



INSTITUTIONAL CLASS-A OFFICE CONDO FOR SALE

CLASS-A OFFICE CONDO FOR SALE | 4350 SOUTH NATIONAL AVENUE, C200, SPRINGFIELD, MO 65810

- Located within Medical Mile
- Convenient to James River Freeway
- Prime South Springfield location
- Irreplaceable location
- Located south of Cox Hospital, the city's largest employer
- High visibility & excellent exposure
- Institutional quality construction and design
- Private elevator
- Priced significantly below replacement costs

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Sale Price: \$2,350,000

Taxes: \$40,970.66 (2025)

Building Size: 11,661 SF

Building Class: A

Year Built: 2005

Zoning: PD 84 Amendment 1

PROPERTY OVERVIEW

Institutional Class-A custom office building now available for sale. The subject medical office building is highly visible, overlooking South National Ave. It is located at the Southernmost entrance of the most desirable and most prominent trade areas known as Medical Mile. The subject office building's exterior and interior is built to institutional quality standards (floor plans are enclosed). The upper level includes a waiting room with a reception area, bookkeeping, several exam rooms, x-ray, offices, and one executive office, which includes a bathroom with shower. The x-ray room has leaded walls. Located south of Republic Road on National Avenue, this property has easy access to James River Freeway. Conveniently located within Medical Mile and surrounded by retail and restaurants. For property showings/tours and/or additional information please contact the listing broker.

PROPERTY HIGHLIGHTS

- Entry: 960± SF (1st floor)
- Upper Level: 10,701± SF
- Restrooms: 4 including executive bathroom
- Private elevator
- Irreplaceable location - rare opportunity located south of Cox Hospital, the city's largest employer
- High visibility & excellent exposure
- Institutional quality construction and design
- Priced significantly below replacement costs
- Total 5 mile area population 165,530 with average household median income of \$74,534
- Traffic Counts: 34,543± VPD
- Condo Expenses: Estimated at \$1,399 per month (includes trash service, lawn care, snow removal, parking lot lighting, and maintenance of detention pond)

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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100 Years
SINCE 1909

Additional Photos

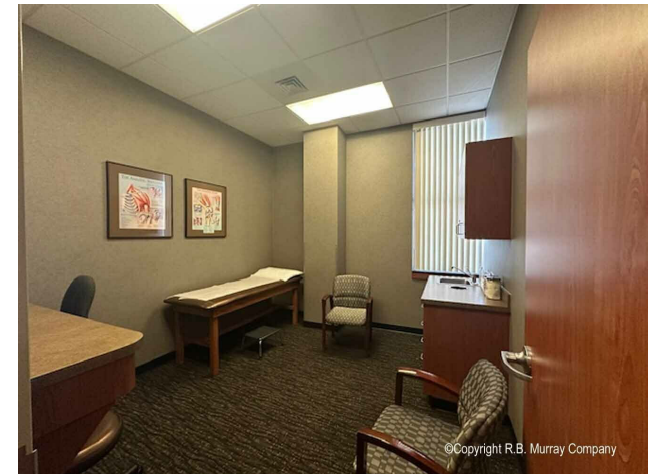


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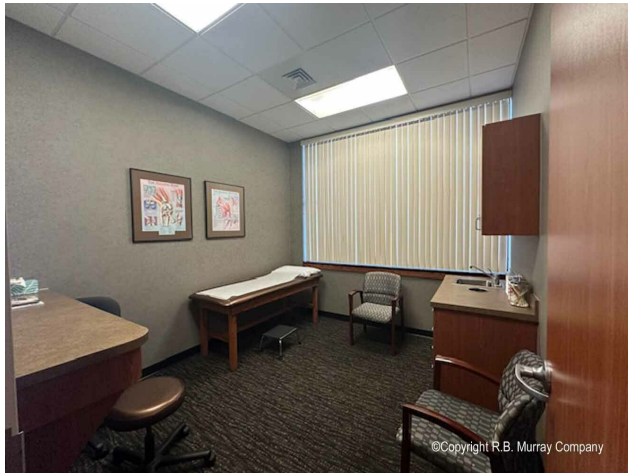


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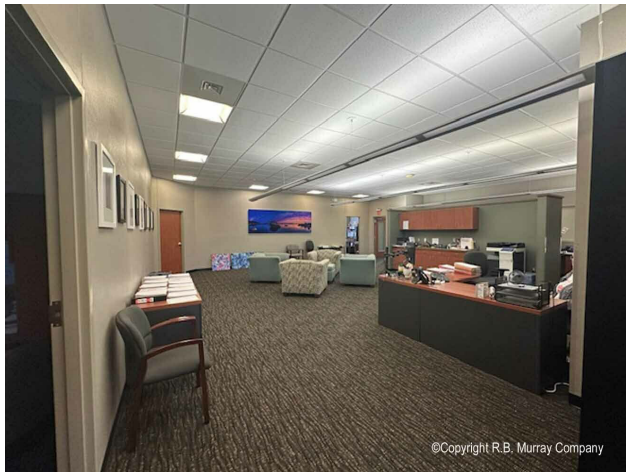


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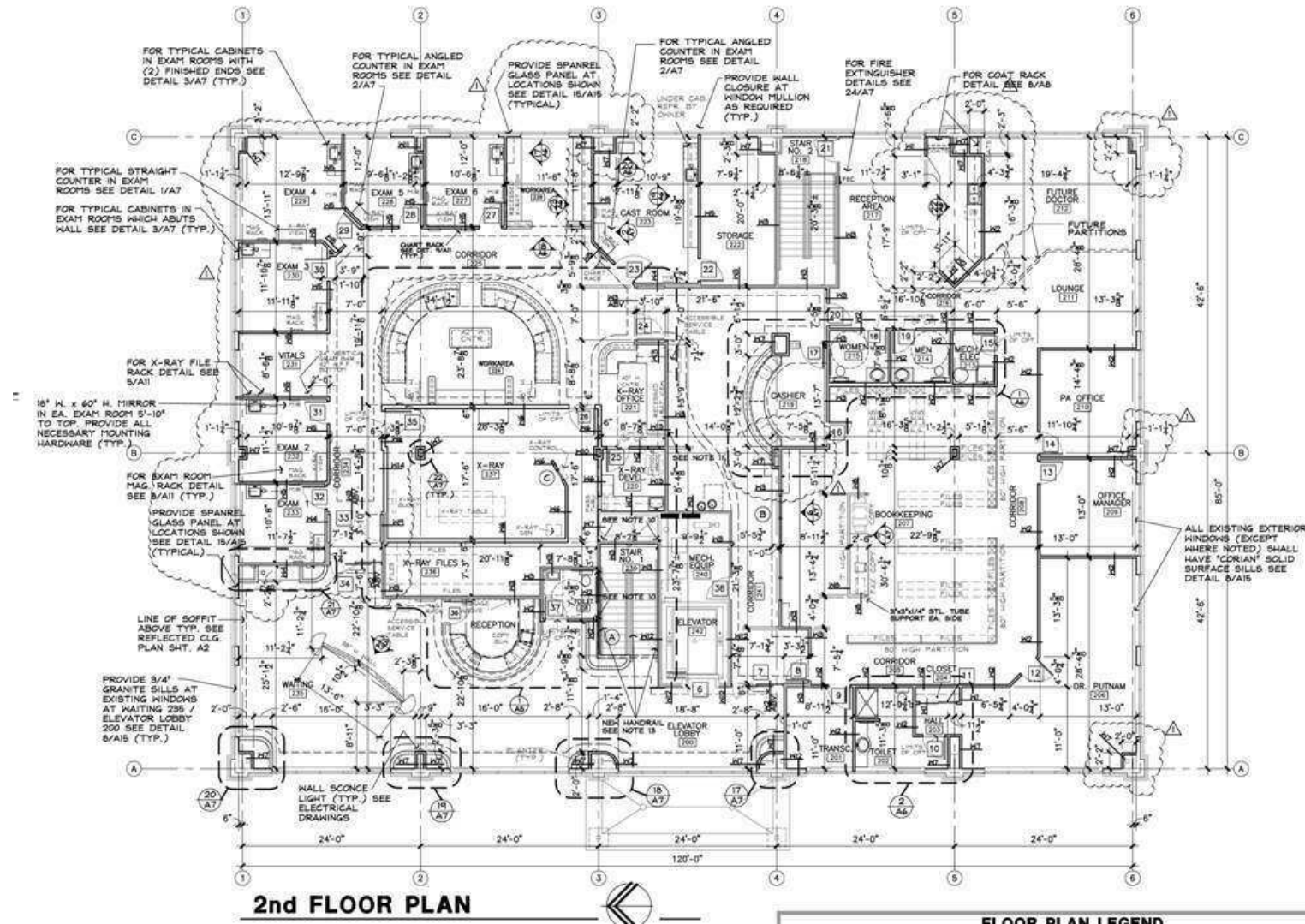
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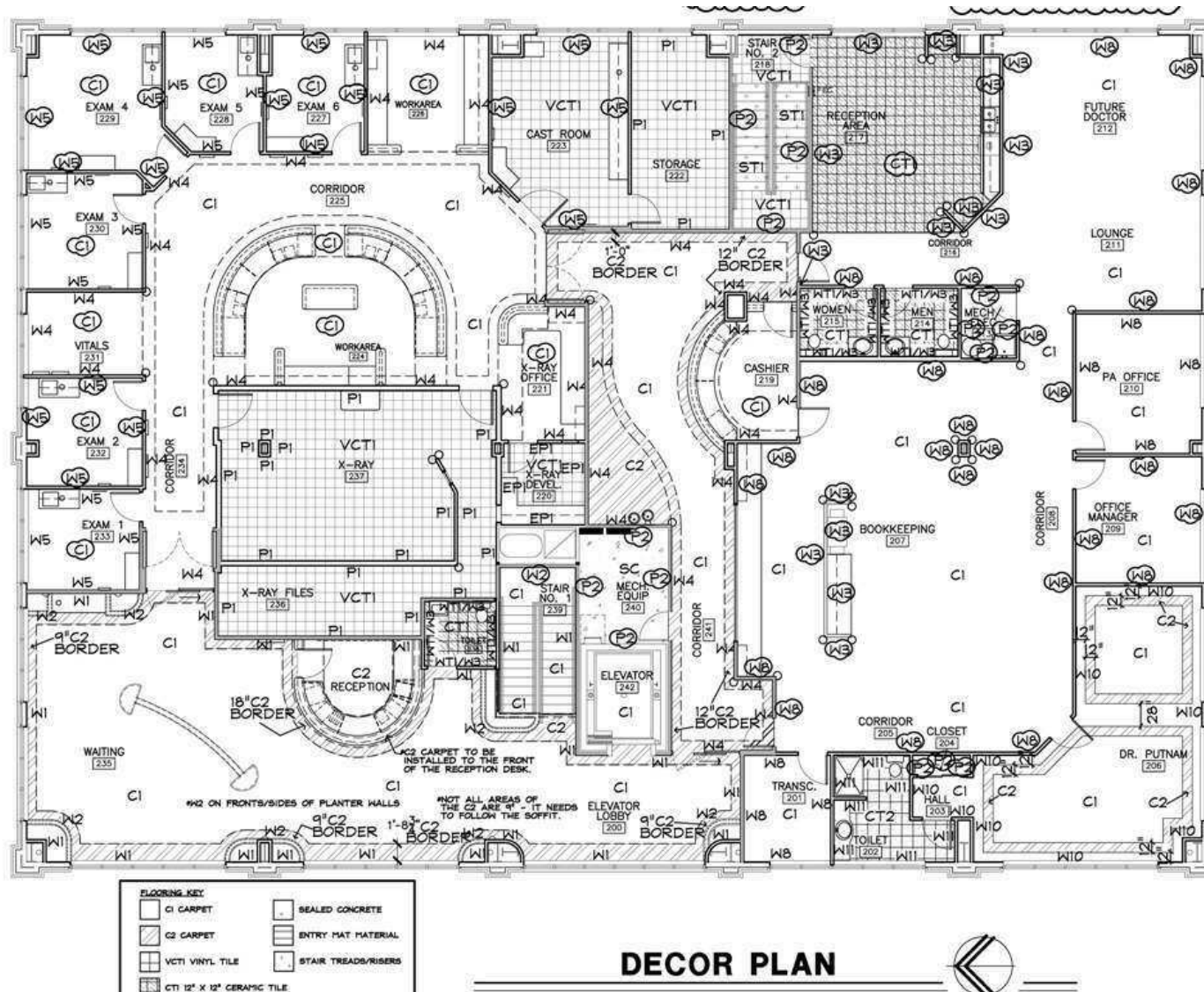
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Floor Plans



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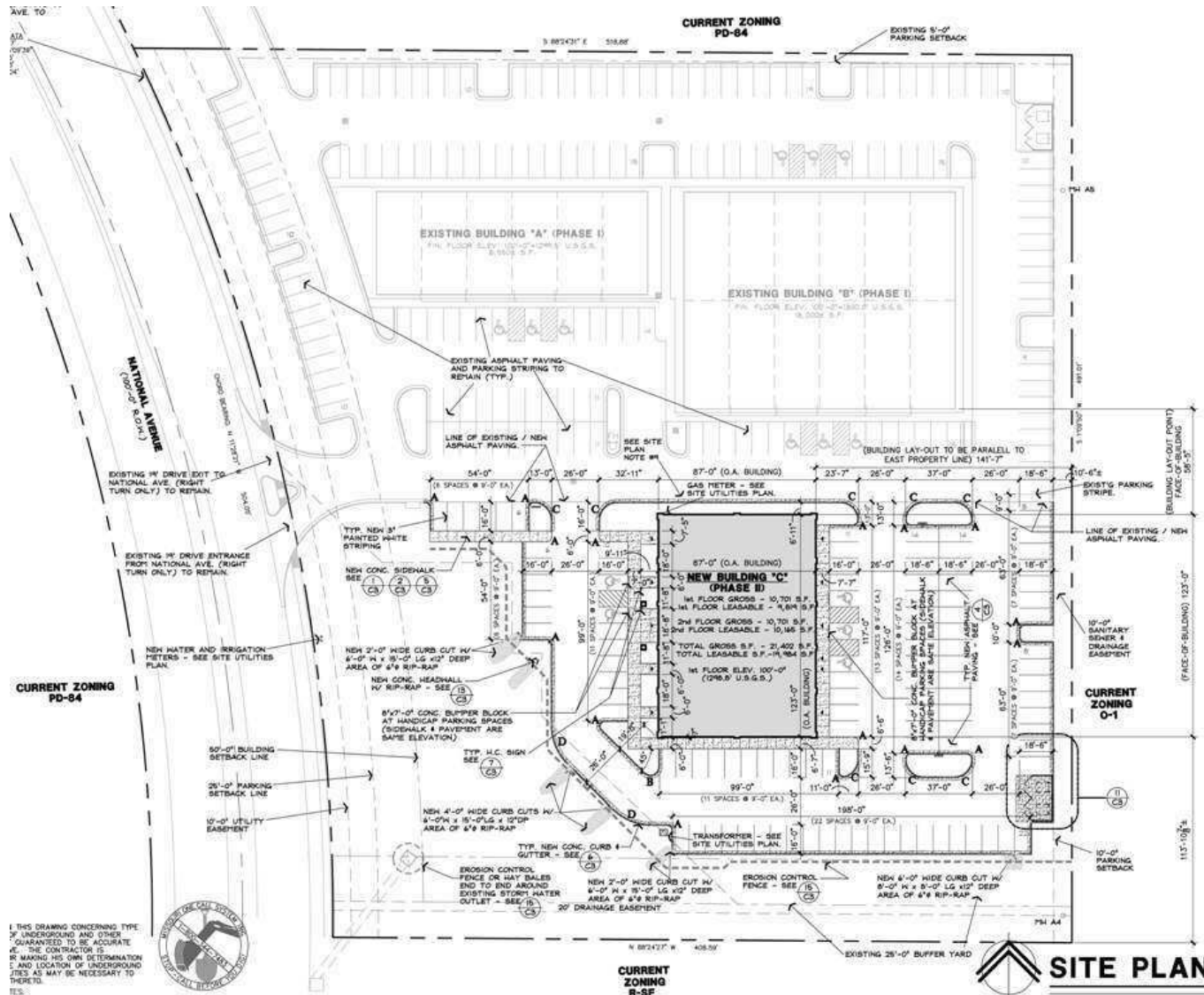
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Site Plans



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Retailer Map

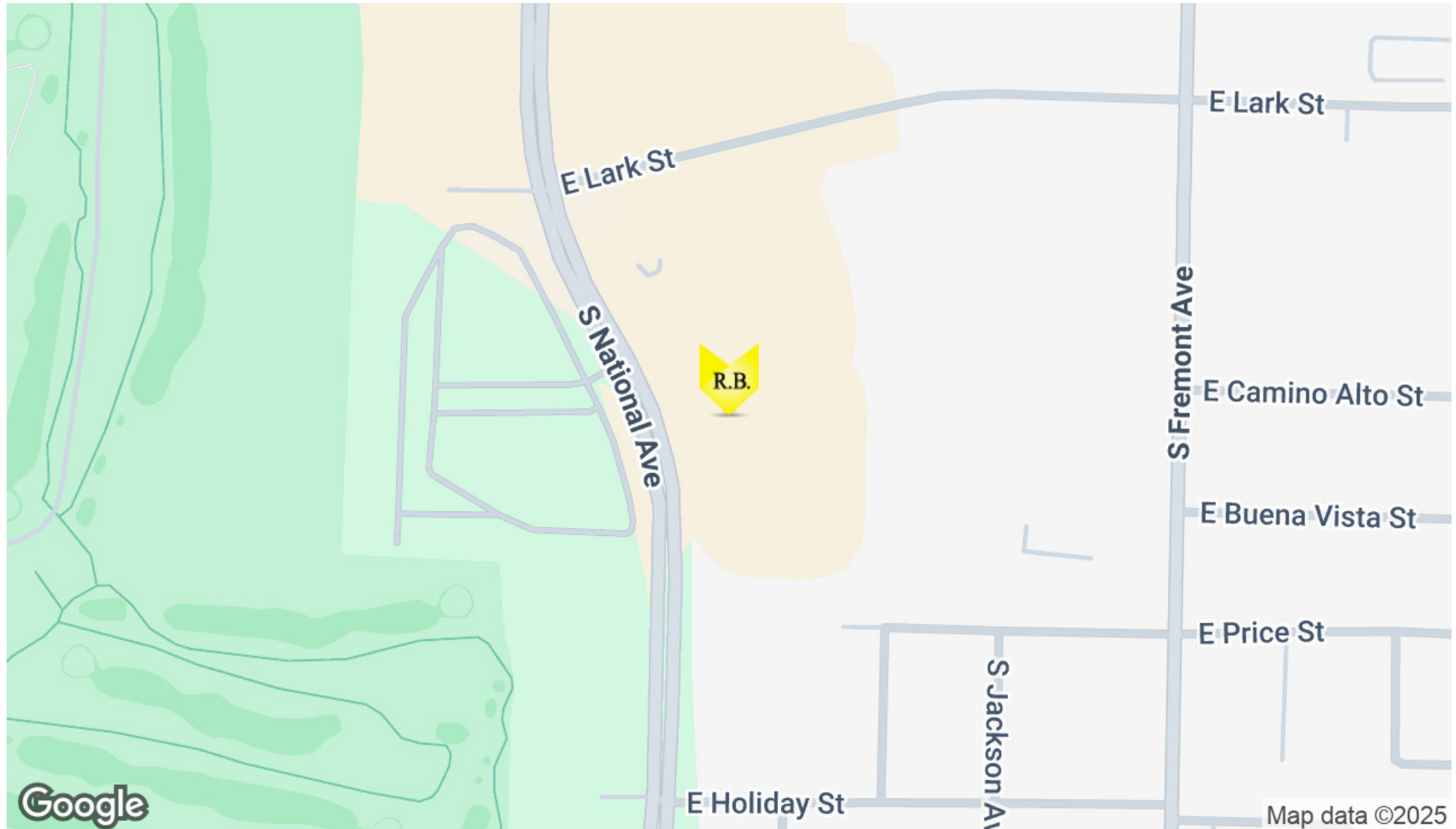


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Location Map

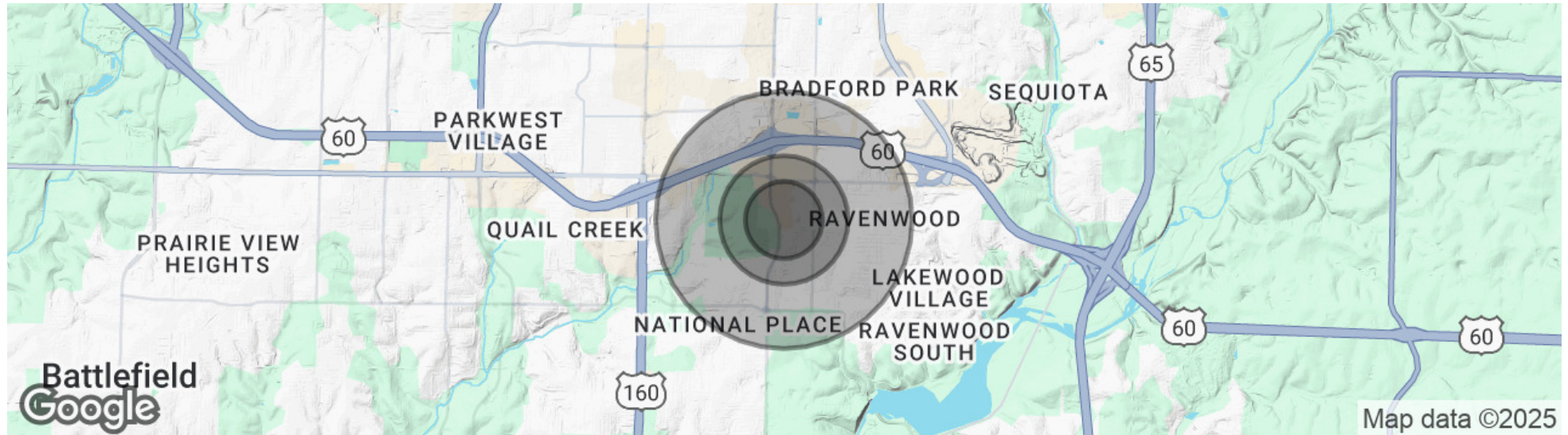


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Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	996	1,895	7,654
Average Age	49	48	48
Average Age (Male)	45	44	44
Average Age (Female)	52	51	50

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	536	1,017	3,777
# of Persons per HH	1.9	1.9	2
Average HH Income	\$89,308	\$82,229	\$85,590
Average House Value	\$401,390	\$390,327	\$339,937

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Professional Background

Ross Murray is a third generation of the Murray family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University, earning 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 sales and lease volumes, and a demonstration of professionalism and ethics only showcased by the top industry experts.

Ross is the only broker in Southwest Missouri (besides his brother Ryan Murray) to hold both SIOR Dual Industrial and Office designations and CCIM designations. Ross is a SIOR 10+ Year Legacy member with over 20 years of experience and real estate knowledge. He specializes in investment sales, industrial sales and leasing, office sales and leasing, and vacant land sales and leasing. His wealth of expertise makes him a trusted, strategic real estate partner.

Significant Transactions

Over the past seven years, Ross has brokered many significant investment, industrial, and office transactions, totaling over \$300,000,000 and over 5,500,000 square feet. His notable transactions include:

- JPMC CHASE Campus (300,000 Sq Ft)
- Town & Country Shopping Plaza (120,000 Sq Ft)
- National FedEx facility (BTS)
- Super Center Plaza Shopping Center (40,000 Sq Ft)
- Regional Headquarters Campus for Wellpoint Blue Cross Blue Shield (100,000 Sq Ft)
- University of Phoenix Regional Campus (40,000 Sq Ft)
- French Quarter Plaza (60,000 Sq Ft)
- Recent industrial and office portfolio sales anchored by Blue Chip Tenants (550,000 Sq Ft)

His recent 2024 JPMC CHASE Campus transaction totaled 300,000 square feet. The transaction is the largest privately-held office transaction in Springfield's history to date.

Industry Recognition

Ross was an honoree for the Springfield Business Journal's 2014 "40 Under 40." He was selected for being one of Springfield's brightest and most accomplished business professionals. In 2021, the Springfield Business Journal recognized Ross as the local real estate industry's top Trusted Adviser.

Ross is consistently ranked as a Top Costar Power Broker in the state of Missouri. His current marketing projects include Project 60/65, a mixed-use development covering 600 acres in Southeast Springfield, and TerraGreen Office Park, one of the area's first sustainable LEED concept office developments. Additionally, he is brokering a new 166-acre industrial park, "Southwest Rail and Industrial Park," which is currently being developed. It contains approximately 1,500,000 to 2,000,000 square feet of new industrial buildings.

Commitment to Community

Ross exhibits his 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, Springfield Executives Partnership, Hickory Hills Country Club, Springfield Area Chamber of Commerce, International Council of Shopping Centers, and Missouri Association of Realtors.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)