



## OFFICE SPACE FOR LEASE

OFFICE SPACE FOR LEASE | 1368 E. KINGSLEY | 1368 E KINGSLEY ST, SPRINGFIELD, MO 65804

- Located in Medical Mile
- Easy access to James River Freeway
- Surrounded by local and national retailers
- Highly functional floor plan
- End cap unit

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600  
[rbmurray.com](http://rbmurray.com)

**Ross Murray, SIOR, CCIM**  
417.881.0600  
[ross@rbmurray.com](mailto:ross@rbmurray.com)

**R.B. | MURRAY COMPANY**  
SINCE 1909  
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



**PROPERTY SUMMARY**

Monthly Estimated Rent:	\$1,700.00
Available SF:	1,332 SF
Lease Rate:	\$1,700.00 per month (Gross)
Lot Size:	0.69 Acres
Building Size:	7,124 SF
Year Built:	1999
Zoning:	PD 12

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

**PROPERTY OVERVIEW**

Now available for lease, this office space features a reception area, three private offices, a breakroom and restroom. Located in Medical Mile in Southeast Springfield, the property has easy access to James River Freeway and is conveniently located near local and national retailers along National and Republic Road. Contact listing agent for more information.

**PROPERTY HIGHLIGHTS**

- Located in Medical Mile
- Easy access to James River Freeway
- Surrounded by local and national retailers
- Tenant pays own monthly utilities
- CAM, taxes, and insurance included in rent
- Highly functional floor plan
- End cap unit



Available Spaces

**Lease Rate:** \$1,700.00 PER MONTH (GROSS)      **Total Space** 1,332 SF  
**Lease Type:** Gross      **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite D	Office Condo	\$1,700 PER MONTH	Gross	1,332 SF	Negotiable	1,332± SF office space for lease at \$1,700.00 per month (Gross). Tenant responsible for own monthly utilities. CAM, taxes, and insurance included in rent.

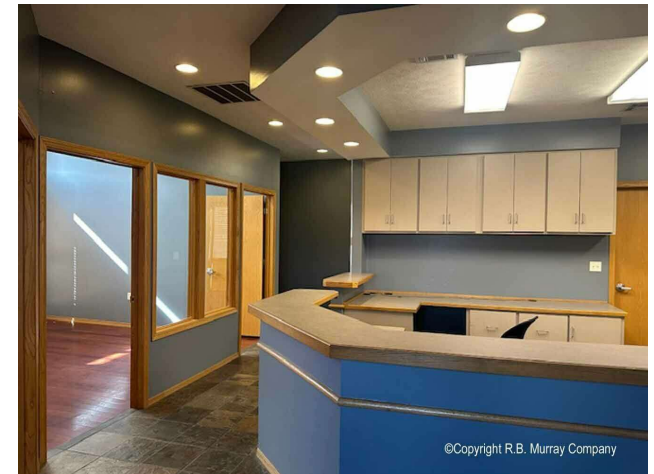
EST. 1909

OFFICE SPACE  
FOR LEASE

OFFICE SPACE FOR LEASE | 1368 E. KINGSLEY  
1368 E KINGSLEY ST, SPRINGFIELD, MO 65804



Additional Photos

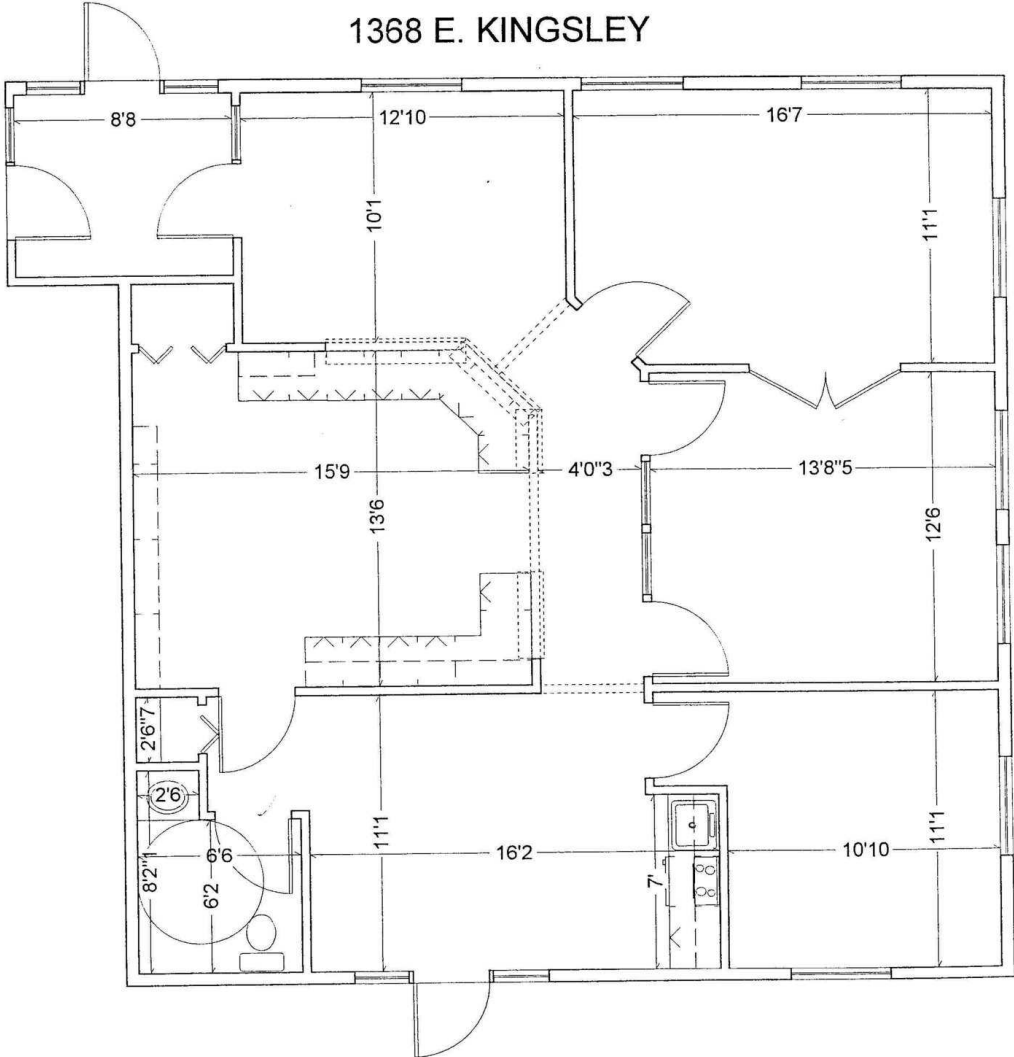


OFFICE SPACE  
FOR LEASE

**OFFICE SPACE FOR LEASE | 1368 E. KINGSLEY**  
**1368 E KINGSLEY ST, SPRINGFIELD, MO 65804**



Floor Plans



OFFICE SPACE  
FOR LEASE

OFFICE SPACE FOR LEASE | 1368 E. KINGSLEY  
1368 E KINGSLEY ST, SPRINGFIELD, MO 65804

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

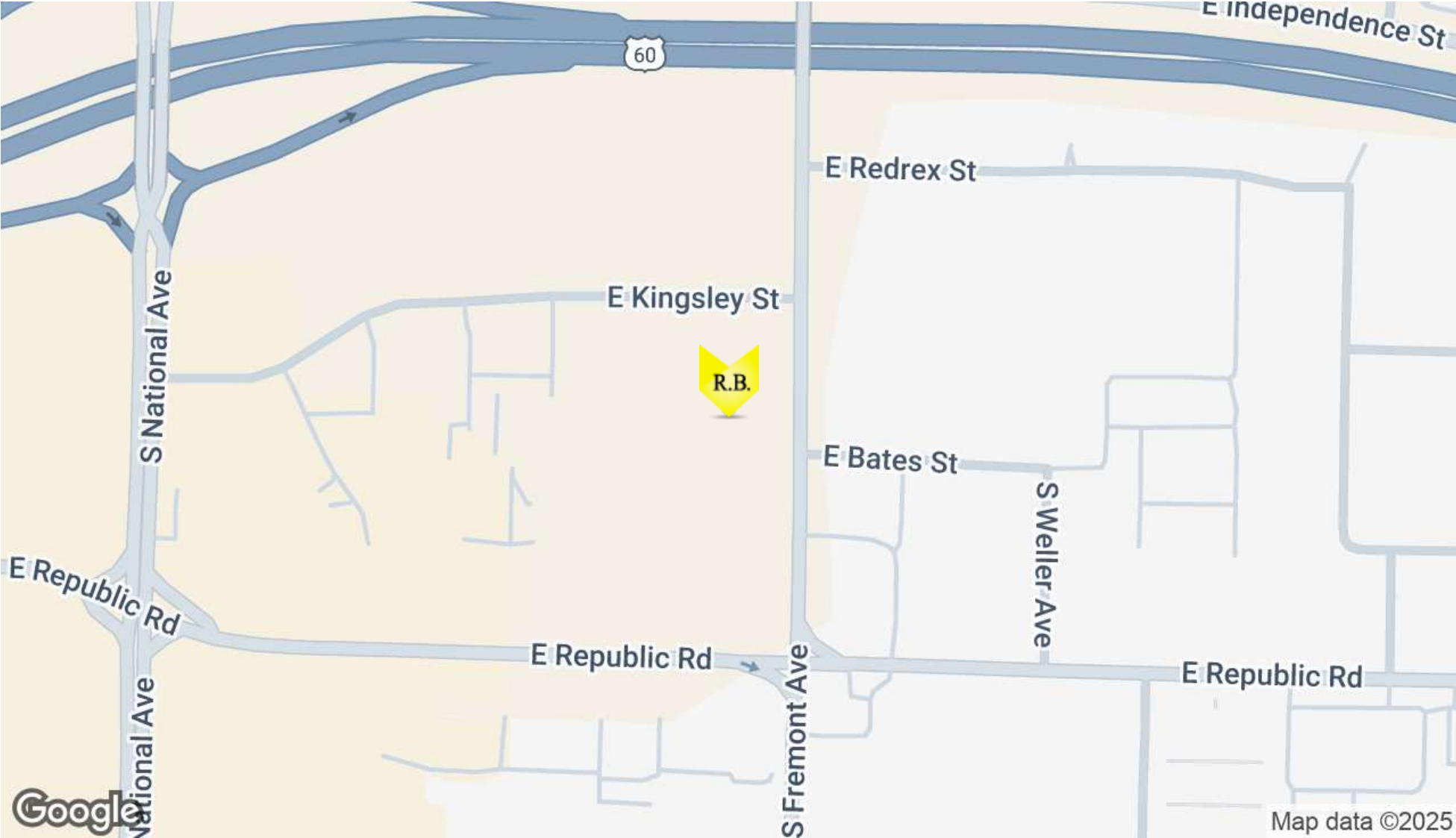
R.B. | MURRAY COMPANY  
COMMERCIAL & INDUSTRIAL REAL ESTATE

OFFICE SPACE  
FOR LEASE

**OFFICE SPACE FOR LEASE | 1368 E. KINGSLEY**  
**1368 E KINGSLEY ST, SPRINGFIELD, MO 65804**



Location 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

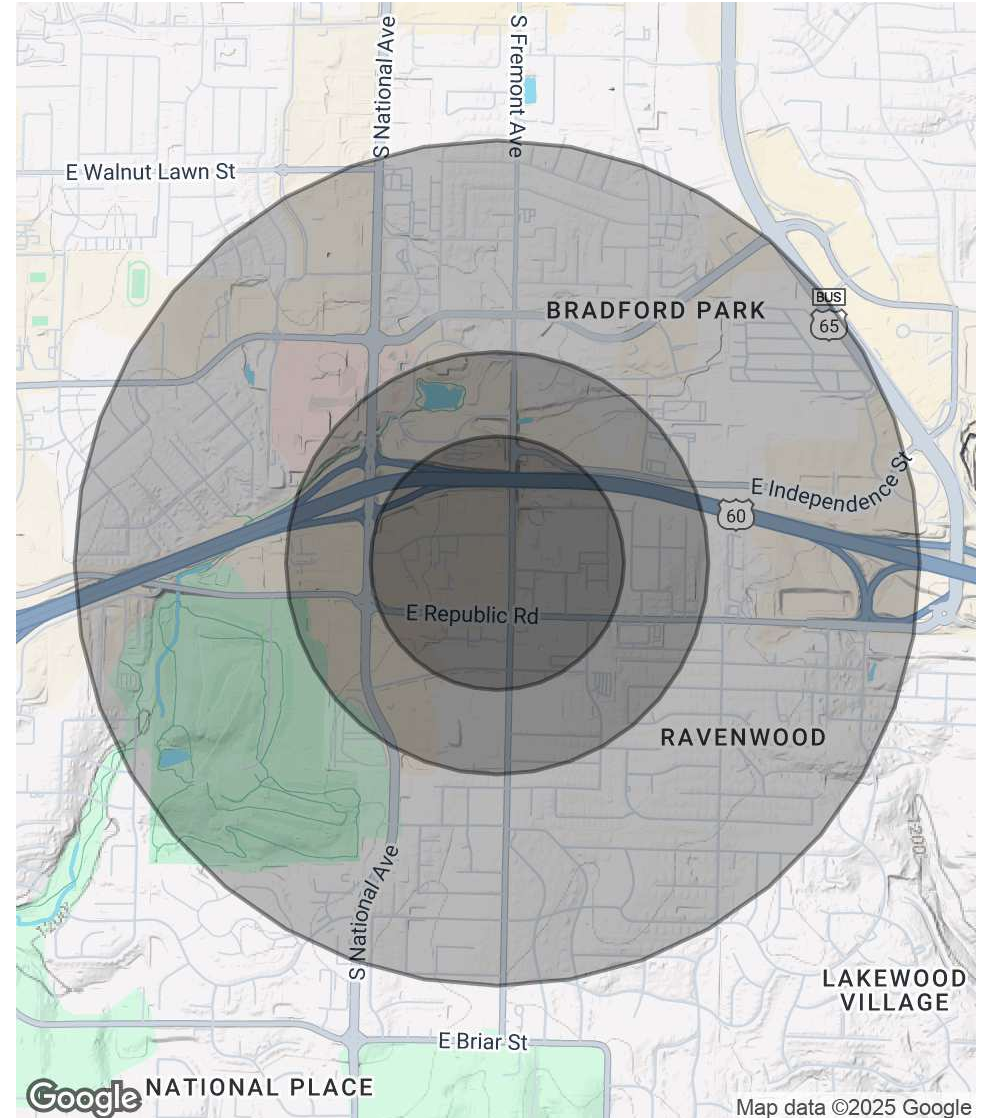
Demographics Map & Report

<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	344	1,668	7,759
Average Age	45	46	47
Average Age (Male)	42	43	44
Average Age (Female)	48	49	50

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	191	918	3,866
# of Persons per HH	1.8	1.8	2
Average HH Income	\$60,272	\$67,386	\$80,681
Average House Value	\$386,970	\$389,939	\$311,803

Demographics data derived from AlphaMap



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](http://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)

