



## CLASS A OFFICE BUILDING FOR SALE/LEASE

CLASS A OFFICE BUILDING FOR SALE OR LEASE | 4124 S MCCANN CT, SPRINGFIELD, MO 65804

- Now Offered at \$3,510,000 - A \$540,000 Price Improvement
- Institutional Quality Fortune 500 Infill
- Full Institutional Preventive Maintenance Performed
- All brick / glass / steel construction
- Located in Medical Mile
- Easy access to James River Freeway and Republic Road
- Glass/daylight throughout
- Heavy IT infrastructure in place
- 114 parking spaces
- Generator on-site

EST. 1909

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

Ryan Murray, SIOR, CCIM, LEED AP, CPM  
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**R.B. | MURRAY COMPANY**  
SINCE 1909  
COMMERCIAL & INDUSTRIAL REAL ESTATE



## Executive Summary



### PROPERTY SUMMARY

Monthly Estimated Rent:	\$23,625.00 (plus expenses)
Lease Rate:	\$15.75 PSF (NNN)
Sale Price:	\$3,510,000.00
Taxes:	\$39,407.97 (2025)
Lot Size:	1.65 Acres
Building Size:	18,000 SF
Building Class:	A
Year Built:	2002
Zoning:	PD 12 Amendment 16
CAM Charge / SF	\$5.16 PSF (Estimated)

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

### PROPERTY OVERVIEW

Available for sale or lease, this office building is situated in a prime location near the intersection of National and Republic Road. Previously used as an IT Center for a Fortune 500 Company (Expedia), the building has a newly completed interior remodel with extensive cabling throughout, electronic pass door locks, access to fiber, a full backup diesel generator, and total coverage sprinkler system and alarms. The building has a mix of open areas, conference rooms, and offices. The property has been institutionally maintained by a Fortune 500 company with full institutional preventive maintenance performed. It is conveniently located in Springfield's Medical Mile with easy access to James River Freeway and Republic Road. Shown by appointment only. Contact listing agent for more information.

### PROPERTY HIGHLIGHTS

- Now Offered at \$3,510,000 - A \$540,000 Price Improvement
- Institutional Quality Fortune 500 Infill
- All brick / glass / steel construction
- Has been used as IT Center - extensive cabling throughout
- Total coverage sprinkler system and alarms, and Electronic pass door locks
- Major remodel in 2018 including: new bathrooms, fixtures, kitchen/break area, carpet and paint, LED fixtures, ceiling tiles, etc.
- Full backup diesel generator on-site
- Fiber optic lines and building also on hospital power grid
- 114 Parking spaces (4 handicap accessible)
- Glass/daylight throughout
- Heavy IT infrastructure in place
- Institutionally Maintained by Fortune 500 Company
- Full Institutional Preventive Maintenance Performed
- Shown by appointment only



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Available Spaces

**Lease Rate:** \$15.75 SF/YR (NNN)      **Total Space** 18,000 SF  
**Lease Type:** NNN      **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
4124 S. McCann Ct.	Office Building	\$15.75 SF/YR	NNN	18,000 SF	Negotiable	18,000± SF office building available for lease at \$15.75 PSF (NNN). Tenant responsible for property maintenance, real estate taxes, and property insurance.

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**Additional Photos**



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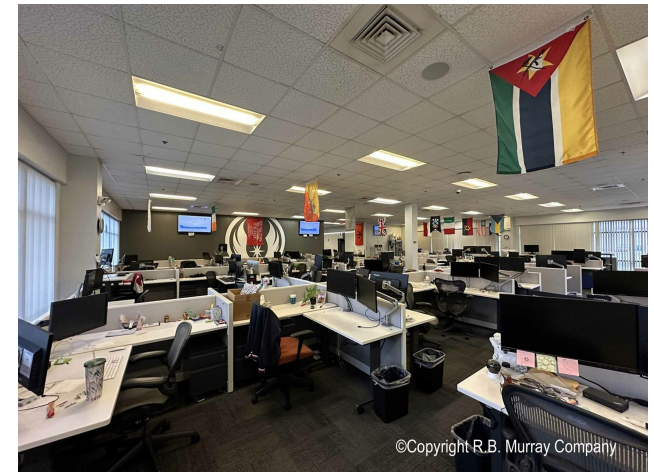
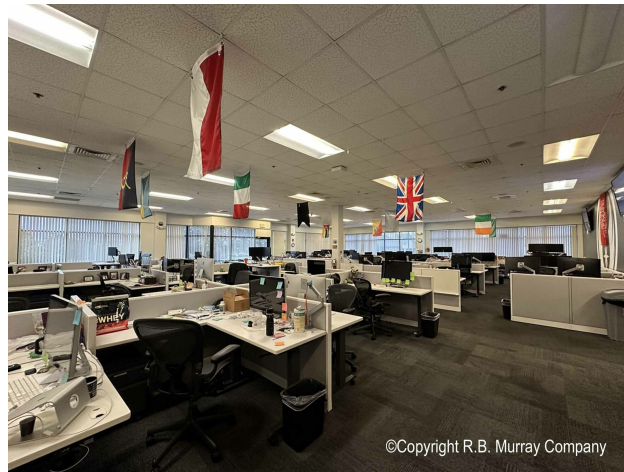


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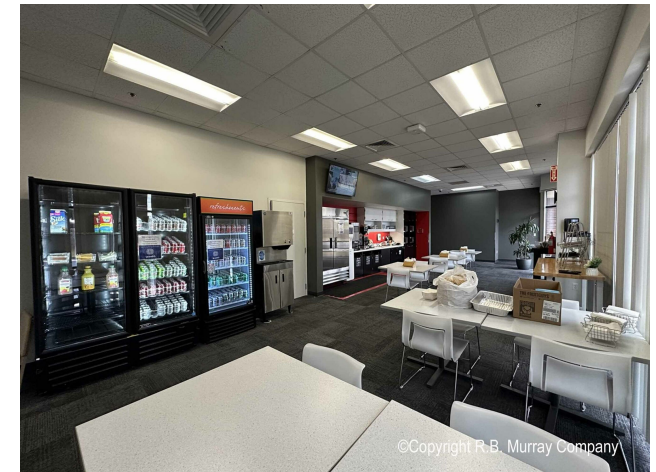


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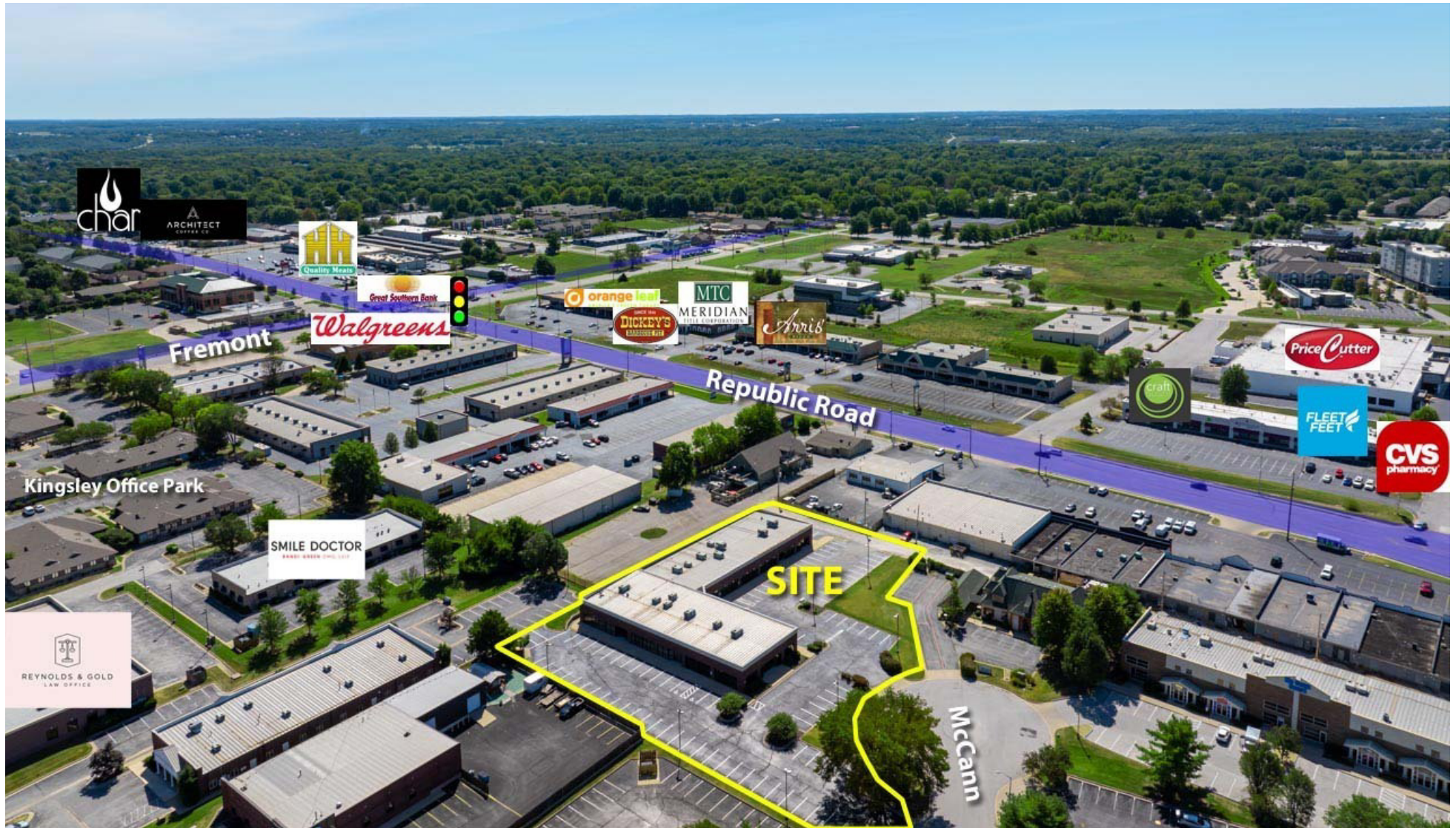


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Aerial



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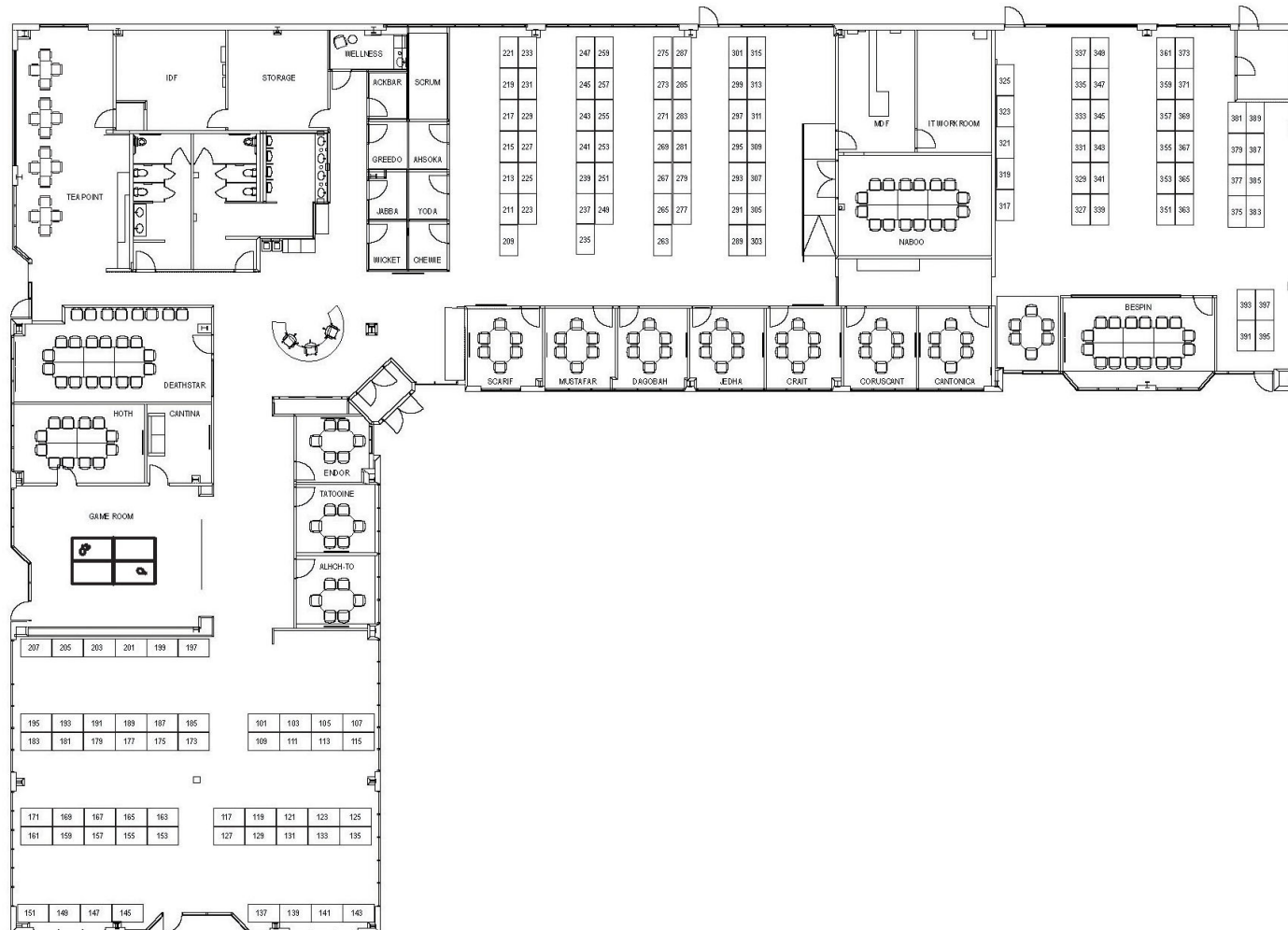


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## Floor Plans



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## Retail Map - 4124 S McCann



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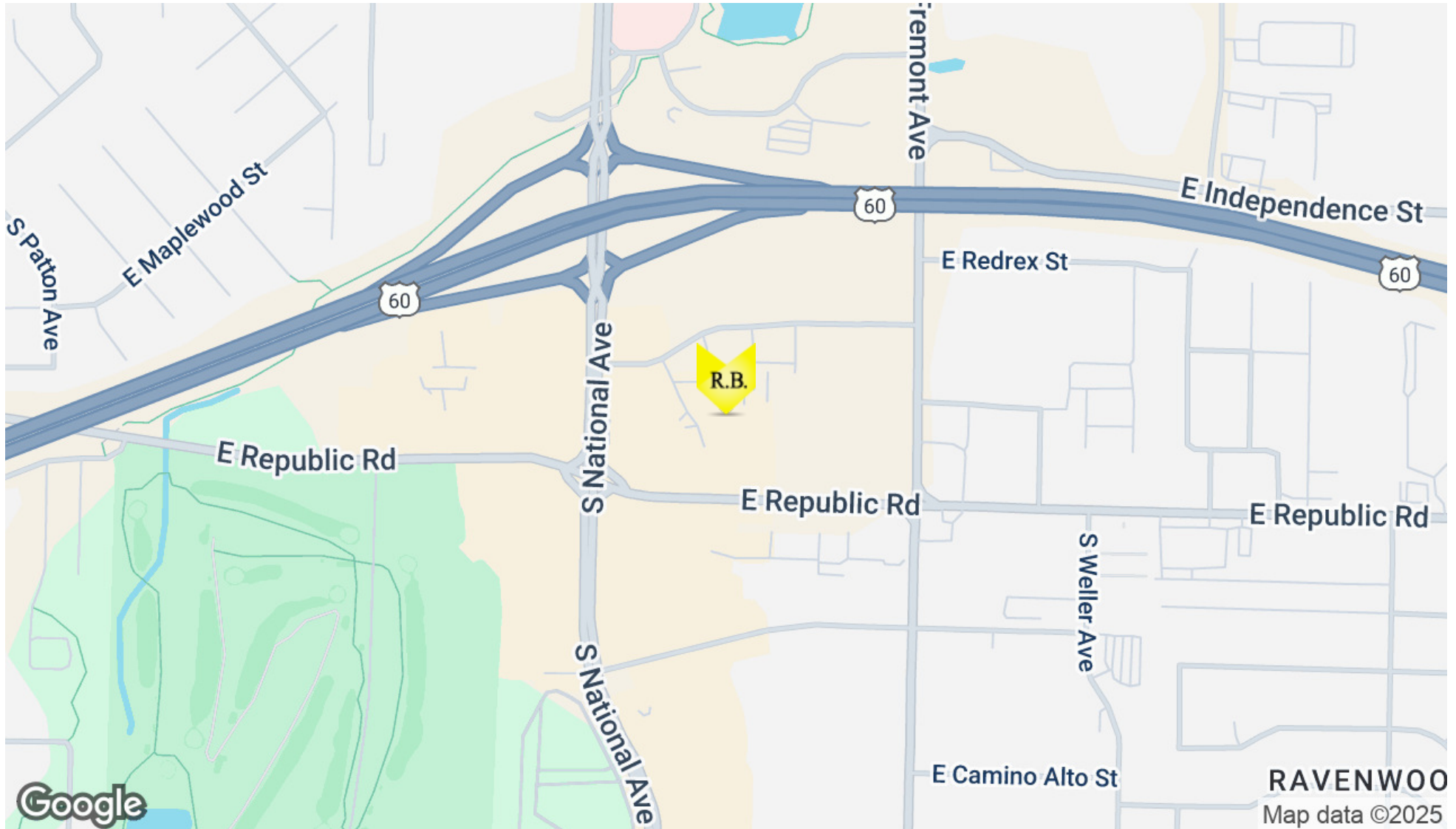


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Location Map





**Demographics Map & Report**

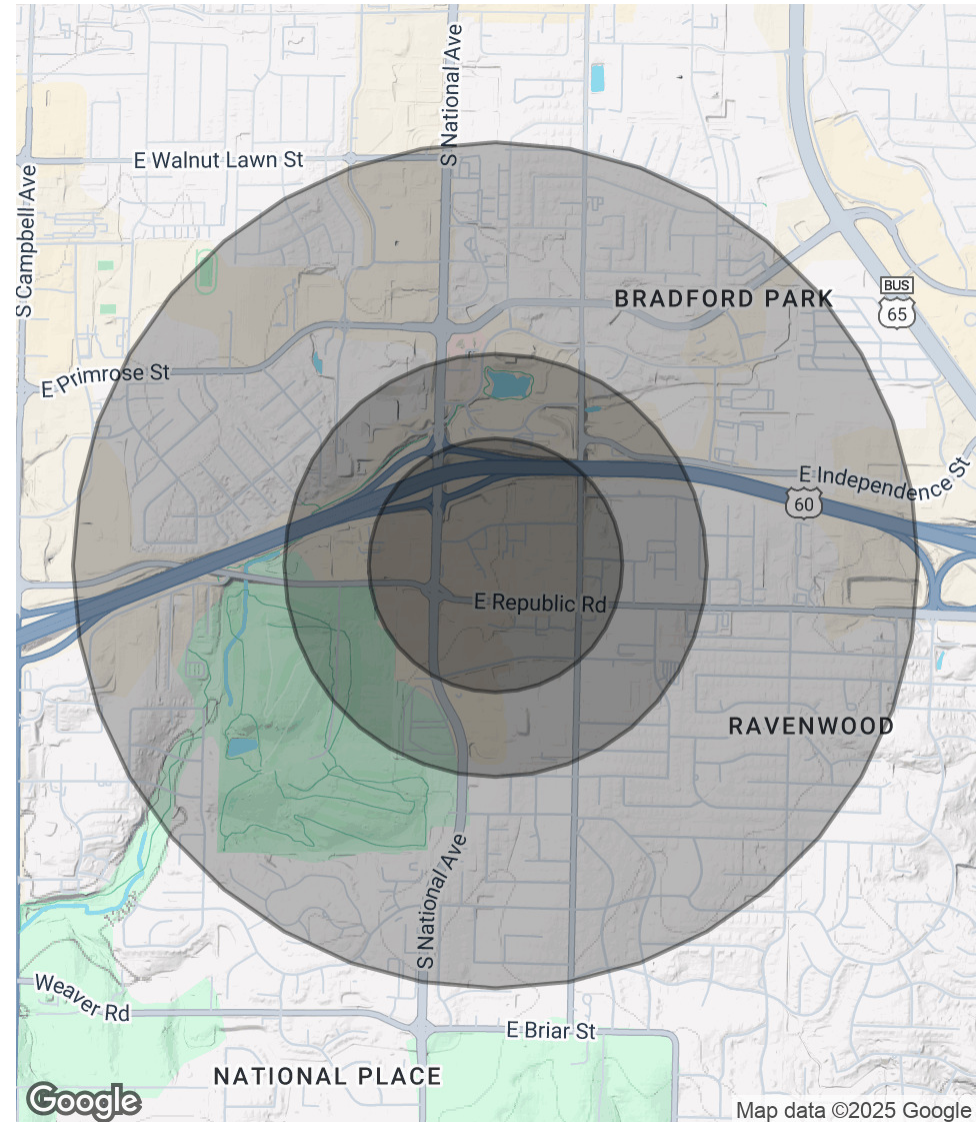
**POPULATION**

	0.3 MILES	0.5 MILES	1 MILE
Total Population	127	1,502	7,227
Average Age	47	47	48
Average Age (Male)	43	44	44
Average Age (Female)	50	50	50

**HOUSEHOLDS & INCOME**

	0.3 MILES	0.5 MILES	1 MILE
Total Households	69	820	3,620
# of Persons per HH	1.8	1.8	2
Average HH Income	\$68,176	\$73,422	\$79,706
Average House Value	\$347,931	\$388,665	\$313,867

*Demographics data derived from AlphaMap*





Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

**Chief Executive Officer**



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**Professional Background**

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B. Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

**Memberships & Affiliations**

SIOR, CCIM, LEED AP, CPM

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