



OFFICE SPACE FOR LEASE

OFFICE SPACE FOR LEASE | 4650 S. NATIONAL, SPRINGFIELD, MO 65810

- Located in Springfield's Medical Mile
- Professional Build-out
- Gross Lease
- Space has brand new carpet and paint
- Available for immediate occupancy
- Shown by appointment only

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Available SF:	1,216 SF
Lease Rate:	\$1,750.00 per month (Gross)
Lot Size:	3.71 Acres
Building Size:	43,010 SF
Building Class:	A
Year Built:	2009
Parking Ratio:	4.7 cars/1,000 SF
Cross Streets:	National and Holiday
Zoning:	Limited Business

PROPERTY OVERVIEW

Office space for lease at the corner of South National and Holiday. The property is just south of Republic Road, located in Springfield's Medical Mile. Gross leases - CAM, taxes, and insurance included in rent. Tenant pays electric. Landlord pays trash, water, and sewer. Shown by appointment only. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Located at South National and Holiday
- Gross leases - CAM, taxes, and insurance included in rent
- Tenant pays electric
- Landlord pays trash, water, and sewer
- Space has brand new carpet and paint
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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: \$1,750.00 PER MONTH (GROSS) Total Space 1,216 SF
Lease Type: Gross Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
C-1	Office Space	\$1,750 PER MONTH	Gross	1,216 SF	Negotiable	1,216± SF office space for lease at \$1,750.00 per month (Gross). CAM, taxes, and insurance included in rent. Tenant pays electric. Landlord pays trash, water, and sewer.

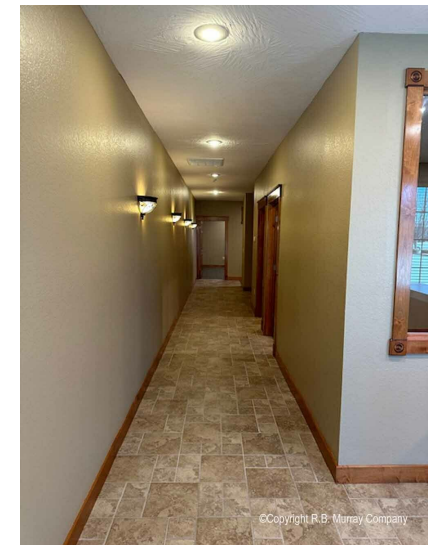
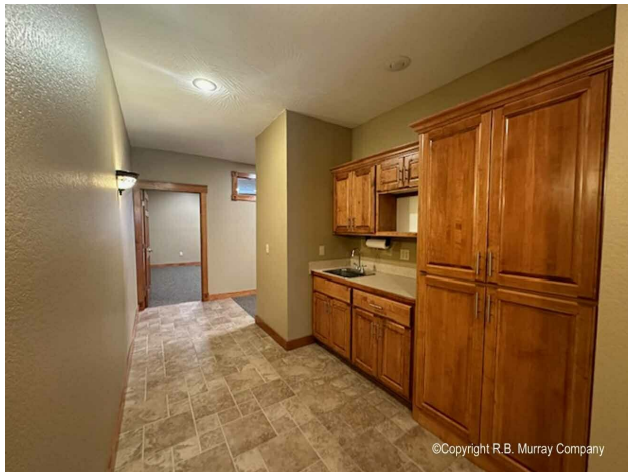
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100Years
SINCE 1909

Additional Photos - Suite C1

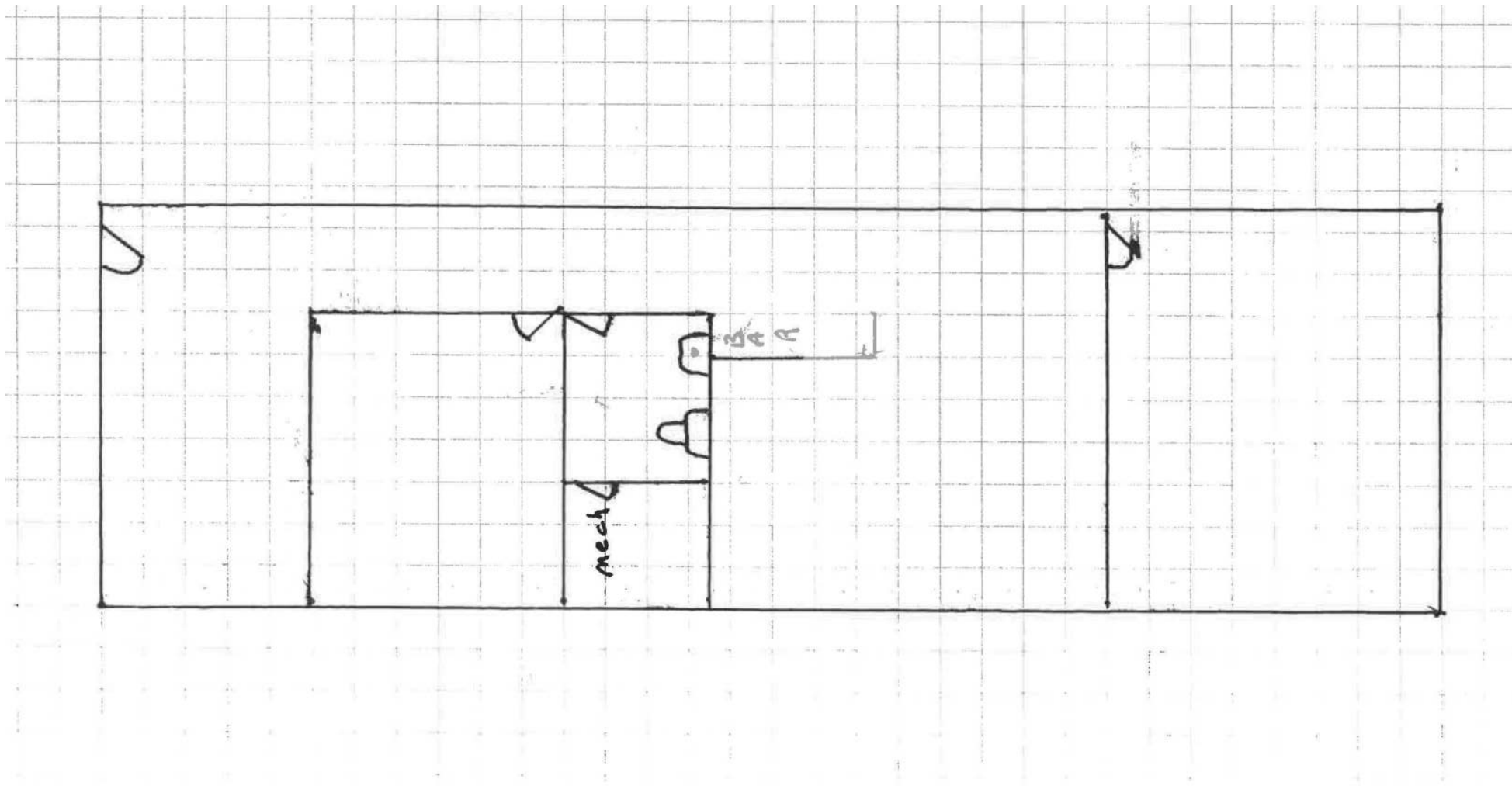


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Floor Plans - C1

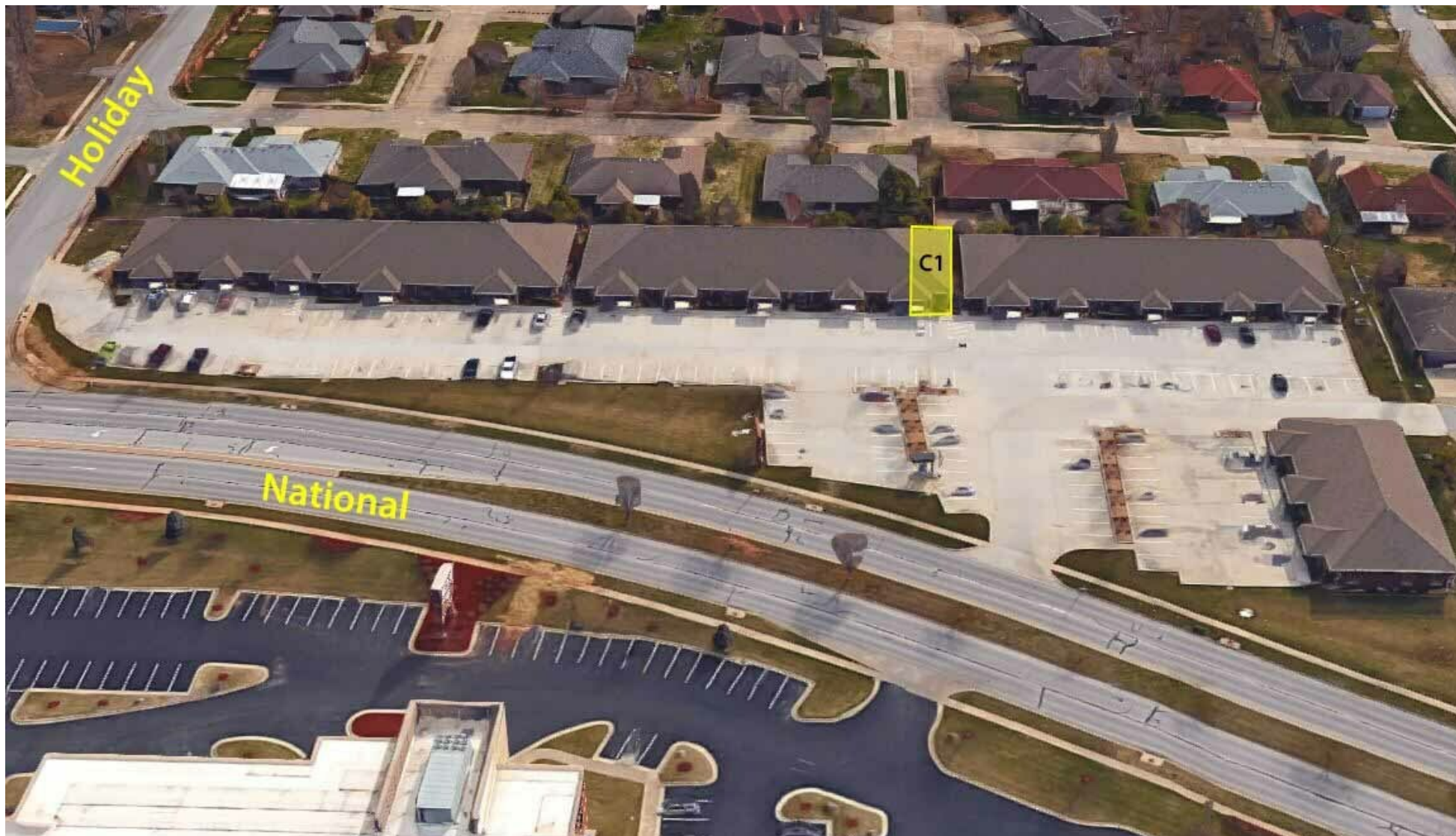


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Aerial



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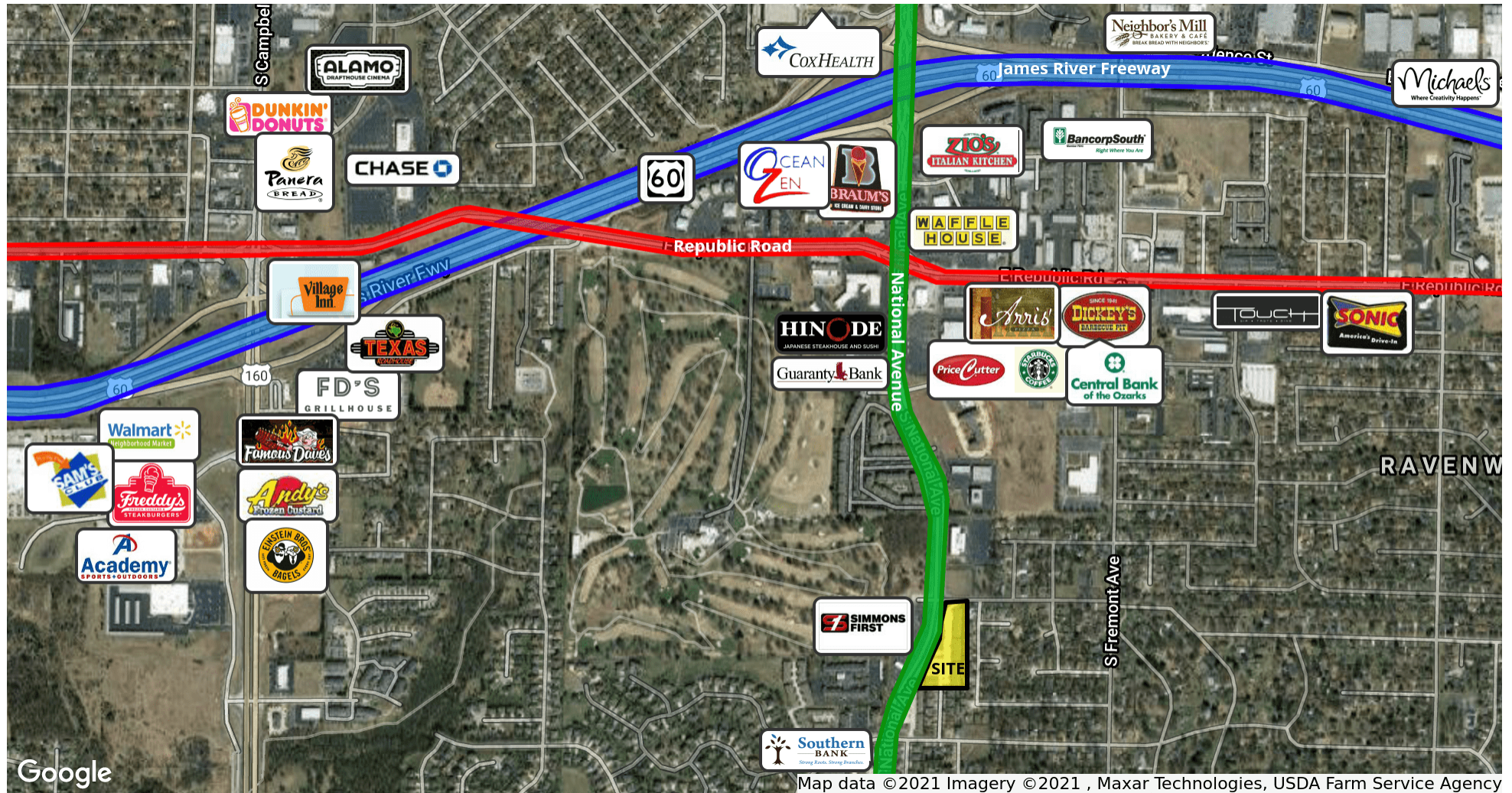
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Retail Map

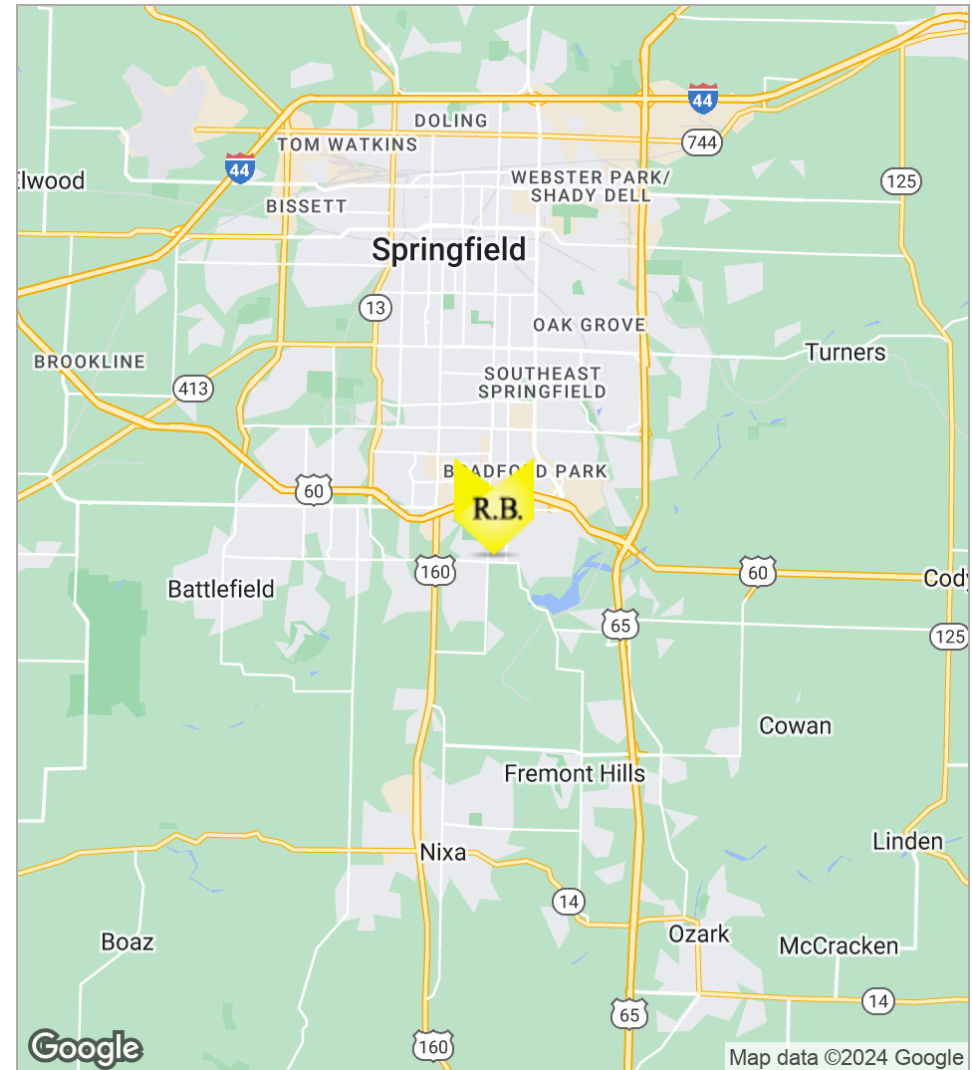
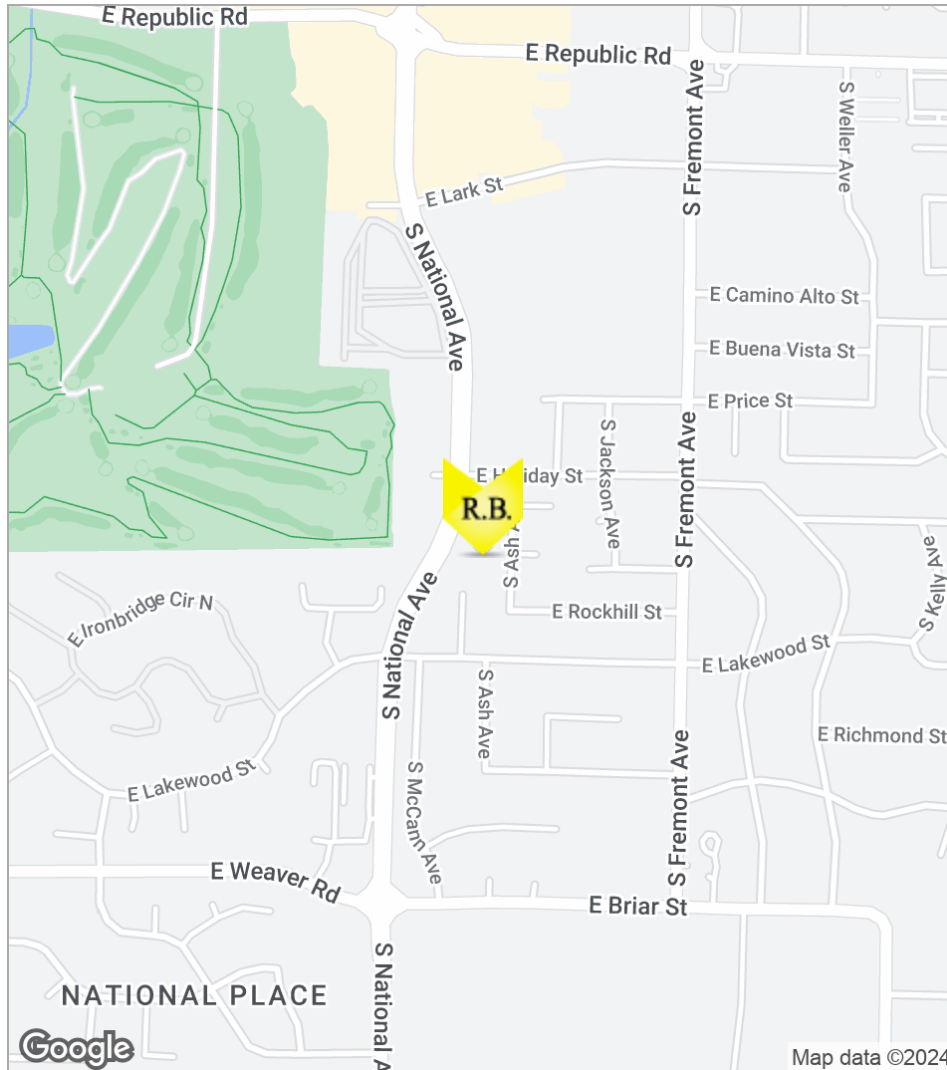


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Location Maps

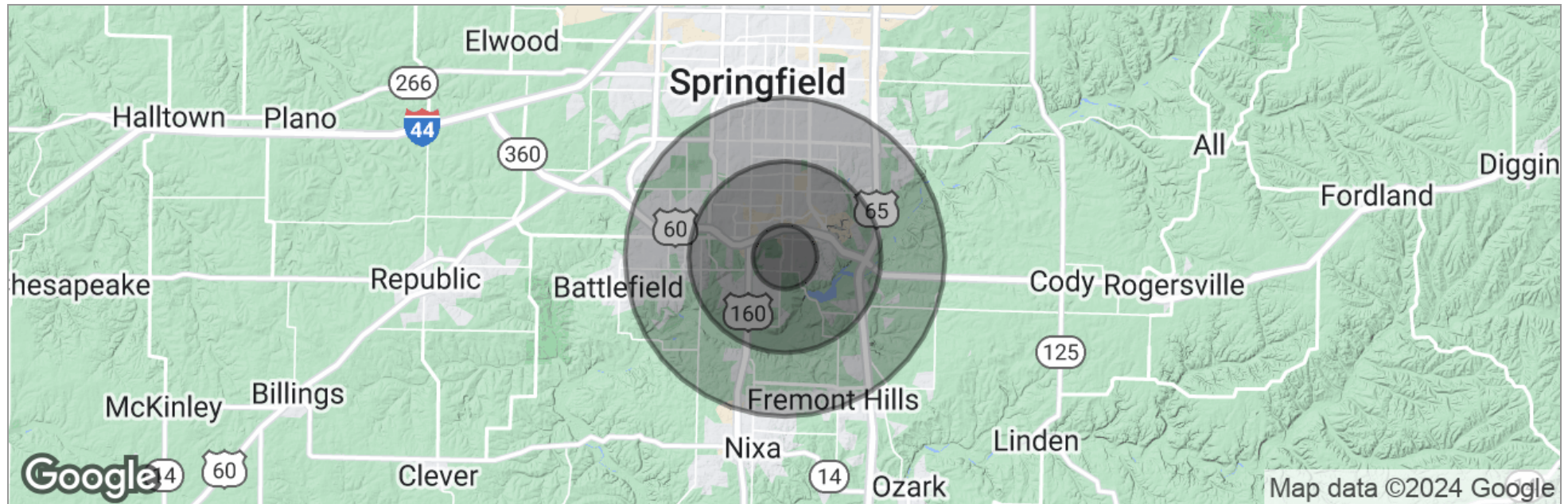


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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	5,747	47,890	127,396
Population Density	1,829	1,694	1,622
Median Age	39.5	41.8	38.0
Median Age (Male)	38.4	39.6	36.1
Median Age (Female)	43.5	43.6	39.6
Total Households	2,802	22,659	57,733
# of Persons Per HH	2.1	2.1	2.2
Average HH Income	\$61,089	\$61,899	\$58,822
Average House Value	\$197,992	\$192,691	\$195,398

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

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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)