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OFFICE SPACE FOR LEASE

OFFICE SPACE FOR LEASE | 3506 S. CULPEPPER, SPRINGFIELD, MO 65804

- The building is conveniently located inside Springfield's Medical Mile and is commonly referred to as the professional business district
- Surrounded by retail and restaurants
- Spaces built out with executive level infill
- Shown by appointment only

2225 S. Blackman Road
Springfield, MO 65809
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rbmurray.com

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417.881.0600
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SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	1,485± SF
Lease Rate:	\$14.50 SF/yr (MG)
Lot Size:	0.8 Acres
Building Size:	8,468 SF
Year Built:	2000
Zoning:	Planned Development 12-1

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

PROPERTY OVERVIEW

Professional office suite for lease. The building is conveniently located inside Springfield's Medical Mile and is commonly referred to as the professional business district. Modified gross lease. Tenant responsible for own monthly utilities, and increases in taxes and insurance over base year. Shown by appointment only. For additional information or to schedule an appointment to tour the property, please contact the listing agent.

PROPERTY HIGHLIGHTS

- Professional office suites for lease
- Conveniently located inside Springfield's Medical Mile and professional business district
- Surrounded by retail and restaurants
- Modified gross lease
- Tenant responsible for own monthly utilities, and increases in taxes and insurance over base year.
- Spaces may be combined
- For additional information or to schedule an appointment to tour the property, please contact the listing agent
- Shown by appointment only

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Available Spaces

Lease Rate:
Lease Type:

\$14.50 SF/YR (MG)
Modified Gross

Total Space
Lease Term:

1,485 SF
Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite E	Office Space	\$14.50 SF/YR	Modified Gross	1,485 SF	Negotiable	1,485± SF office space available for lease at \$14.50 PSF (Modified Gross). Tenant responsible for own monthly utilities, and increases in taxes and insurance over base year.

EST. 1909

OFFICE SPACE
FOR LEASE

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OFFICE SPACE FOR LEASE

100 Years
SINCE 1909

Additional Photos - Suite E

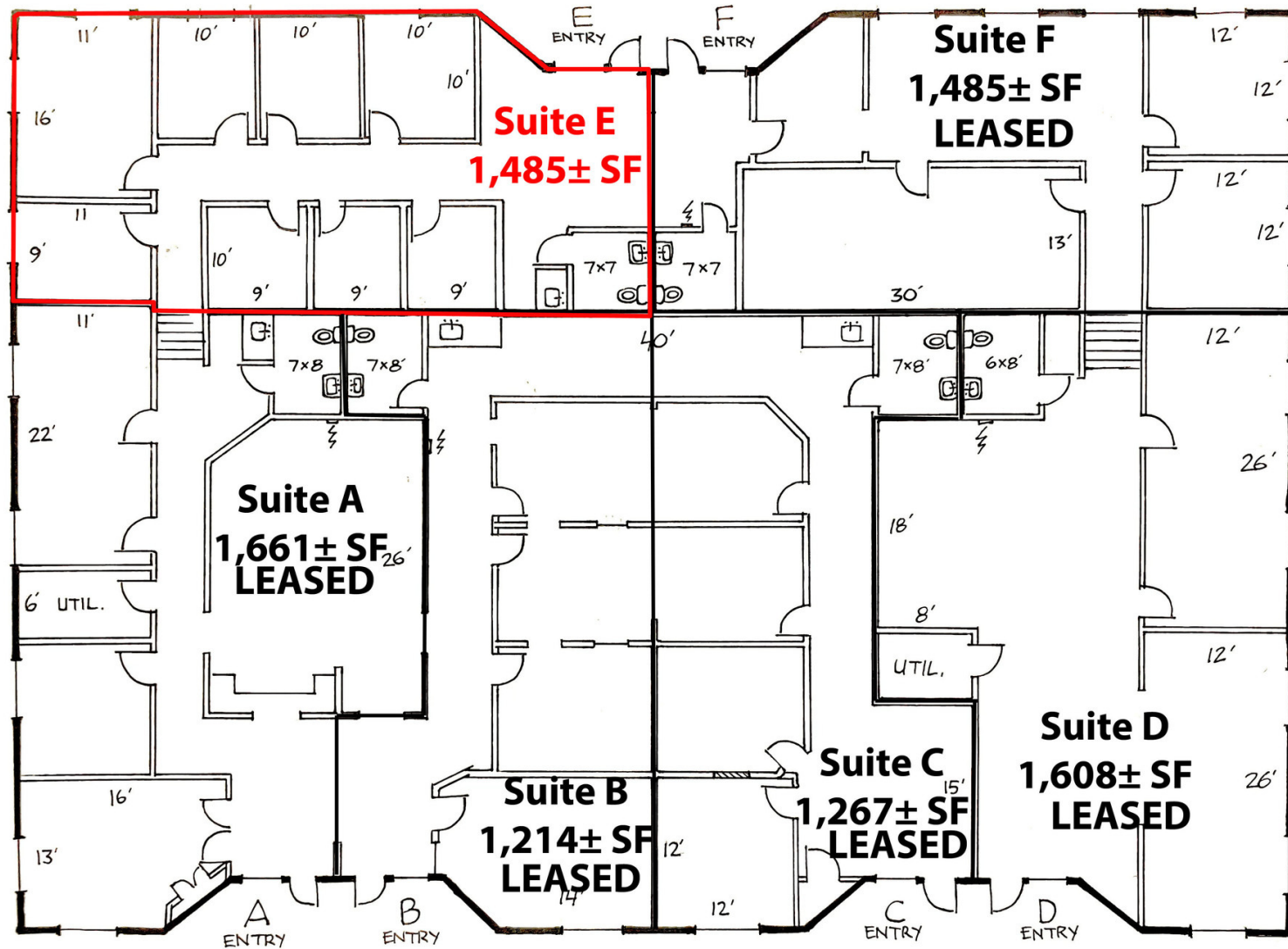


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100Years
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Floor Plans



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Retail Map



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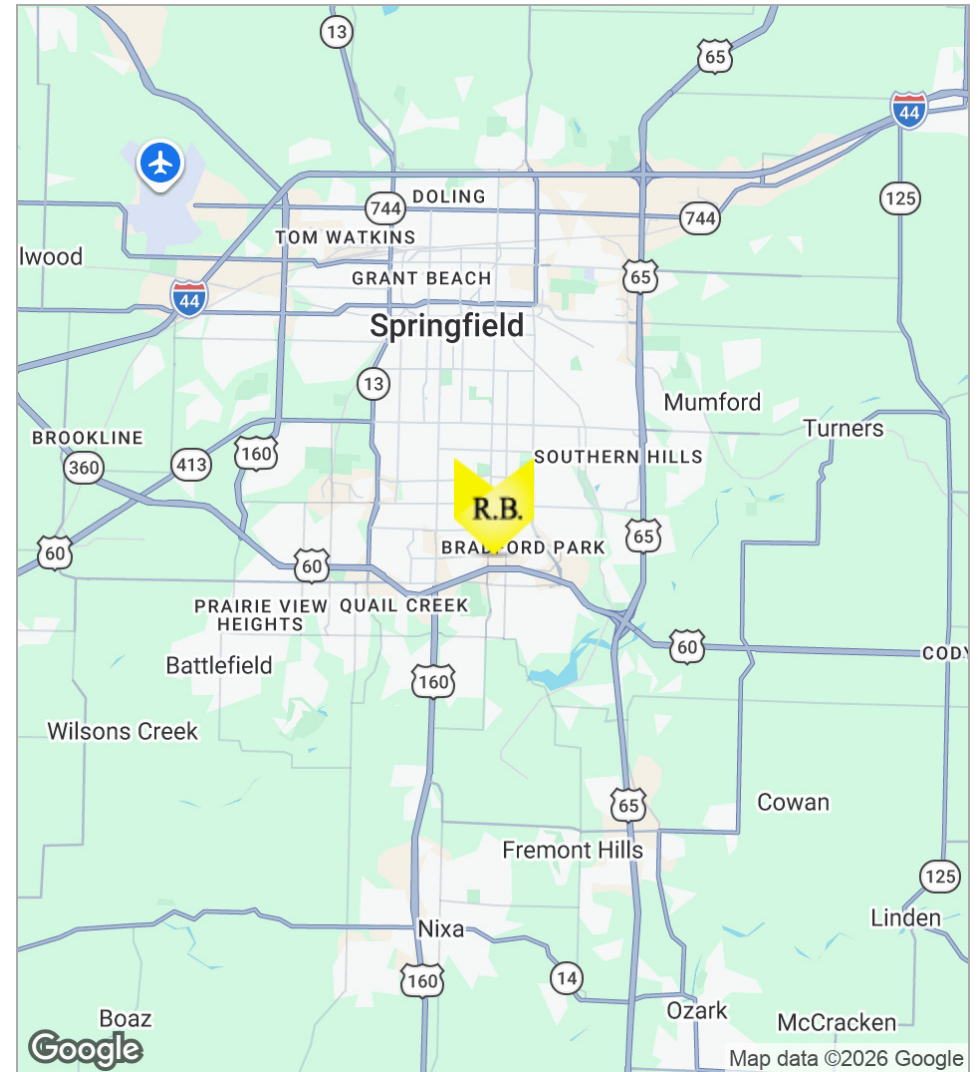
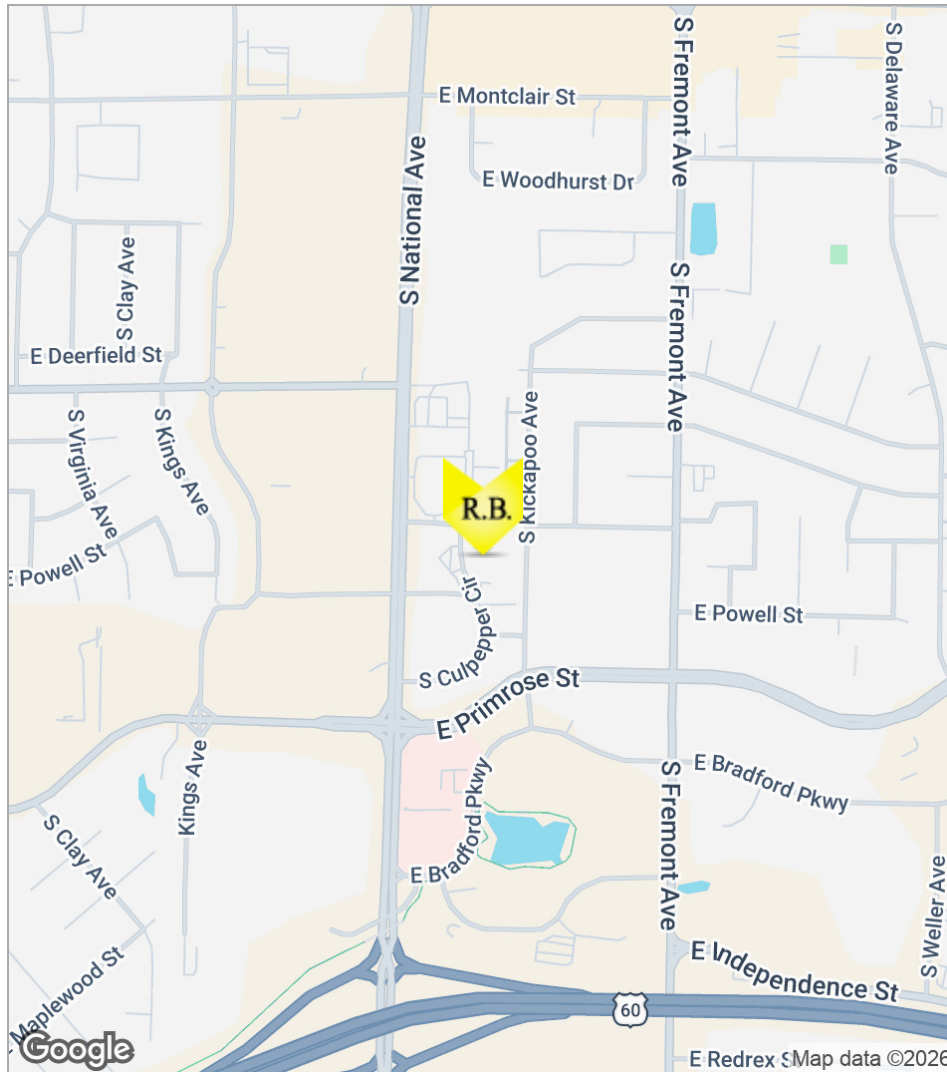
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Location Maps



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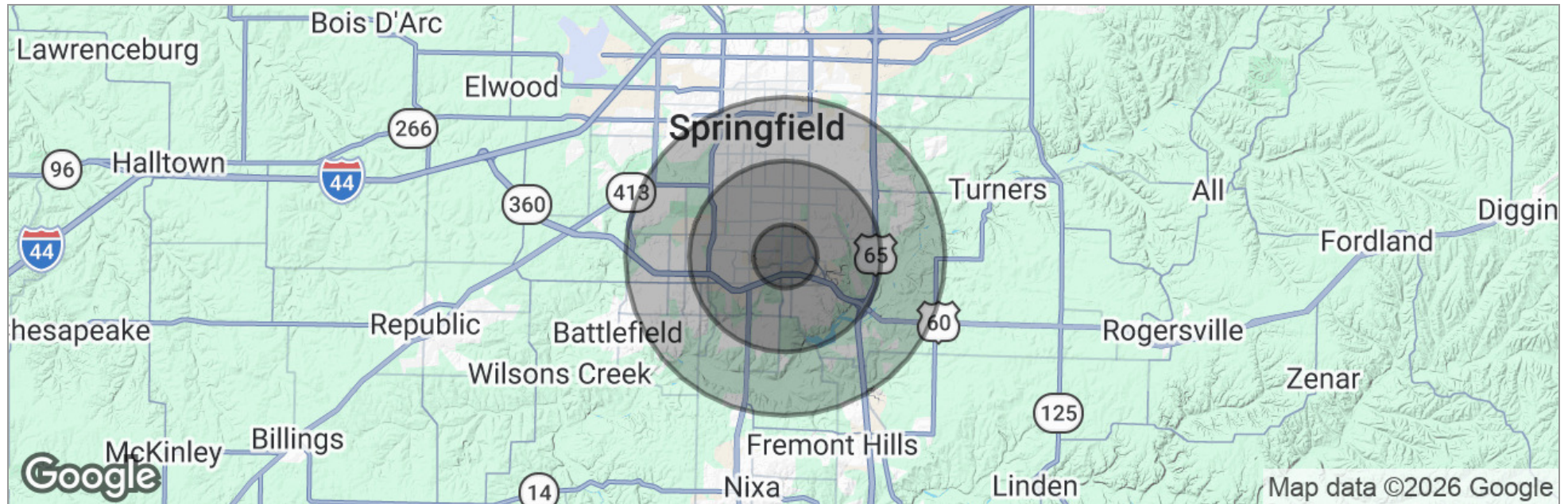
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	8,027	68,008	159,726
Population Density	2,555	2,405	2,034
Median Age	46.1	40.9	37.9
Median Age (Male)	41.9	39.1	37.1
Median Age (Female)	50.5	43.7	39.4
Total Households	4,686	35,618	77,442
# of Persons Per HH	1.7	1.9	2.1
Average HH Income	\$50,062	\$63,856	\$61,814
Average House Value	\$134,023	\$156,052	\$144,729

* Demographic data derived from 2020 ACS - US Census

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Professional Background

Ross Murray is a third generation of the Murray family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University, earning 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 sales and lease volumes, and a demonstration of professionalism and ethics only showcased by the top industry experts. Ross is the only broker in Southwest Missouri (besides his brother Ryan Murray) to hold both SIOR Dual Industrial and Office designations and CCIM designations. Ross is a SIOR 10+ Year Legacy member with over 20 years of experience and real estate knowledge. He specializes in investment sales, industrial sales and leasing, office sales and leasing, and vacant land sales and leasing. His wealth of expertise makes him a trusted, strategic real estate partner.

Significant Transactions

Over the past seven years, Ross has brokered many significant investment, industrial, and office transactions, totaling over \$300,000,000 and over 5,500,000 square feet. His notable transactions include:

- JPMC CHASE Campus (300,000 Sq Ft)
- Town & Country Shopping Plaza (120,000 Sq Ft)
- National FedEx facility (BTS)
- Super Center Plaza Shopping Center (40,000 Sq Ft)
- Regional Headquarters Campus for Wellpoint Blue Cross Blue Shield (100,000 Sq Ft)
- University of Phoenix Regional Campus (40,000 Sq Ft)
- French Quarter Plaza (60,000 Sq Ft)
- Recent industrial and office portfolio sales anchored by Blue Chip Tenants (550,000 Sq Ft)

His recent 2024 JPMC CHASE Campus transaction totaled 300,000 square feet. The transaction is the largest privately-held office transaction in Springfield's history to date.

Industry Recognition

Ross was an honoree for the Springfield Business Journal's 2014 "40 Under 40." He was selected for being one of Springfield's brightest and most accomplished business professionals. In 2021, the Springfield Business Journal recognized Ross as the local real estate industry's top Trusted Adviser.

Ross is consistently ranked as a Top Costar Power Broker in the state of Missouri. His current marketing projects include Project 60/65, a mixed-use development covering 600 acres in Southeast Springfield, and TerraGreen Office Park, one of the area's first sustainable LEED concept office developments. Additionally, he is brokering a new 166-acre industrial park, "Southwest Rail and Industrial Park," which is currently being developed. It contains approximately 1,500,000 to 2,000,000 square feet of new industrial buildings.

Commitment to Community

Ross exhibits his 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, Springfield Executives Partnership, Hickory Hills Country Club, Springfield Area Chamber of Commerce, International Council of Shopping Centers, and Missouri Association of Realtors.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)