



OFFICE SPACE FOR LEASE

OFFICE SPACE FOR LEASE | 3524 S CULPEPPER CIR, SPRINGFIELD, MO 65804

- Professional office space for lease
- Located in Medical Mile
- Spaces may be combined
- Shown by appointment only

EST. 1909

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

Executive Summary



PROPERTY SUMMARY

Available SF:	Two 1,560± SF Spaces Spaces may be combined
Lease Rate:	\$14.00 SF/yr (MG)
Lot Size:	0.74 Acres
Building Size:	7,668 SF
Building Class:	A
Year Built:	1995
Zoning:	PD - Planned Development

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

PROPERTY OVERVIEW

Office space for lease. Located in Springfield's Medical Mile. Surrounded by retail and restaurants. The spaces may be combined. Modified Gross lease. Tenant pays own monthly utilities, and increases in taxes and insurance. Shown by appointment only. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Professional office suites for lease
- Conveniently located inside Springfield's Medical Mile and professional business district
- Surrounded by retail and restaurants
- Modified gross lease
- Tenant responsible for own monthly utilities, and increases in taxes and insurance over base year.
- Spaces may be combined
- For additional information or to schedule an appointment to tour the property, please contact the listing agent
- Shown by appointment only

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Available Spaces

Lease Rate: \$14.00 SF/YR (MG) **Total Space** 3,120 SF
Lease Type: Modified Gross **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
C	Office Space	\$14.00 SF/YR	Modified Gross	1,560 SF	Negotiable	1,560± SF office space for lease at \$14.00 PSF (Modified Gross). Tenant pays own monthly utilities, and increases in taxes and insurance. Spaces may be combined.
D	Office Space	\$14.00 SF/YR	Modified Gross	1,560 SF	Negotiable	1,560± SF office space for lease at \$14.00 PSF (Modified Gross). Tenant pays own monthly utilities, and increases in taxes and insurance. Spaces may be combined.

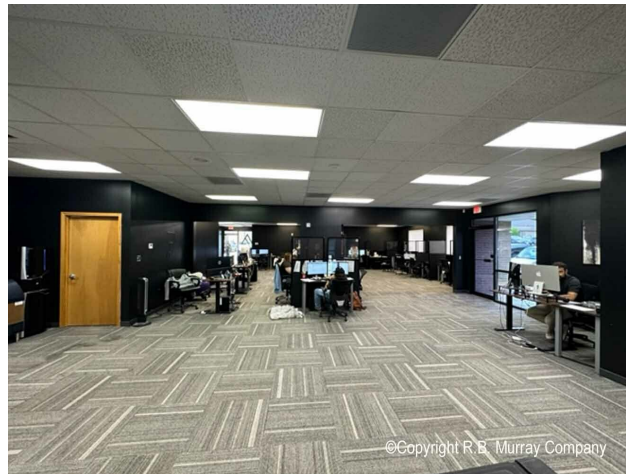
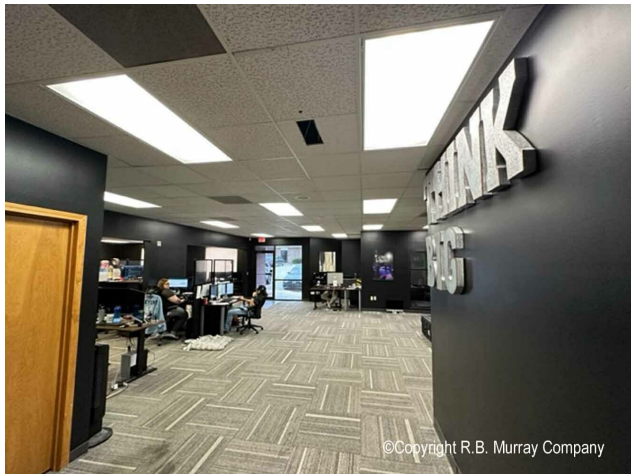


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Additional Photos



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Retailer Map



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Location Map



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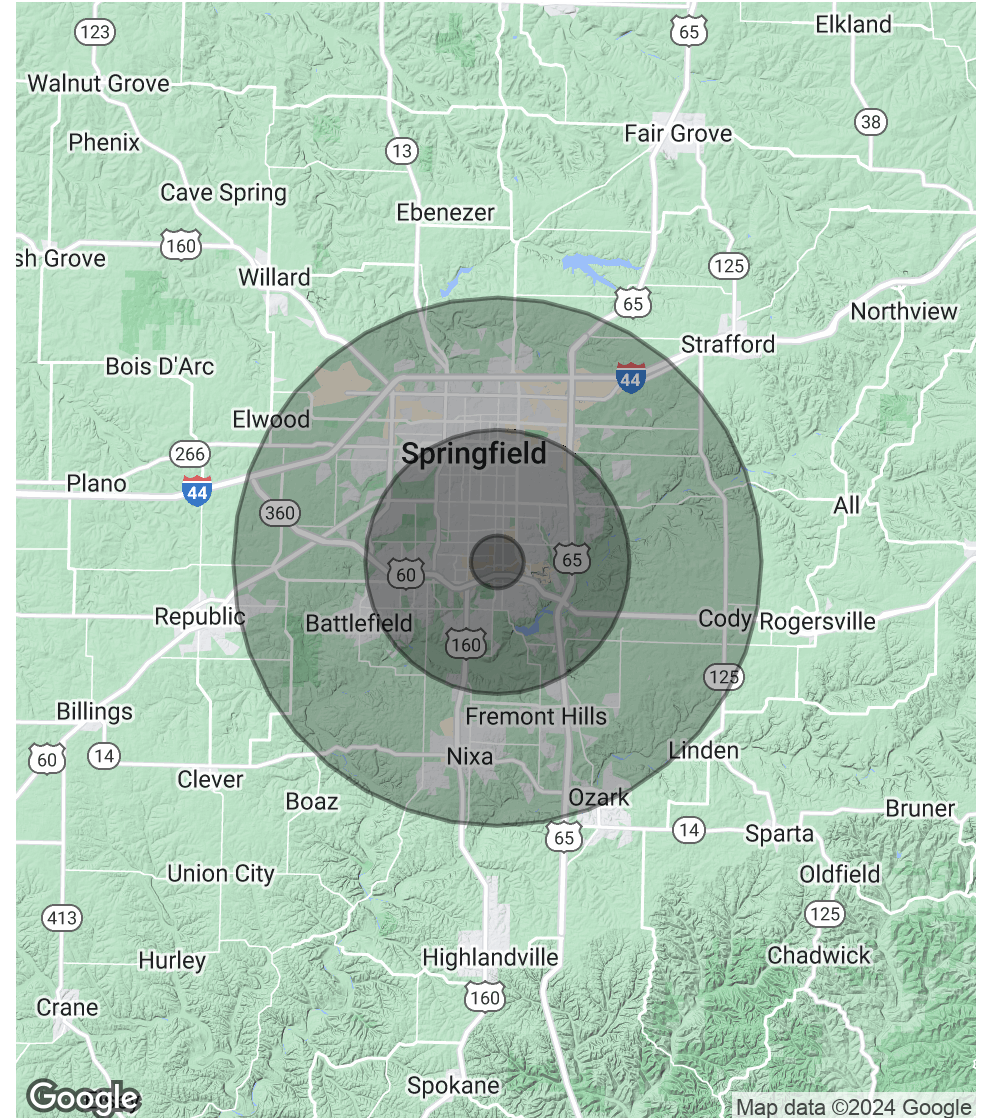
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,905	159,297	297,723
Average Age	46.5	37.9	37.6
Average Age (Male)	42.2	37.1	36.3
Average Age (Female)	50.9	39.5	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,634	77,264	136,070
# of Persons per HH	1.7	2.1	2.2
Average HH Income	\$50,379	\$61,918	\$62,776
Average House Value	\$135,944	\$145,052	\$150,592

* Demographic data derived from 2020 ACS - US Census



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)

