



OFFICE SPACE FOR LEASE

OFFICE SPACE FOR LEASE | 840 E PRIMROSE ST, SPRINGFIELD, MO 65807

- All brick office building
- Located in Medical Mile
- Adjacent to Cox South main campus
- Easy access to James River Freeway
- Space has new LED lights, new paint, and Landlord will provide new flooring
- Space is ready for occupancy

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600
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Ross Murray, SIOR, CCIM
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SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$4,707.29 (includes estimated CAM)
Available SF:	3,102 SF
Lease Rate:	\$14.25 SF/yr (NN)
Lot Size:	0.77 Acres
Building Size:	6,474 SF
Year Built:	1993
Zoning:	O-1 Office
CAM Charge / SF	\$3.96 PSF (est.)

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

PROPERTY OVERVIEW

Spacious all brick professional office space available for lease in highly sought after Medical Mile. The subject office building is located next to Cox Hospital's main campus. The build-out is a mixture of quality individual offices, conference rooms, reception areas, break rooms, and open space. Close to retail, restaurants, and professional offices, the property is convenient to South National and James River Freeway. Please contact listing agent for additional information or to arrange a showing.

PROPERTY HIGHLIGHTS

- All brick office building
- Located in Medical Mile
- Adjacent to Cox South campus
- Surrounded by retail, restaurants, and professional offices
- Easy access to James River Freeway
- Parking: 22 spaces± (shared)
- Space has new LED lights, new paint, and Landlord will provide new flooring
- Space is ready for occupancy

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Available Spaces

Lease Rate: \$14.25 SF/YR (NN)
Lease Type: NN

Total Space: 3,102 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
840 E. Primrose	Executive Suites	\$14.25 SF/YR	Modified Net	3,102 SF	Negotiable	3,102± SF office space for lease at \$14.25 PSF (NN). Tenant pays own monthly utilities. Tenant responsible for CAM, taxes, and insurance (estimated at \$3.96 PSF).

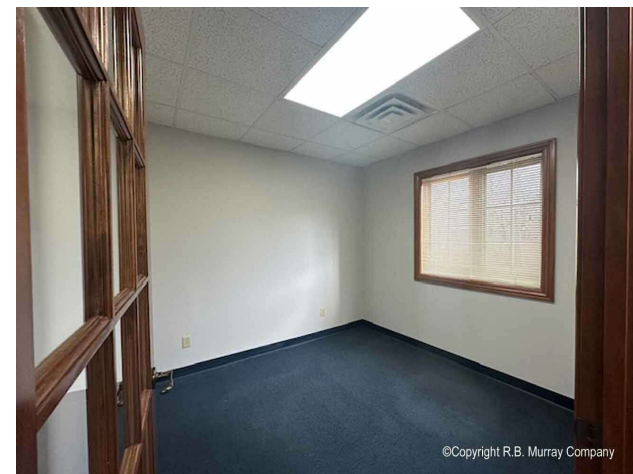
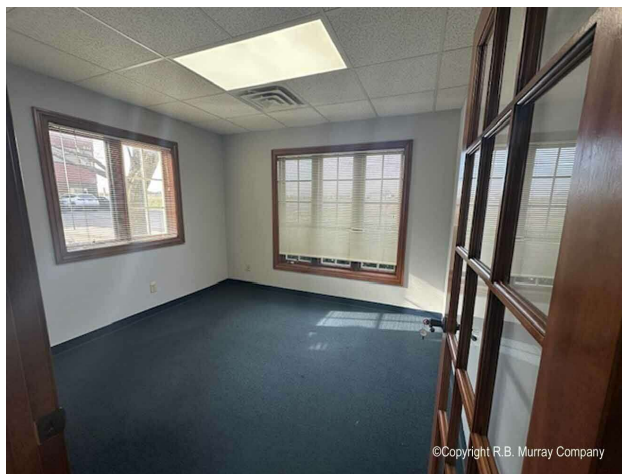
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100Years
SINCE 1909

Additional Photos

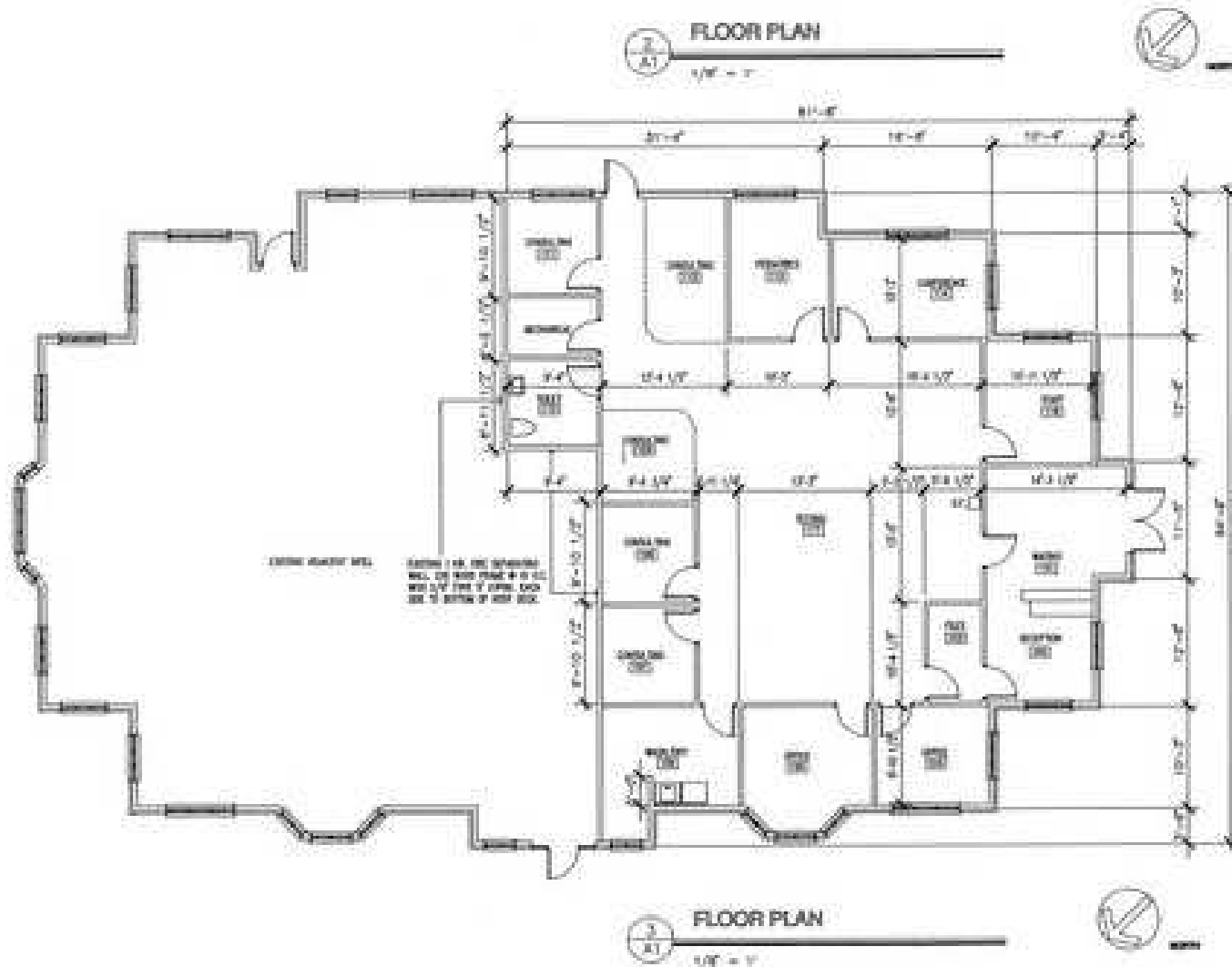


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Floor Plans



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100Years
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Aerial



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Retail Map



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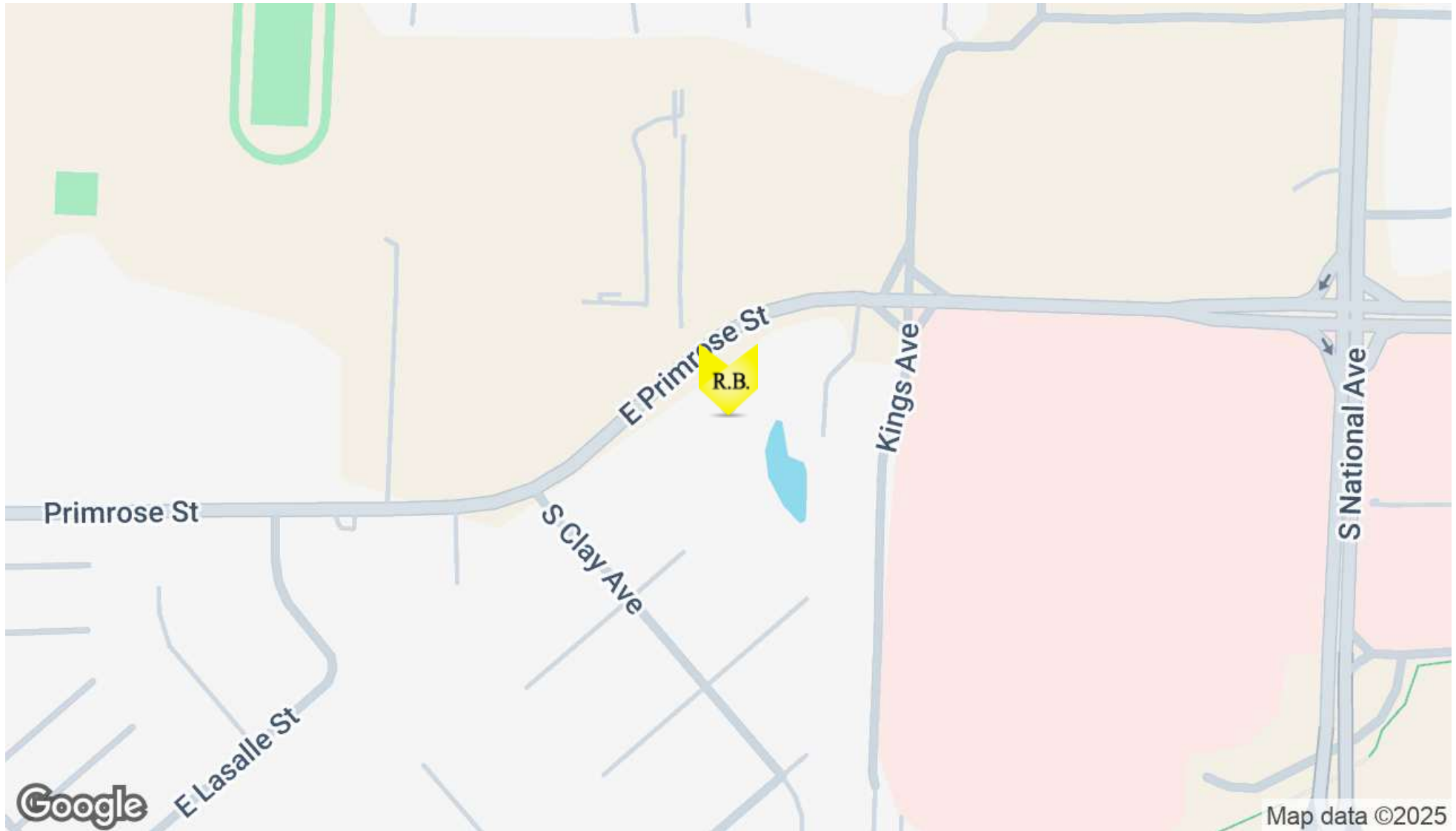
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Location Map



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Demographics Map & Report

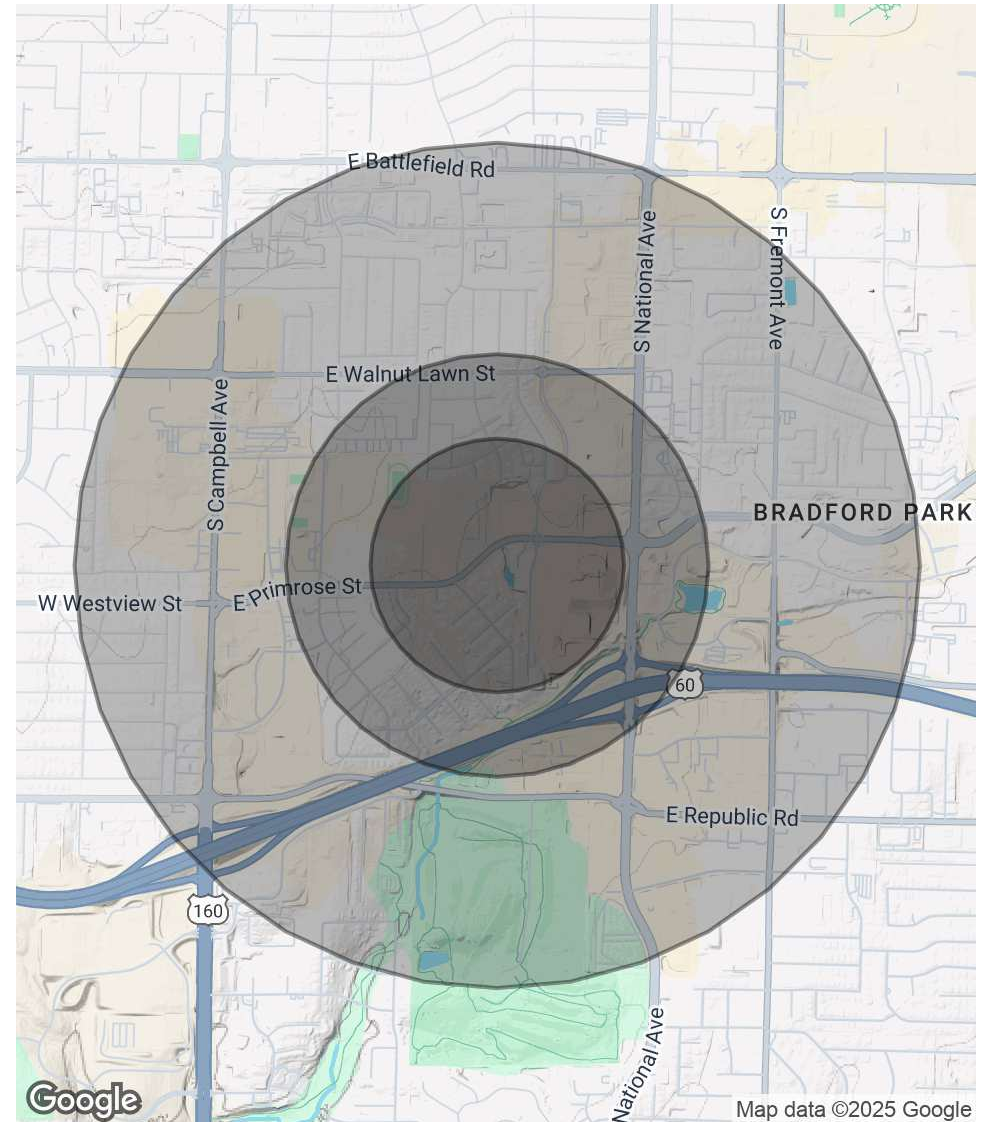
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	654	1,583	7,568
Average Age	49	48	46
Average Age (Male)	45	45	42
Average Age (Female)	52	51	48

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	303	743	4,020
# of Persons per HH	2.2	2.1	1.9
Average HH Income	\$79,851	\$78,724	\$66,494
Average House Value	\$203,485	\$202,419	\$224,194

Demographics data derived from AlphaMap



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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)