



OFFICE SPACE FOR LEASE

OFFICE SPACE FOR LEASE | 3520 S CULPEPPER CIRCLE, SPRINGFIELD, MO 65804

- Located in Medical Mile
- Convenient to retail and restaurants
- Perfect for accounting, law offices, financial services, etc.
- 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

Available SF: 1,500 SF

Lease Rate: \$13.50 SF/yr (MG)

Lot Size: 0.69 Acres

Building Size: 7,917 SF

Year Built: 1994

Zoning: Planned Development

Market: SE Springfield

PROPERTY OVERVIEW

This office space is located in the heart of Springfield's Medical Mile and professional business district. Convenient to retail and restaurants, the space is just minutes from James River Freeway and South National Avenue. Perfect for accounting, law offices, financial services and most general office users. Shown by appointment only. Please contact listing agent for information.

PROPERTY HIGHLIGHTS

- Located in Medical Mile
- Convenient to retail and restaurants
- Perfect for accounting, law offices, financial services, etc.
- Modified Gross lease
- Landlord pays CAM (includes snow removal, lawn care, and trash service), taxes, and insurance
- Tenant pays own monthly utilities and increases in taxes and insurance
- Tenant pays \$50 per month for water and exterior lighting
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The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

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Available Spaces

Lease Rate: \$13.50 SF/YR (MG)
Lease Type: Modified Gross

Total Space: 1,500 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
B	Office Space	\$13.50 SF/YR	Modified Gross	1,500 SF	Negotiable	1,500± SF office space for lease at \$13.50 PSF (Modified Gross). Tenant pays \$50 per month for water and exterior lighting. Tenant also pays own monthly utilities. Landlord responsible for CAM (includes snow removal, lawn care, and trash service), taxes and insurance.

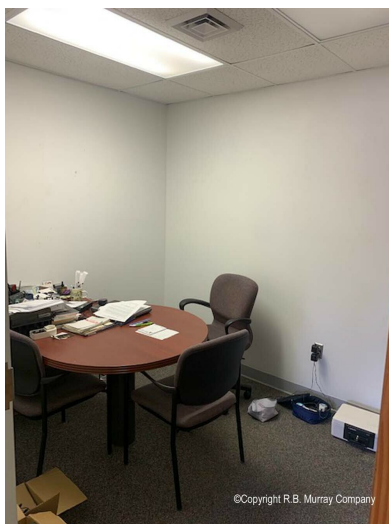
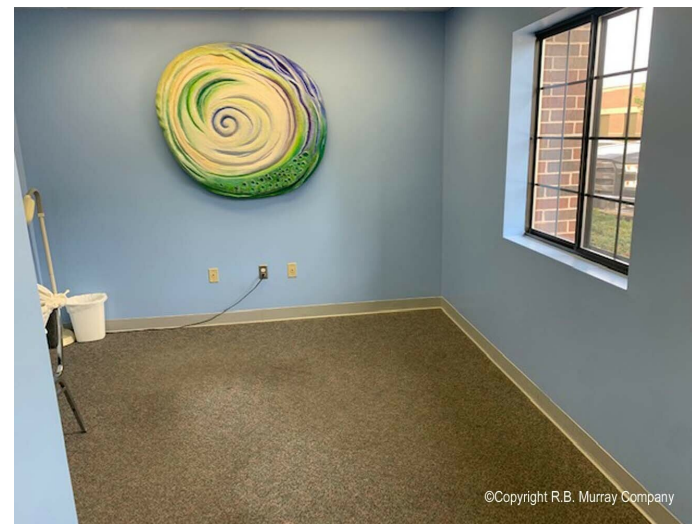
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100 Years
SINCE 1909

Additional Photos

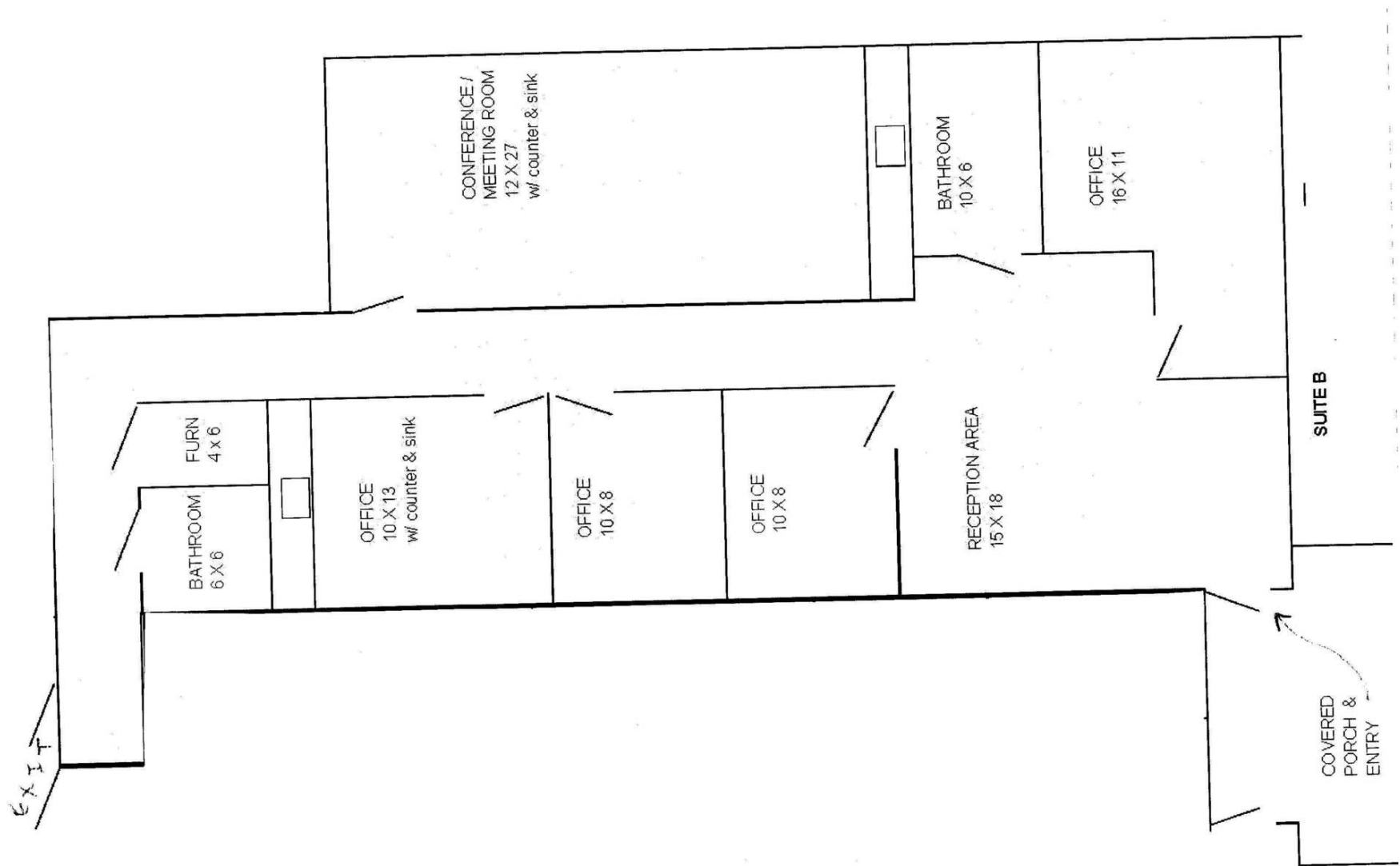


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Floor Plans

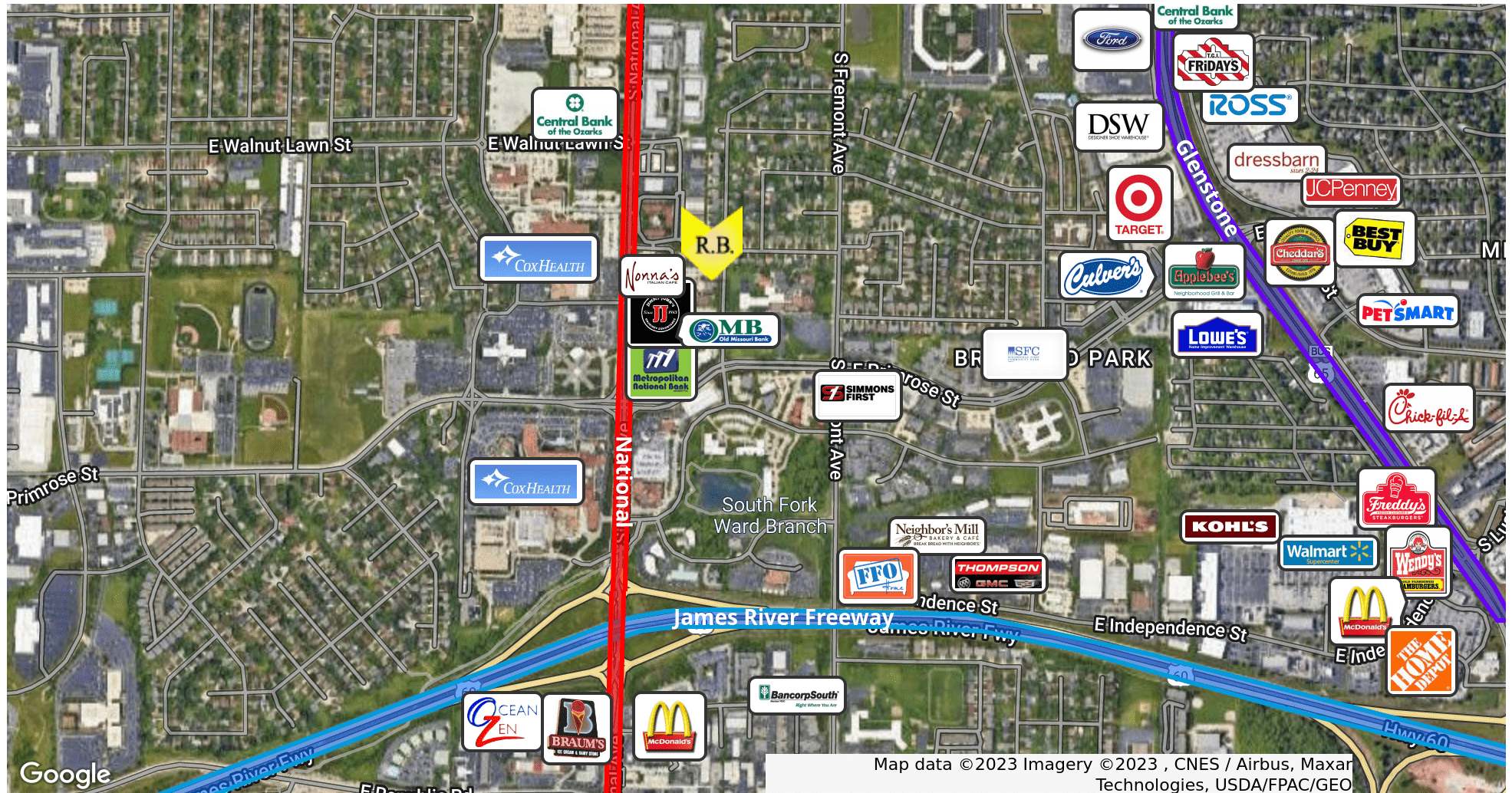


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Retailer Map

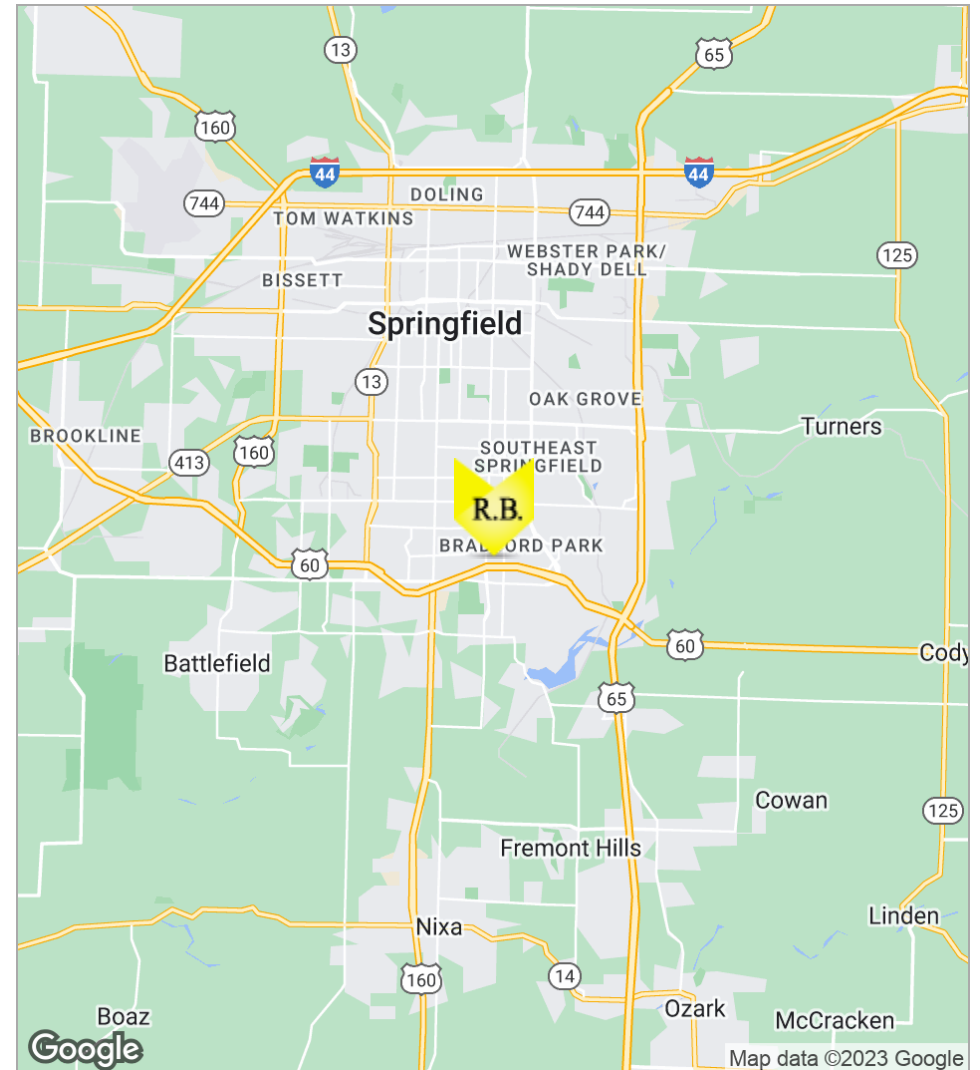
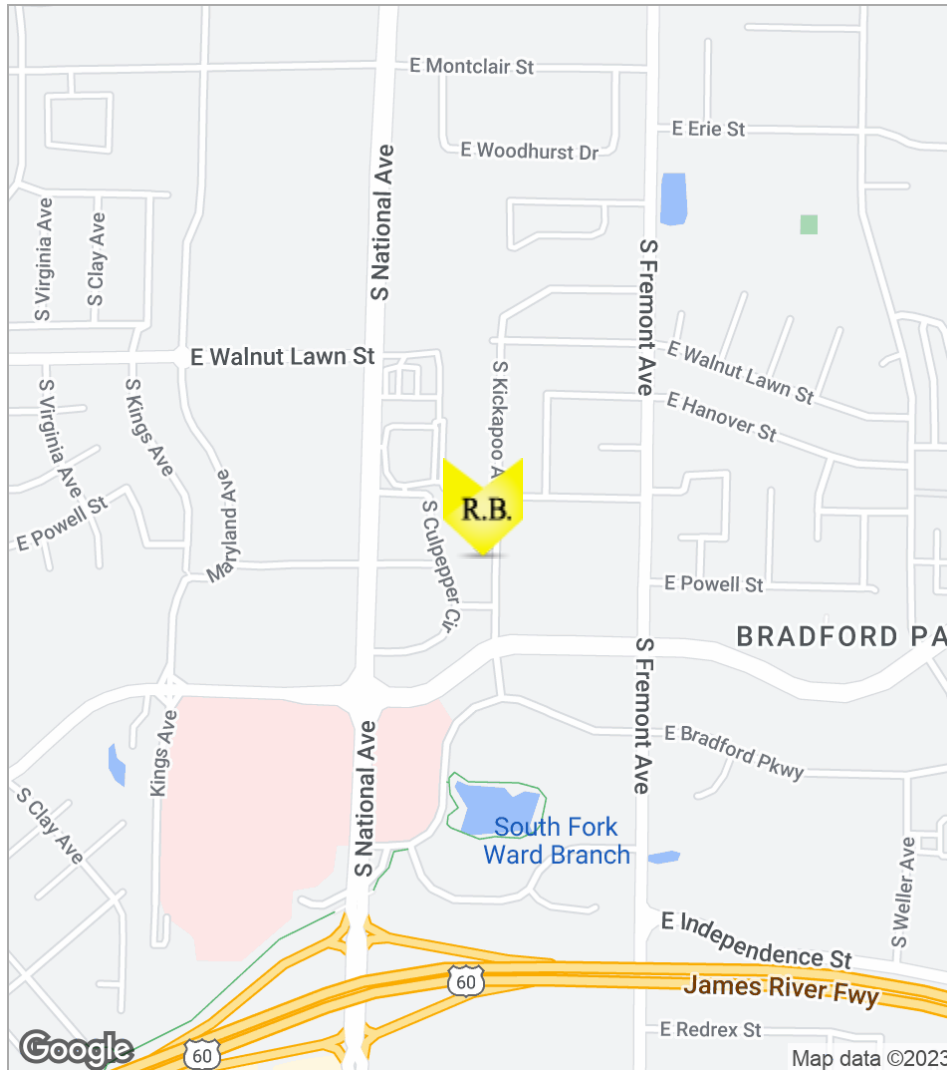


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Location Maps



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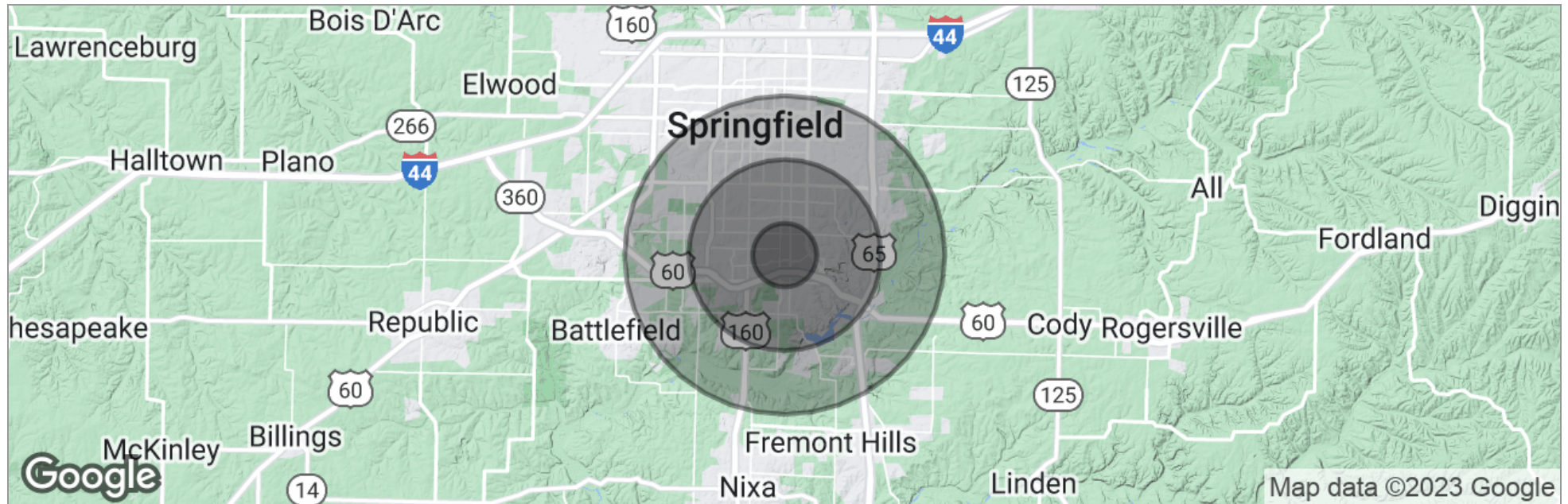
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	7,871	67,405	158,960
Population Density	2,505	2,384	2,024
Median Age	46.7	41.0	37.9
Median Age (Male)	42.5	39.1	37.1
Median Age (Female)	51.1	43.8	39.5
Total Households	4,601	35,357	77,117
# of Persons Per HH	1.7	1.9	2.1
Average HH Income	\$50,441	\$63,933	\$61,949
Average House Value	\$136,781	\$156,550	\$145,160

** Demographic data derived from 2020 ACS - US Census*

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Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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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)