



OFFICE SPACE FOR LEASE

OFFICE SPACE FOR LEASE | 1701 S. ENTERPRISE, SPRINGFIELD, MO 65804

- Class A office space
- Located in one of Springfield's busiest corridors
- Surrounded by retail and restaurants along East Sunshine
- Professional highly functional buildout
- Recently updated
- Lots of natural light

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

Lot Size:	1.5 Acres
Building Size:	19,467 SF
Available Space	1,596± SF
Rent Rate:	\$13.00 PSF (NN)
Building Class:	B
Year Built:	1996
Zoning:	PD 41 - Planned Development
CAM Charge / SF	\$3.75 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

Office space available for lease. This property is conveniently located just a block north of Sunshine on Enterprise Avenue. Surrounded by retail and restaurants on one of Springfield's fastest growing corridors. New retailers along Sunshine include: Panera Bread, Braum's, Zaxby's, Starbuck's, and a new Hyvee grocery store. Zoned Industrial Commercial. NN Lease - Tenant responsible for prorata share of Common Area Maintenance, real estate taxes, and building insurance (estimated at \$3.75 PSF). Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Office space for lease
- Located just north of Sunshine
- Surrounded by retail and restaurants
- CAM estimated at \$3.75 PSF
- Professional highly functional buildout
- Recently updated
- Lots of natural light

EST. 1909

OFFICE SPACE
FOR LEASE

OFFICE SPACE FOR LEASE
1701 S. ENTERPRISE, SPRINGFIELD, MO 65804



Available Spaces

Lease Rate: \$13 SF/YR (NN)

Lease Type: NN

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 100	Office Space	\$13.00 SF/YR	Modified Net	1,596 SF	Negotiable	1,596± SF office space available for lease at \$13.00 PSF. Tenant responsible for prorata share of CAM, taxes, and insurance (estimated at \$3.75 PSF). Tenant pays own utilities.

EST. 1909

OFFICE SPACE
FOR LEASE

OFFICE SPACE FOR LEASE
1701 S. ENTERPRISE, SPRINGFIELD, MO 65804

100 Years
SINCE 1909

Additional Photos

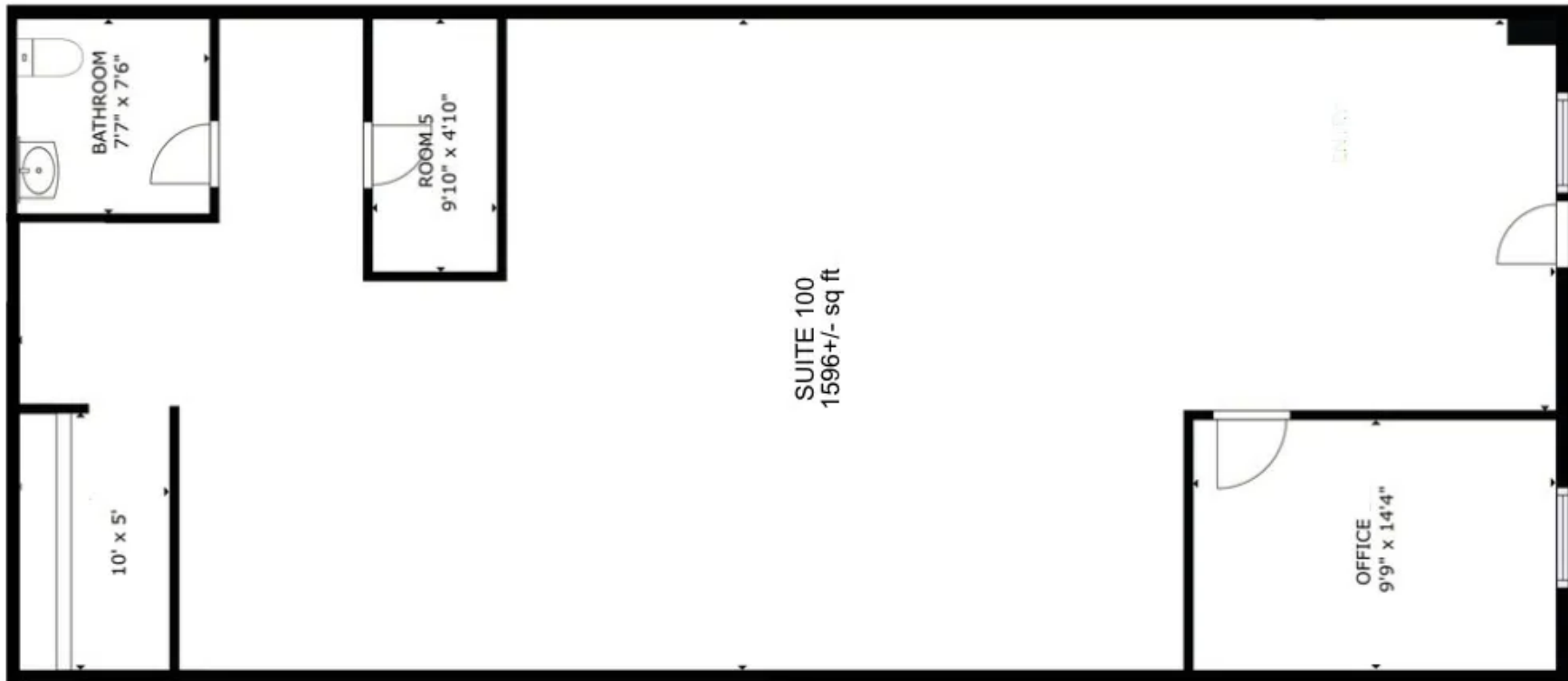


OFFICE SPACE
FOR LEASE

OFFICE SPACE FOR LEASE
1701 S. ENTERPRISE, SPRINGFIELD, MO 65804



Floor Plans



OFFICE SPACE
FOR LEASE

OFFICE SPACE FOR LEASE
1701 S. ENTERPRISE, SPRINGFIELD, MO 65804

100 Years
SINCE 1909

Aerial



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

OFFICE SPACE FOR LEASE
1701 S. ENTERPRISE, SPRINGFIELD, MO 65804

100 Years
SINCE 1909

[illegible]

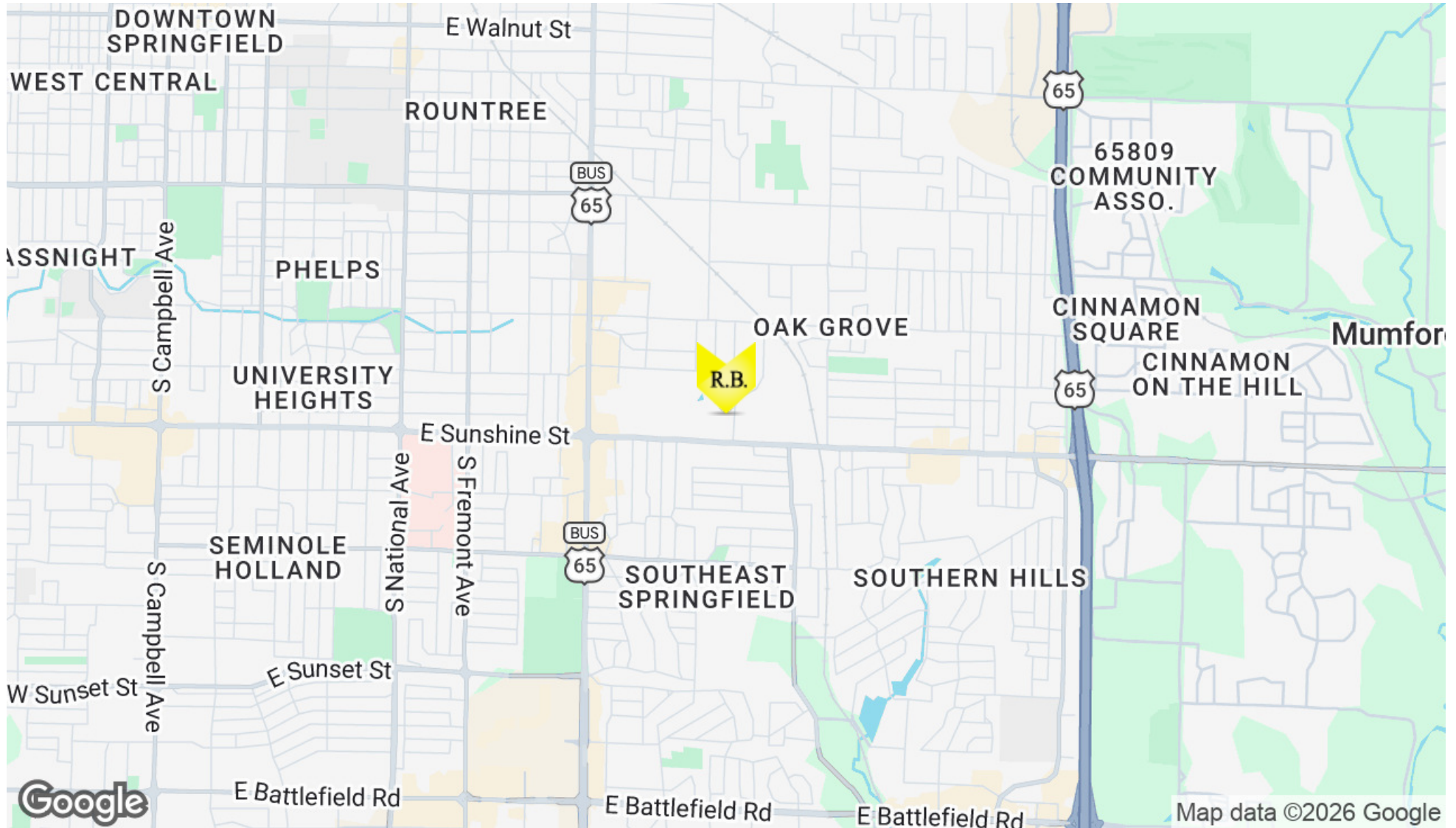
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

OFFICE SPACE
FOR LEASE

OFFICE SPACE FOR LEASE
1701 S. ENTERPRISE, SPRINGFIELD, MO 65804



Location Maps



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

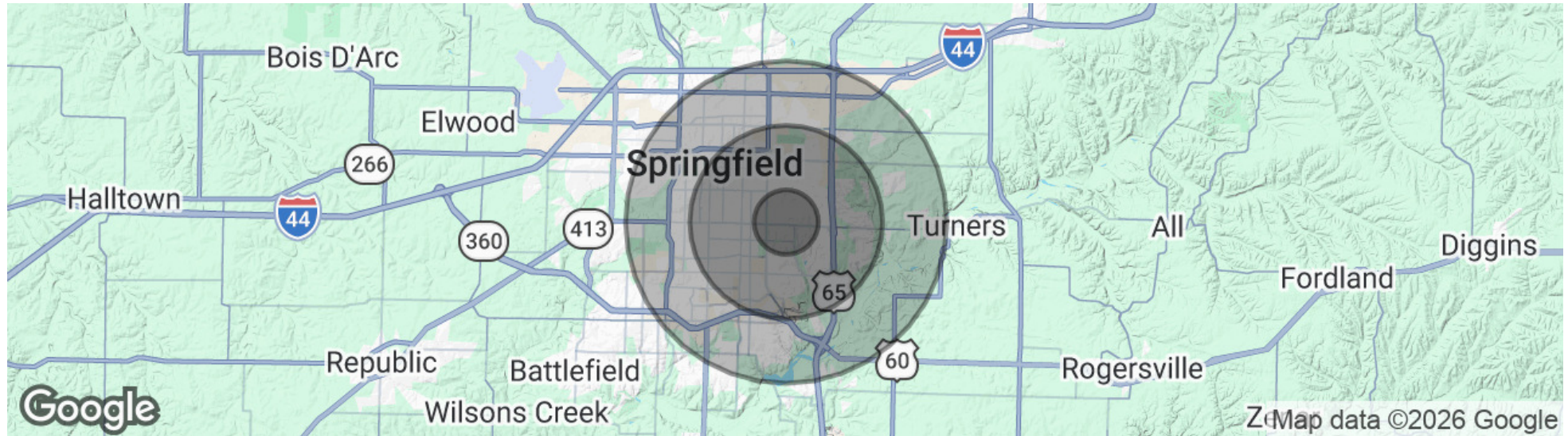
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

OFFICE SPACE
FOR LEASE

OFFICE SPACE FOR LEASE
1701 S. ENTERPRISE, SPRINGFIELD, MO 65804



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,518	72,857	157,480
Median age	34.2	34.1	35.2
Median age (Male)	32.9	32.3	33.7
Median age (Female)	34.0	35.6	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,139	32,451	69,736
# of persons per HH	2.1	2.2	2.3
Average HH income	\$45,523	\$48,285	\$48,975
Average house value	\$146,507	\$146,480	\$161,170

** Demographic data derived from 2020 ACS - US Census*

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
ross@rbmurray.com
MO #2004035357

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)