



OFFICE SPACE FOR SUBLEASE

OFFICE SPACE FOR SUBLEASE | 1343 EAST KINGSLEY STREET, SUITE B, SPRINGFIELD, MO 65804

- Located near Medical Mile
- James River Freeway exposure
- Space is furnished
- Brand new furniture and furnishings
- Brand new high-quality infill
- Extremely large monument signage
- Extra parking
- Shown by appointment only
- Existing lease expires June 2028

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600
rbmurray.com

Ross Murray, SIOR, CCIM
417.881.0600
ross@rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

Available SF:	16,192 SF
Lease Rate:	\$13.25 SF/yr (NNN)
Lot Size:	2.69 Acres
Year Built:	2002
Parking:	155 Spaces±
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 sublease, this Class-A institutional office space is located less than half a mile from Cox South Hospital and convenient to James River Freeway, as well as many local and national retailers and restaurants in South Springfield. Existing lease expires June 30, 2028. Shown by appointment only. Contact listing broker for more information.

PROPERTY HIGHLIGHTS

- Located near Medical Mile
- James River Freeway exposure
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Available Spaces

Lease Rate: \$13.25 SF/YR (NNN)
Lease Type: NNN

Total Space: 16,192 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1343 E. Kingsley, Suite B	Office Space	\$13.25 SF/YR	NNN	16,192 SF	Negotiable	16,192± SF office space for sublease at \$13.25 PSF (NNN). Sublessee responsible for CAM, taxes, and insurance (estimated at \$4.50 - \$5.00 PSF). Existing lease expires June 30, 2028.

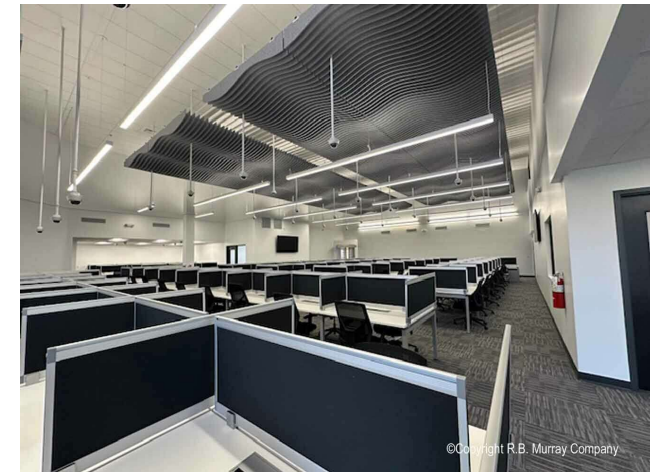
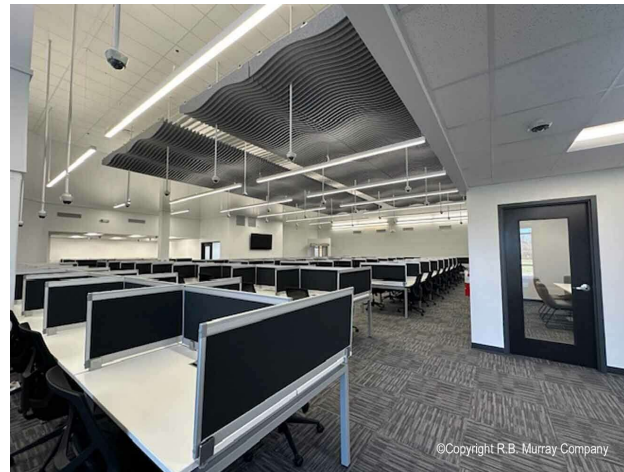
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Additional Photos

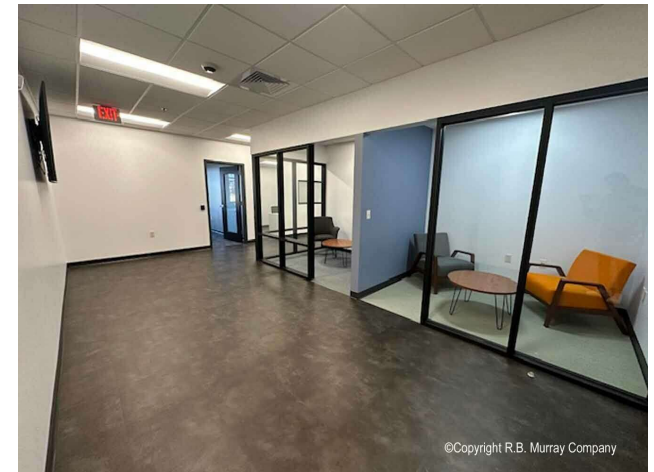
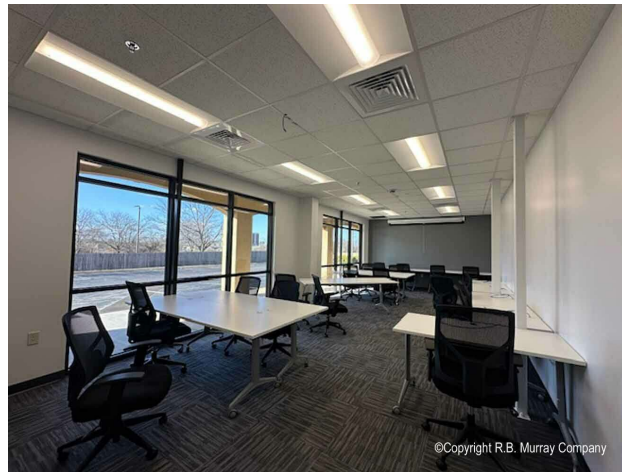
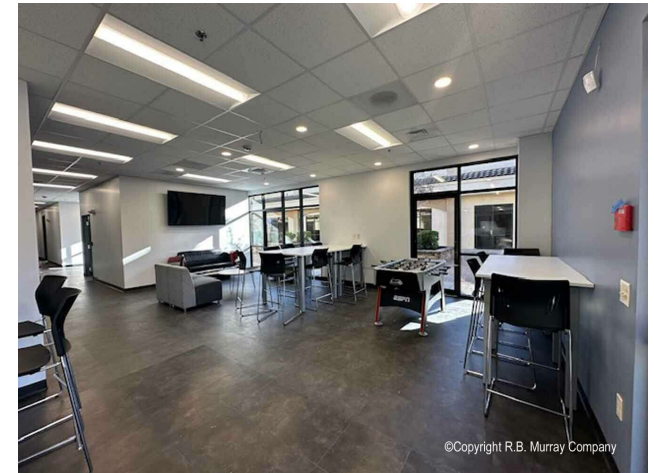
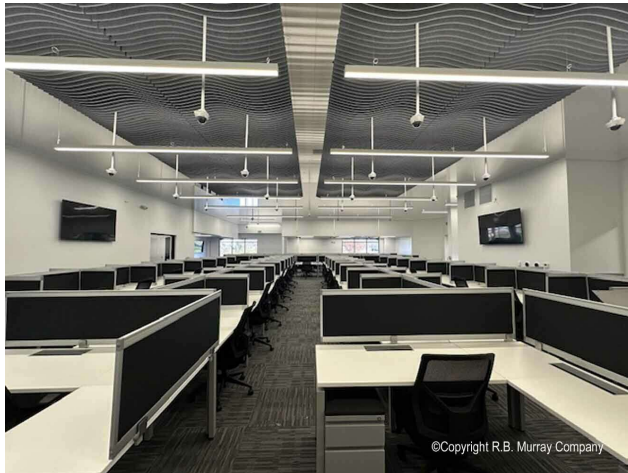


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100 Years
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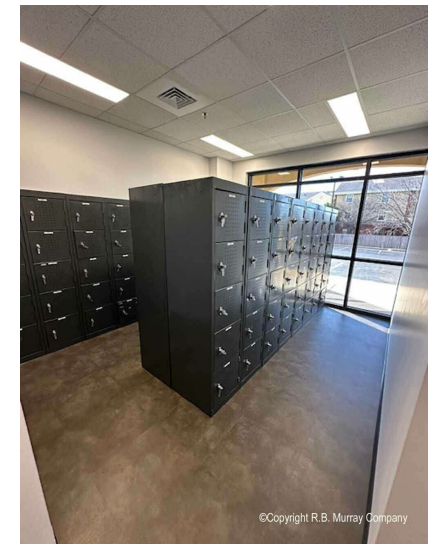
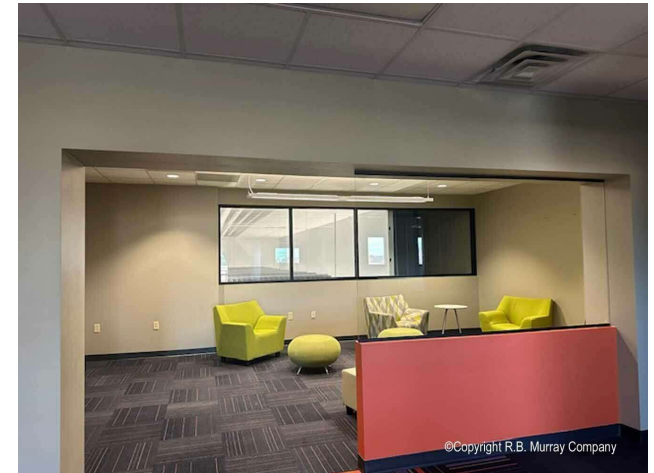


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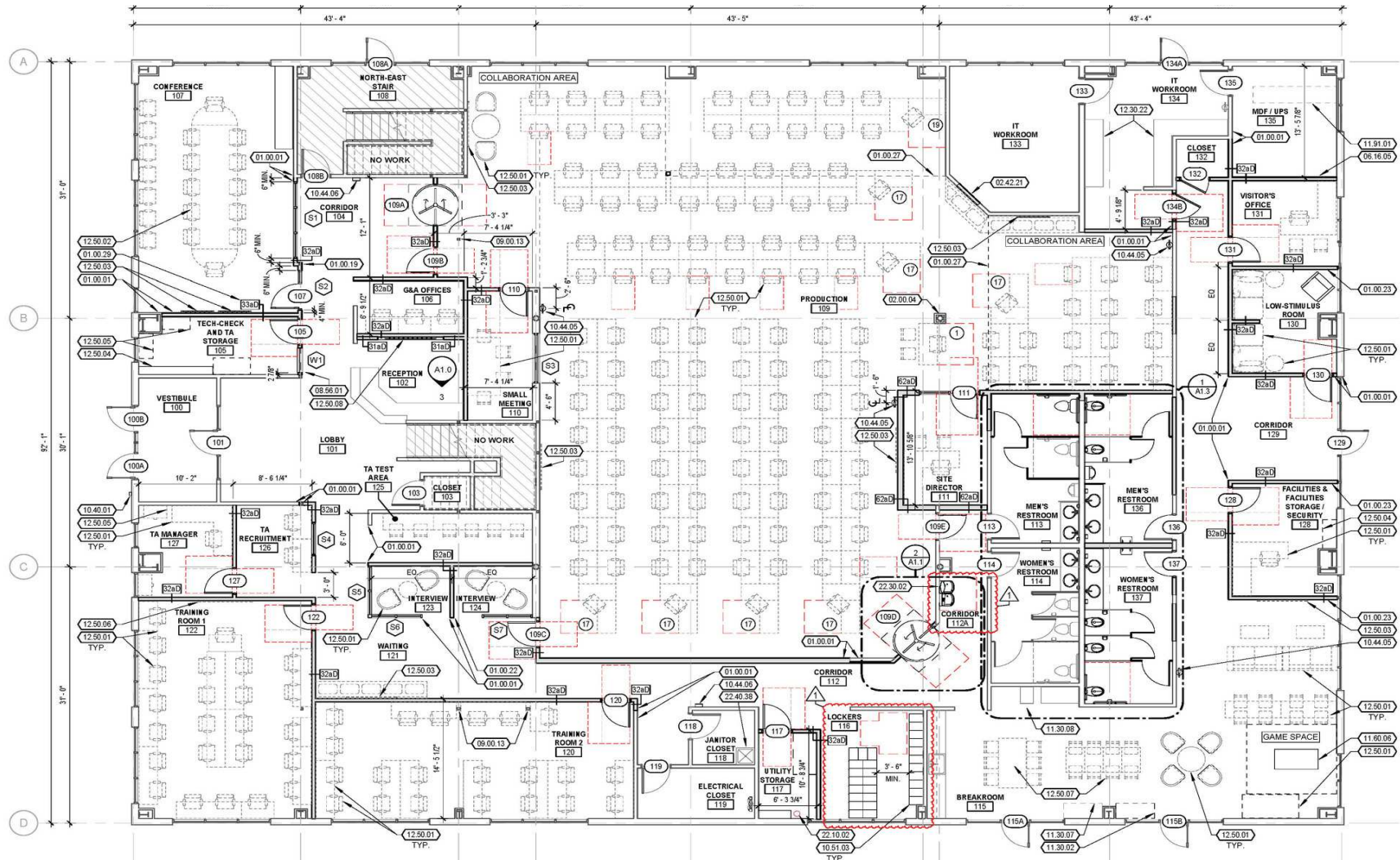
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Floor Plans



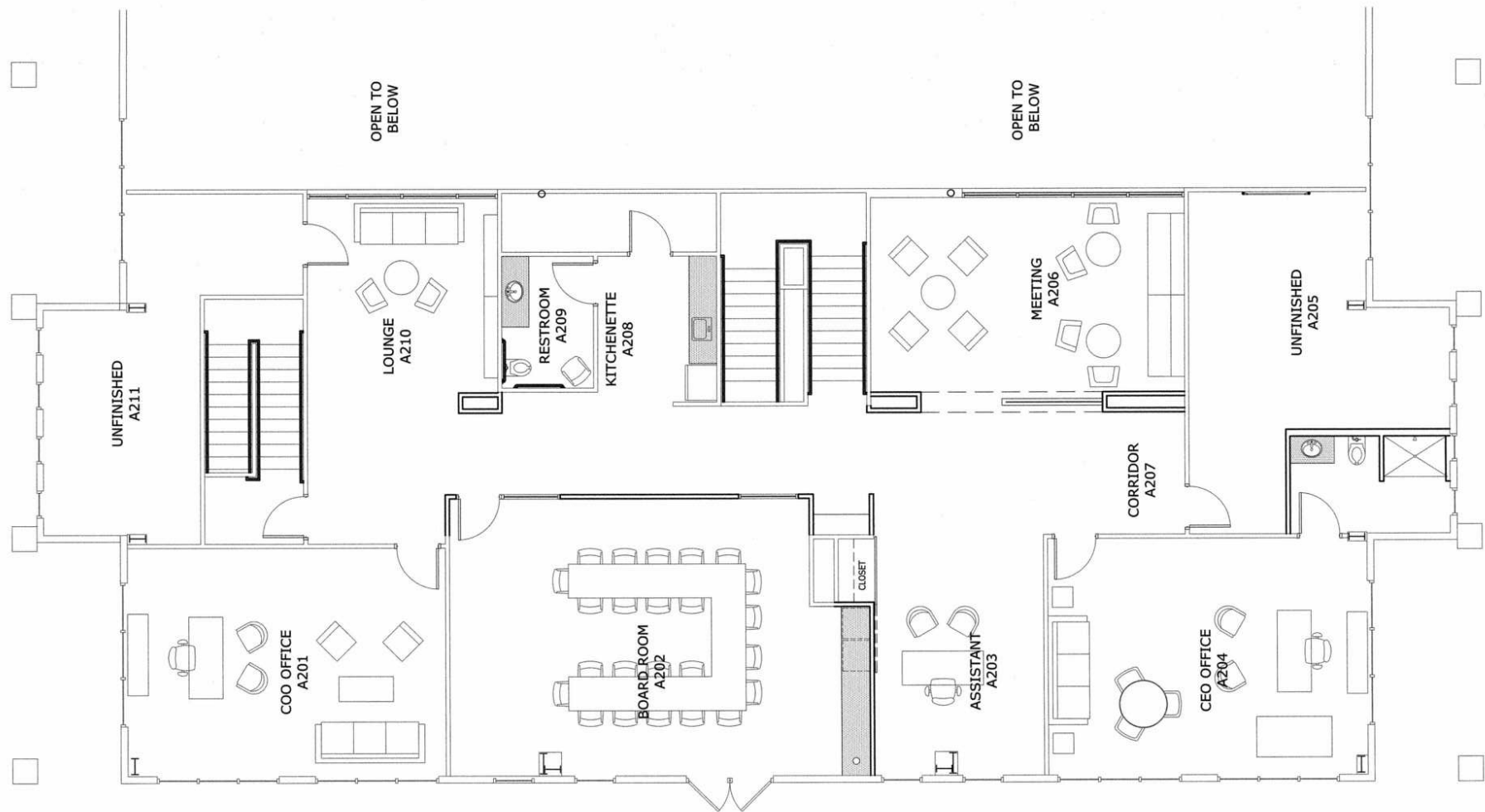
1 FIRST FLOOR PLAN

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Floor Plans



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Aerial



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Retailer Map

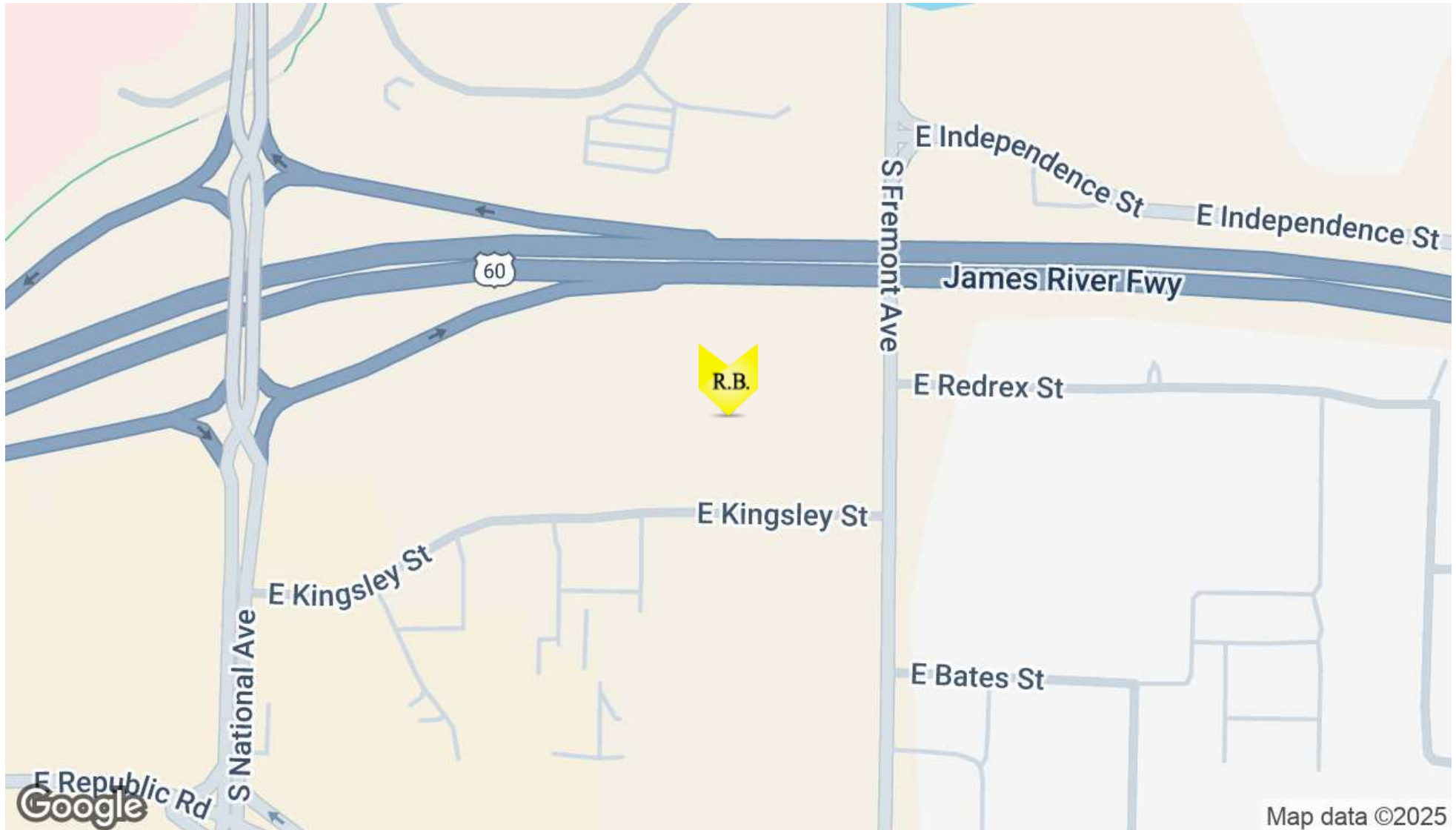


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Location Map



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Demographics Map & Report

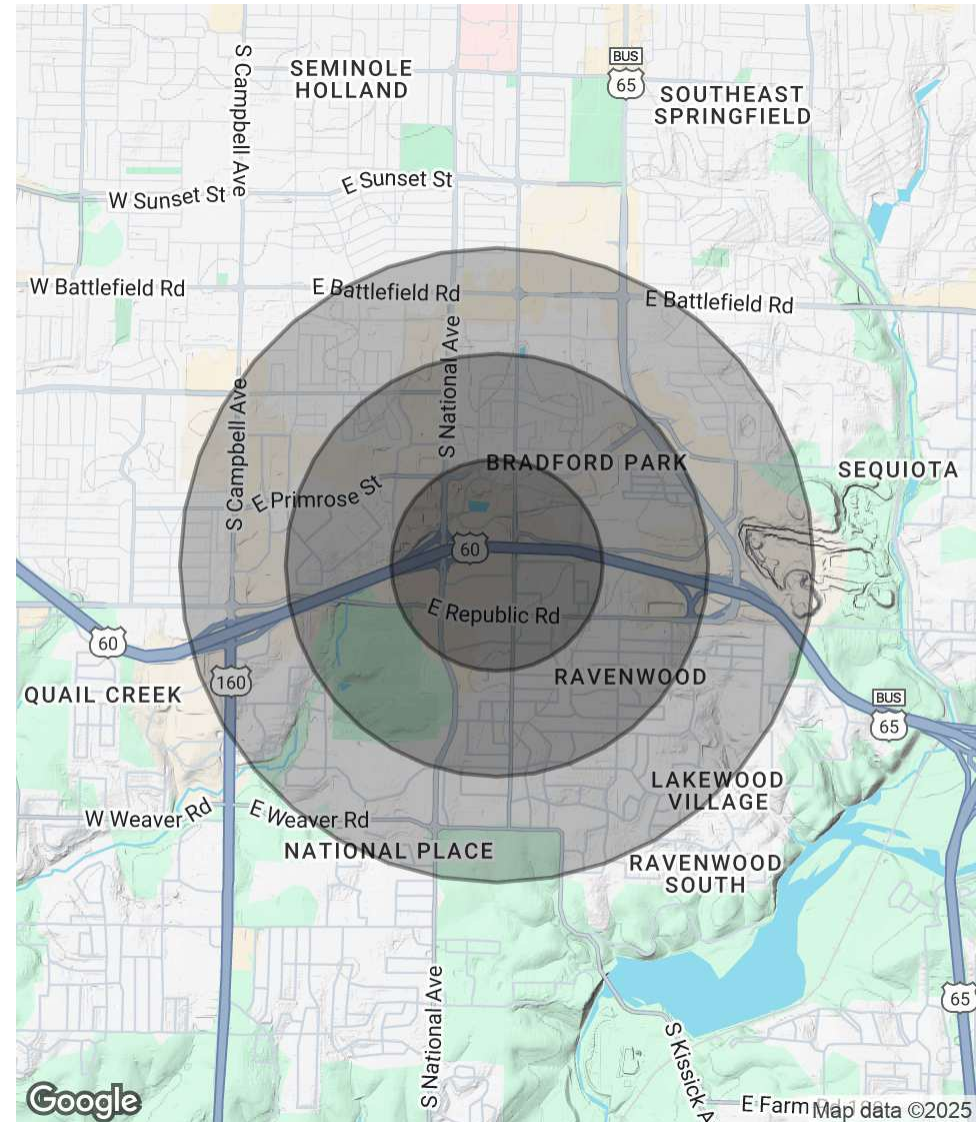
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,261	6,393	15,703
Average Age	56.9	51.0	47.8
Average Age (Male)	54.8	47.5	43.6
Average Age (Female)	58.4	54.7	50.9

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	769	3,789	8,885
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$60,827	\$60,061	\$60,301
Average House Value	\$183,847	\$184,882	\$172,746

2020 American Community Survey (ACS)



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)