



CLASS-A OFFICE BUILDING FOR SALE

CLASS-A OFFICE BUILDING FOR SALE | 3250 S DELAWARE AVE, SPRINGFIELD, MO 65804

- First time offering
- Class-A quality free-standing office building with carport
- Institutional quality design and construction
- Priced significantly below replacement costs
- Located in Springfield's highly desirable Medical Mile trade area
- Building is owner occupied and is shown by appointment only
- Please contact listing broker for property tours and additional information
- Existing business is relocating into a new building post sale

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

Sale Price:	\$2,590,000
Taxes:	\$39,751.29 (2024)
Lot Size:	1.91 Acres
Building Size:	11,559 SF
Building Class:	A
Year Built:	2010
Zoning:	O1 - Office

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

PROPERTY OVERVIEW

First time available free-standing office building located in medical mile. The subject building has a highly functional office layout (see floor plan below) mostly traditional office infill consisting of large reception areas with automatic entry doors, large conference rooms, large private offices, open spaces, and light medical areas. The building has a shipping and receiving area with grade level doors. The building also has a fully finished storage and fabrication area, a full kitchen / break area and outdoor gathering space. This is one of the area's nicest office buildings currently available for sale. Shown by appointment only. Please contact listing broker for additional information.

PROPERTY HIGHLIGHTS

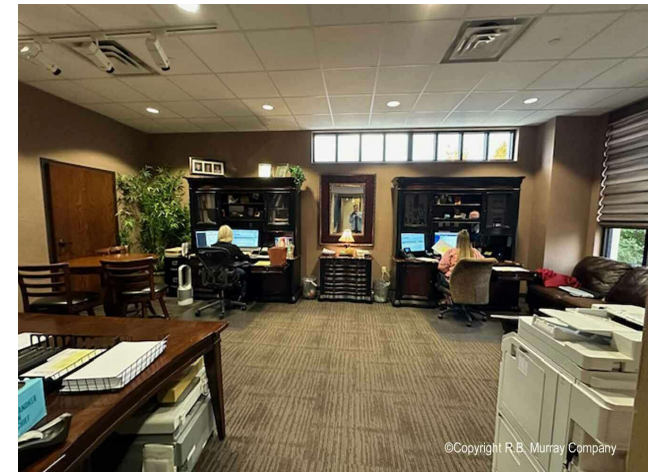
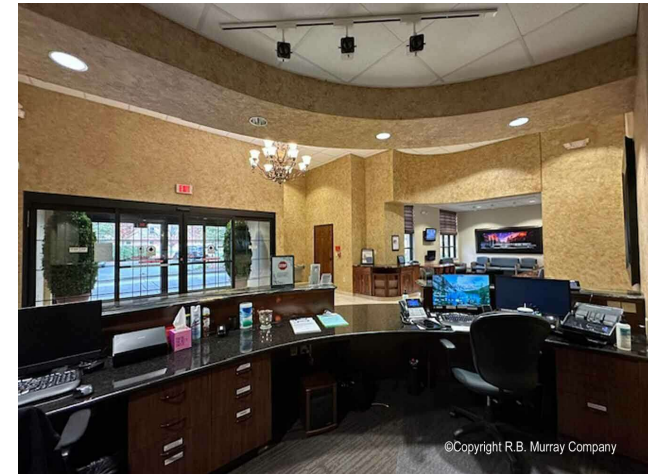
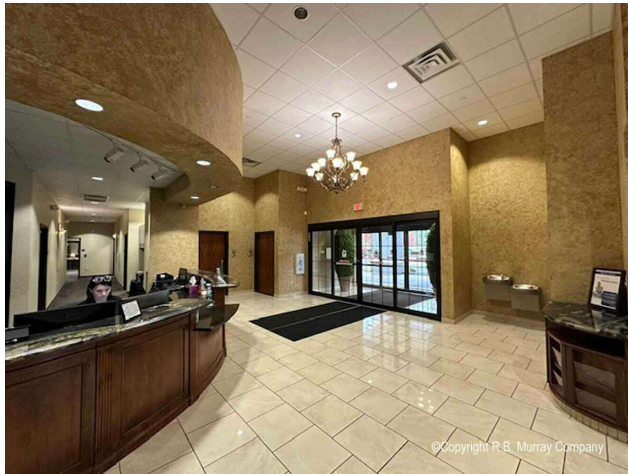
- First time offering
- Class-A quality free-standing office building with carport
- Institutional quality design and construction
- Priced significantly below replacement costs
- Located in Springfield's highly desirable Medical Mile trade area
- Easy access to James River Freeway
- Surrounded by retail and restaurants on Glenstone and Battlefield
- 35± parking spaces
- Building is owner occupied and is shown by appointment only
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Additional Photos



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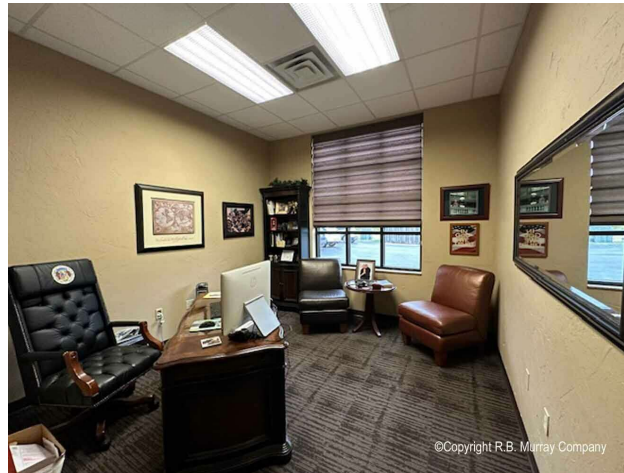
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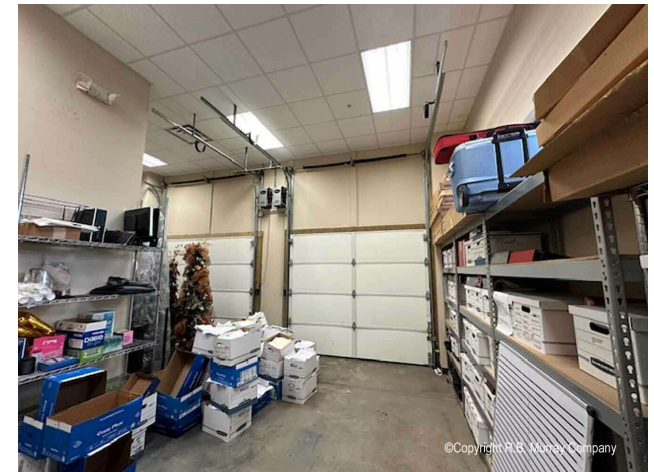


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Aerial



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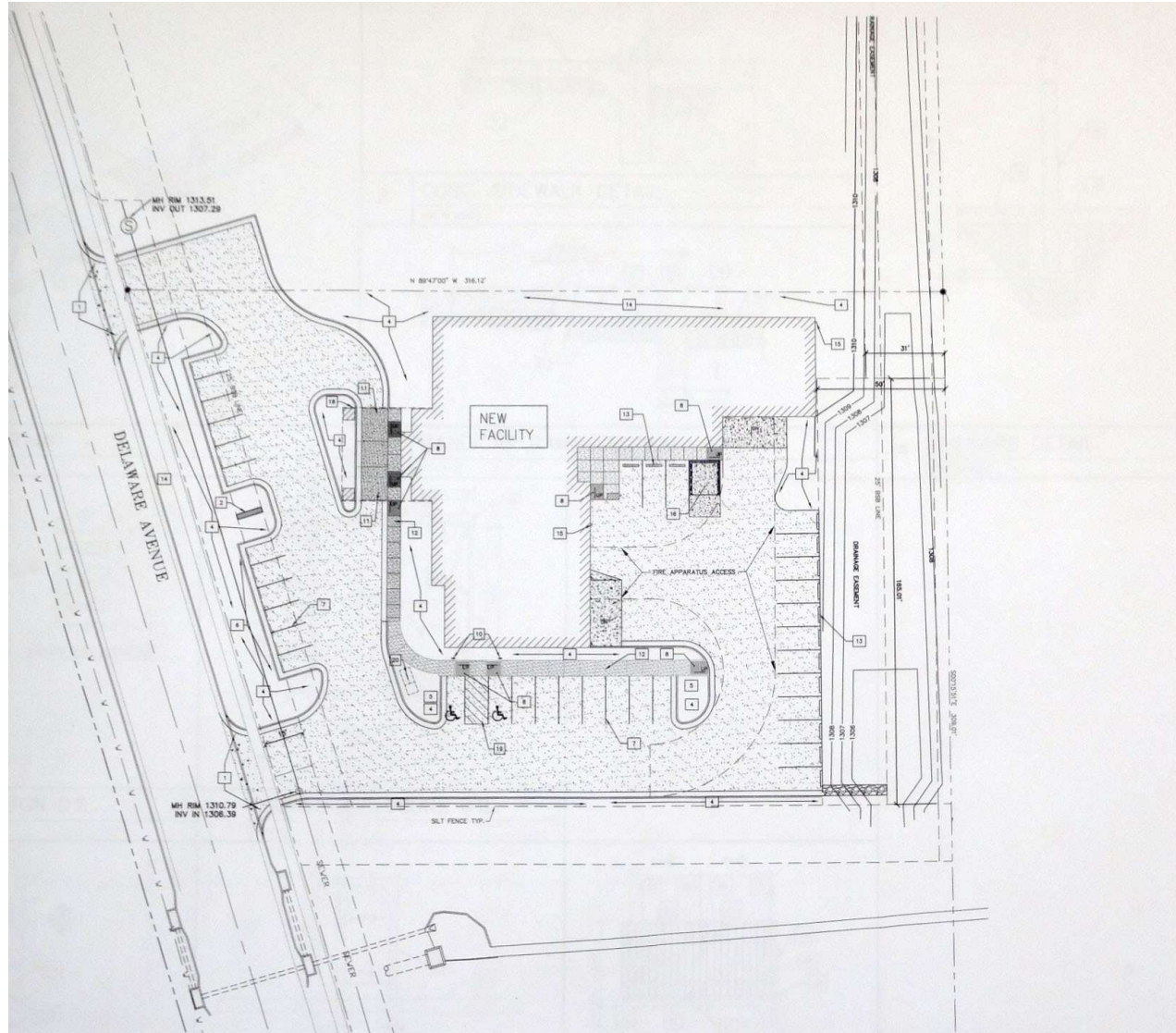
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Site Plans



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Retailer Map



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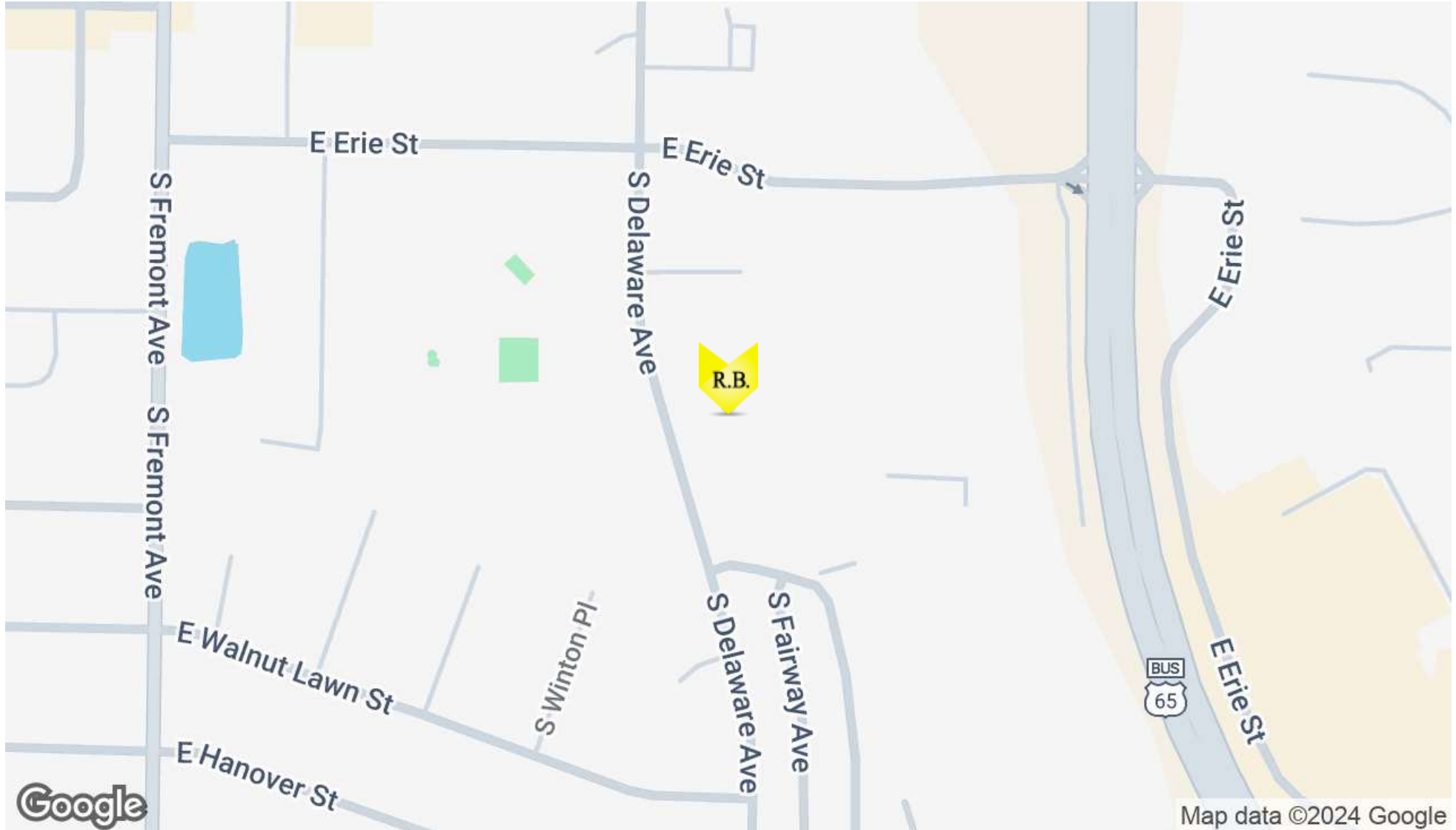
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Location Map



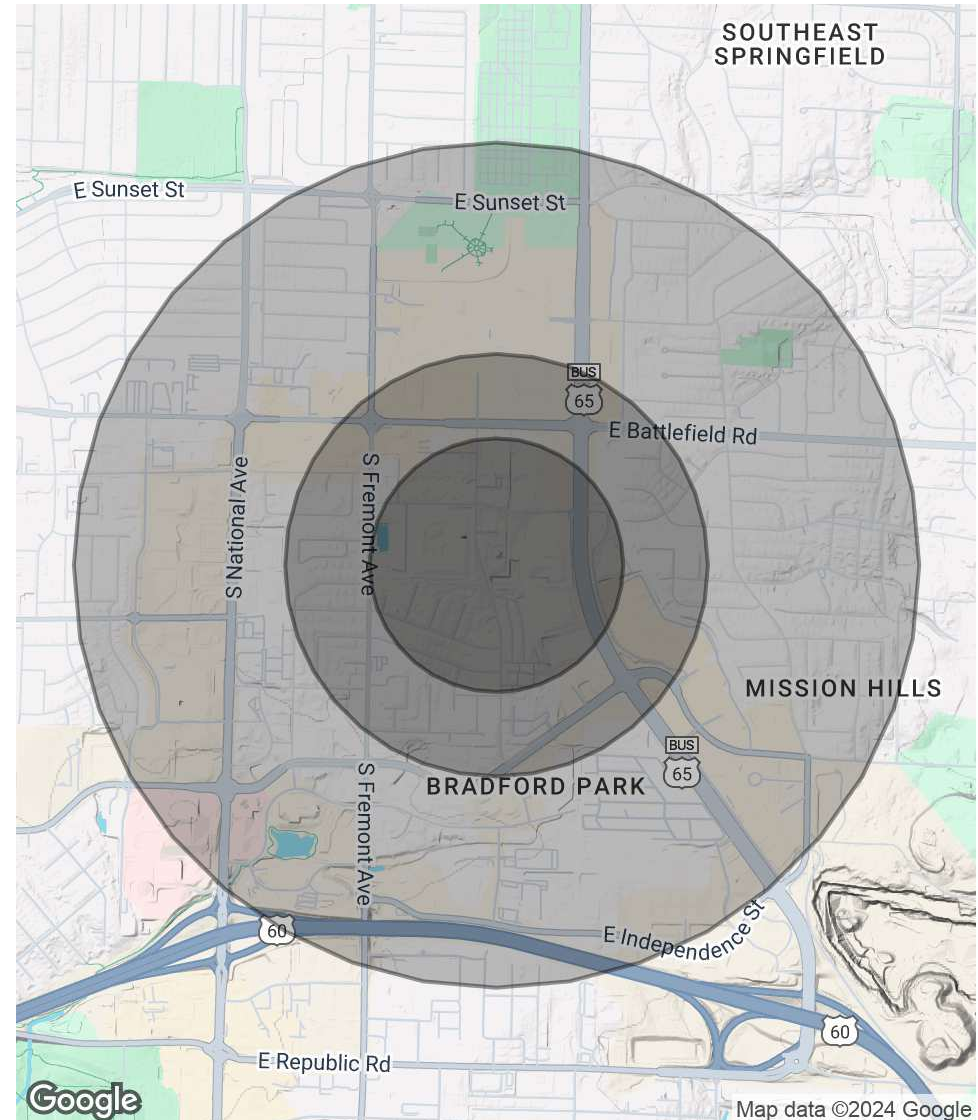
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,291	2,397	8,006
Average Age	49	48	46
Average Age (Male)	46	44	43
Average Age (Female)	52	51	49
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	770	1,350	4,007
# of Persons per HH	1.7	1.8	2
Average HH Income	\$52,928	\$57,894	\$70,013
Average House Value	\$215,791	\$212,733	\$221,822

Demographics data derived from AlphaMap



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)

