Parking:</b>	264± spaces

**PROPERTY OVERVIEW**

Institutional Class-A office building being offered available for lease for the first time. The building amenities include an executive office wing, multiple private offices, conference & training rooms, break rooms/lounge, outdoor break area, and ample parking. Conveniently situated on one of the most traveled roads in Southeast Springfield. This property has easy access to James River Freeway and Springfield's Medical Mile. Located at the corner of Republic Road and Weller Avenue just east of Fremont Avenue. NNN Lease - Tenant responsible for taxes, insurance, and common area maintenance. Available for occupancy September 1, 2019. Shown by appointment only. Contact listing agent for more information.

**PROPERTY HIGHLIGHTS**

- First time available for lease
- Executive office wing with multiple private offices, conference & training rooms, break rooms/lounge, outdoor break area, with parking for 264 cars±.
- Infill updated in 2016 by Butler Rosenbury & Partners
- The cubicles and office furniture may be available for purchase
- Easy access to James River Freeway and Springfield's Medical Mile
- Located at the corner of Republic Rd. and Weller Ave. just east of Fremont Ave.
- NNN Lease - Tenant responsible for taxes, insurance, and Common Area Maintenance
- Available for occupancy September 1, 2019
- SHOWN BY APPOINTMENT ONLY

**Traffic Counts**

Republic East of Fremont	17,041 (2011)
Republic West of Charleston	9,365 (2011)

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

OFFICE BUILDING  
FOR LEASE

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**100 Years**  
SINCE 1909

Aerial - 3-D



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Exterior & Interior Photos - photos by Mary Ellen Chiles Photography



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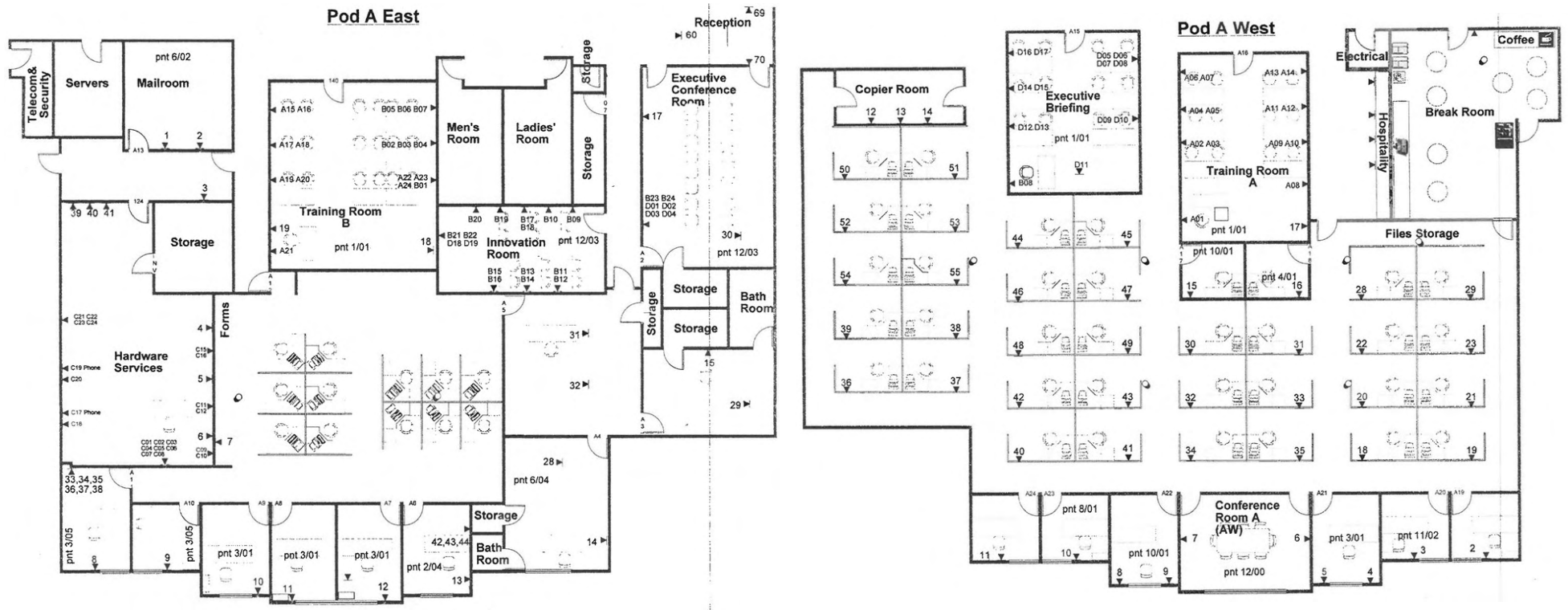
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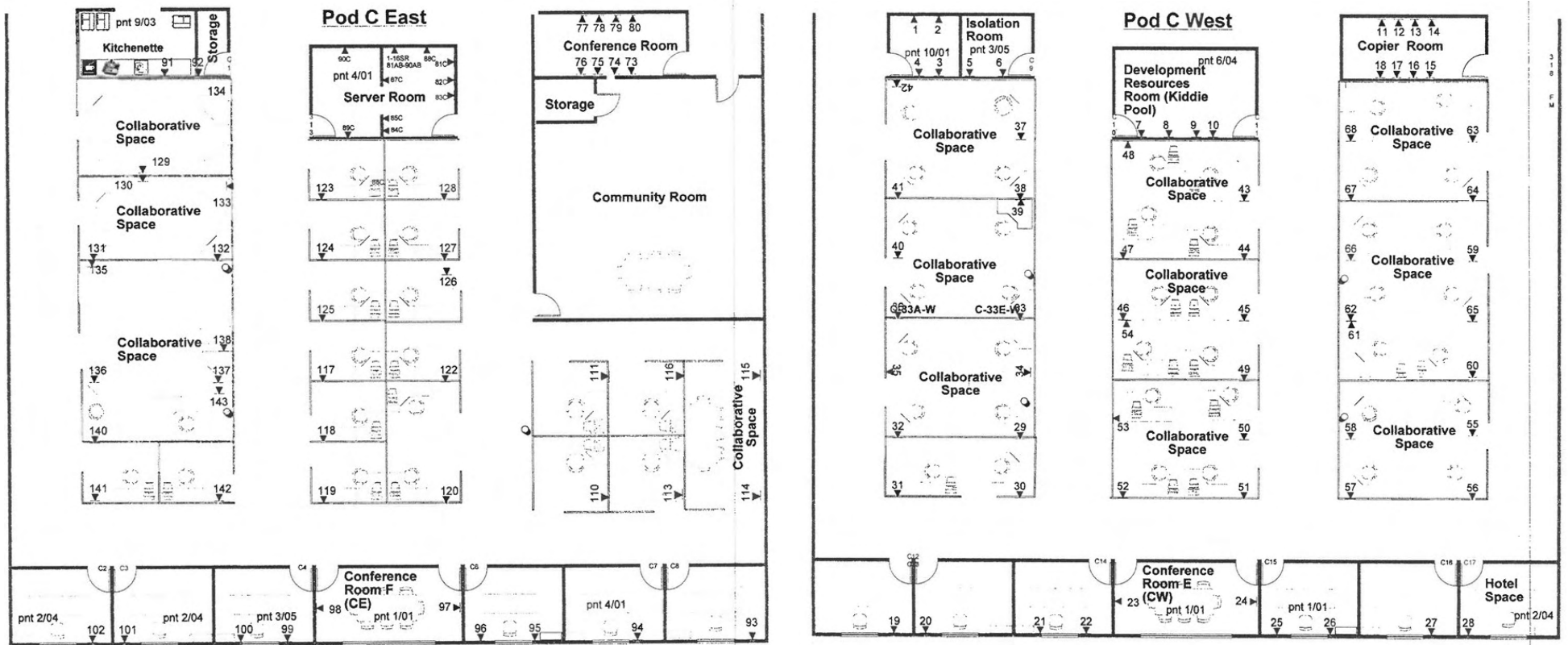
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Pod A - East & West





Pod C - East & West



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Aerial - City of Springfield



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## Retailer Map



Google

Map data ©2018 Google Imagery ©2018, DigitalGlobe, USDA Farm Service Agency

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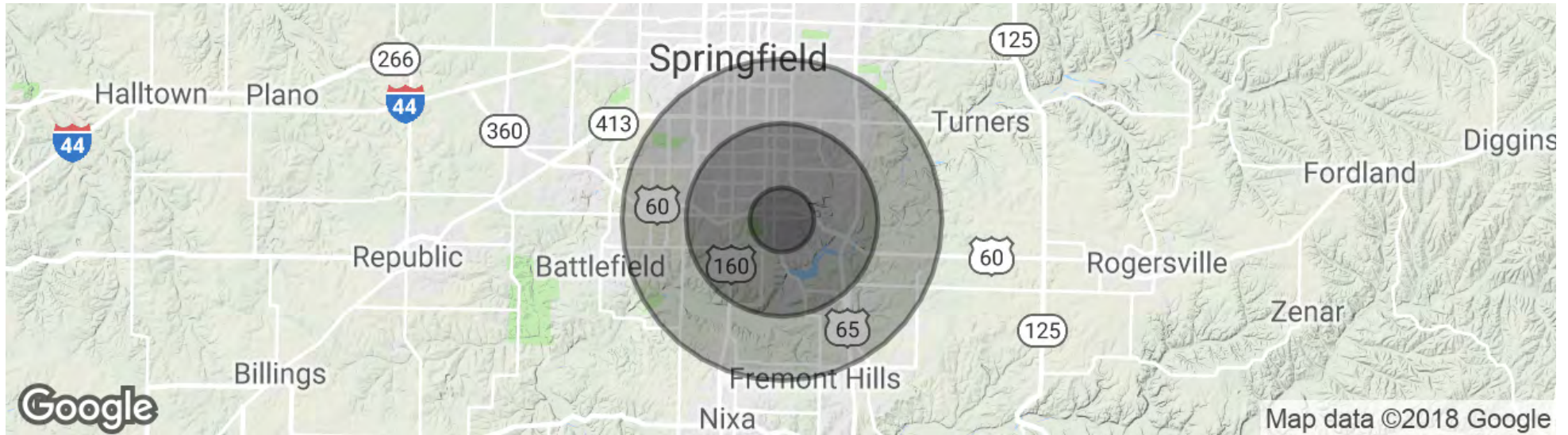
Location Maps



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Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,953	51,819	138,702
Median age	43.6	41.8	37.0
Median age (Male)	42.0	39.4	35.2
Median age (Female)	47.0	44.1	38.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,124	24,883	62,227
# of persons per HH	1.9	2.1	2.2
Average HH income	\$58,084	\$59,904	\$56,593
Average house value	\$159,154	\$189,259	\$194,666

\* Demographic data derived from 2010 US Census

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