



## OFFICE SPACE FOR LEASE

OFFICE SPACE FOR LEASE | 4955 S NATIONAL AVE, SPRINGFIELD, MO 65810

- Newly built office building
- Located within a mile of Cox Hospital's main campus
- Landlord is currently building out the space to white box finish

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600

**Ross Murray, SIOR, CCIM**  
417.881.0600  
ross@rbmurray.com

[rbmurray.com](http://rbmurray.com)

**R.B. | MURRAY COMPANY**  
SINCE 1909  
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



**PROPERTY SUMMARY**

<b>Available SF:</b>	1,789 SF
<b>Lease Rate:</b>	\$13.50 SF/yr (NN)
<b>Taxes:</b>	\$3.20 PSF
<b>Insurance:</b>	\$0.30 PSF (est.)
<b>Est. Monthly Rent:</b>	\$2,535.42 (includes taxes & insurance)
<b>Available:</b>	Immediately
<b>Parking:</b>	37± spaces shared
<b>Condition:</b>	New
<b>Lot Size:</b>	1.01 Acres
<b>Building Size:</b>	5,773 SF
<b>Building Class:</b>	A
<b>Year Built:</b>	2014
<b>Zoning:</b>	Planned Development 306
<b>Market:</b>	SE Springfield

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

**PROPERTY OVERVIEW**

Newly built office building with space available for lease. This property is conveniently located within a mile of Cox Hospital's main campus, and surrounded by professional offices on South National, just South of James River Freeway at Weaver Road. Landlord is currently building out the space to a white box finish. Contact listing agent for more information.

**PROPERTY HIGHLIGHTS**

- Newly built office building
- Located within a mile of Cox Hospital's main campus
- Surrounded by professional offices
- Just south of James River Freeway at Weaver Road
- Landlord is currently building out the space to white box finish

EST. 1909

OFFICE BUILDING  
FOR LEASE

OFFICE SPACE FOR LEASE  
4955 S NATIONAL AVE, SPRINGFIELD, MO 65810

**100 Years**  
SINCE 1909

Additional Photos



Exterior



Exterior



Interior



Interior

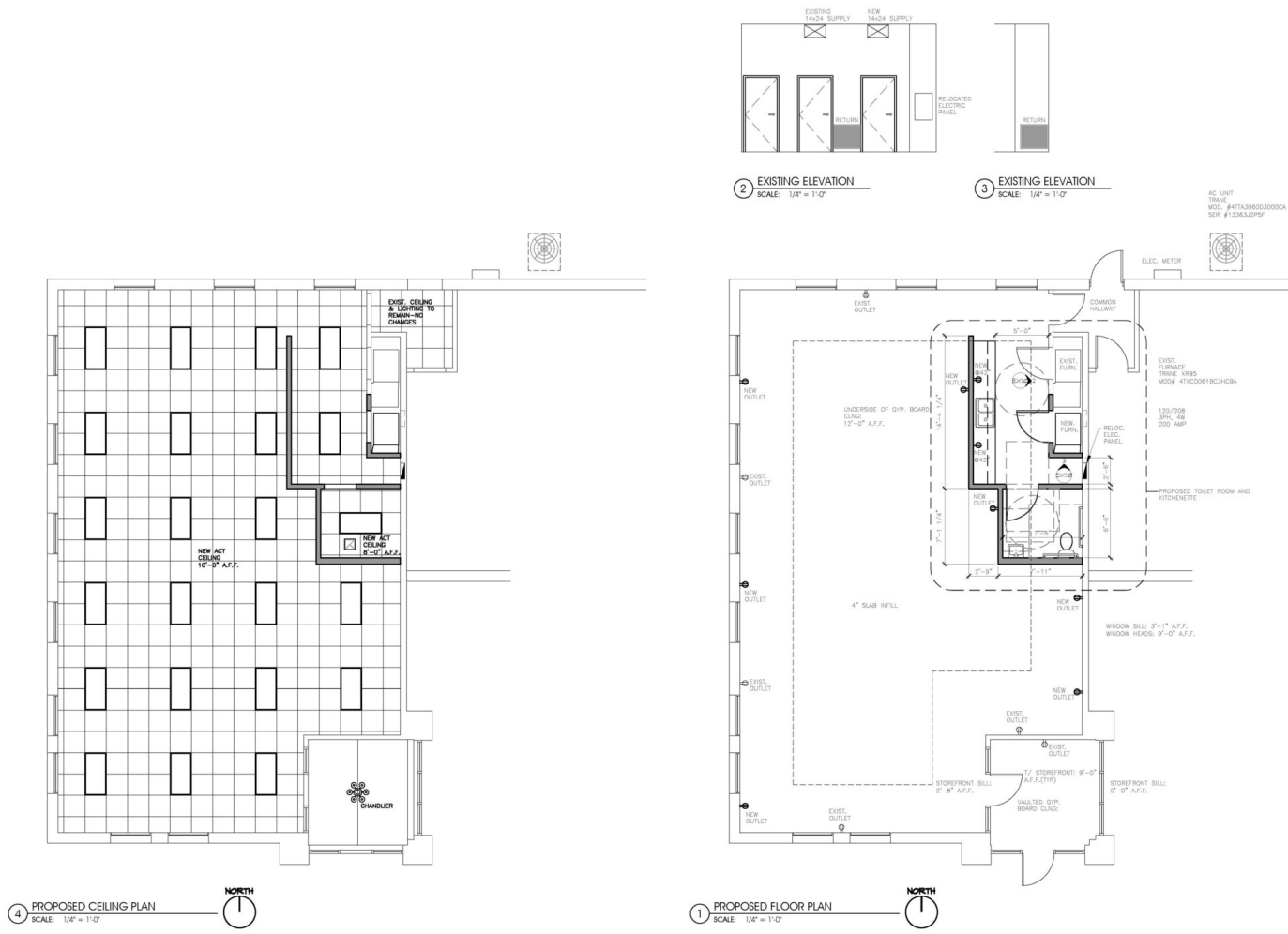


Interior

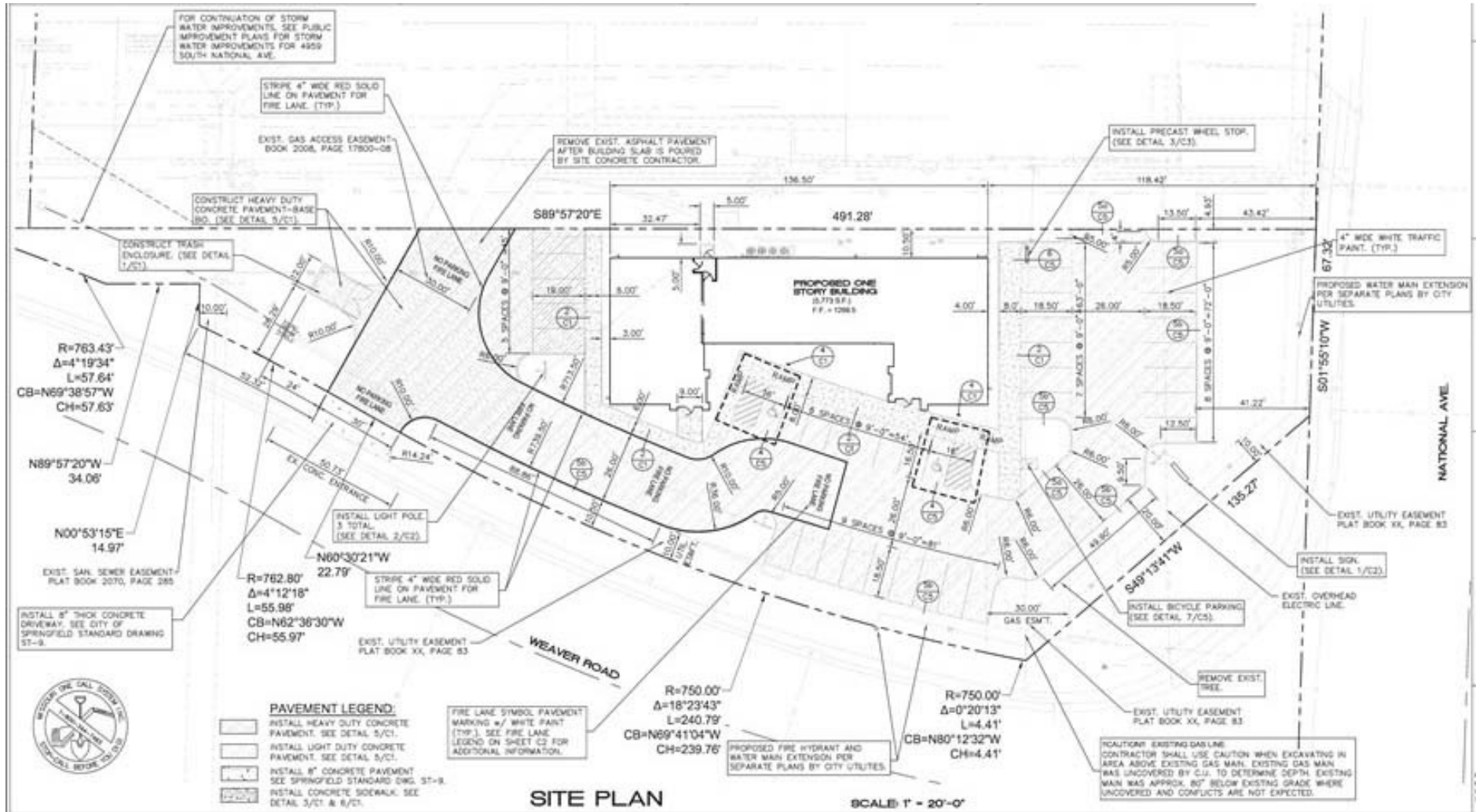


Interior

Floor Plans



Site Plan



OFFICE BUILDING  
FOR LEASE

# OFFICE SPACE FOR LEASE 4955 S NATIONAL AVE, SPRINGFIELD, MO 65810



## Retailer Map



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

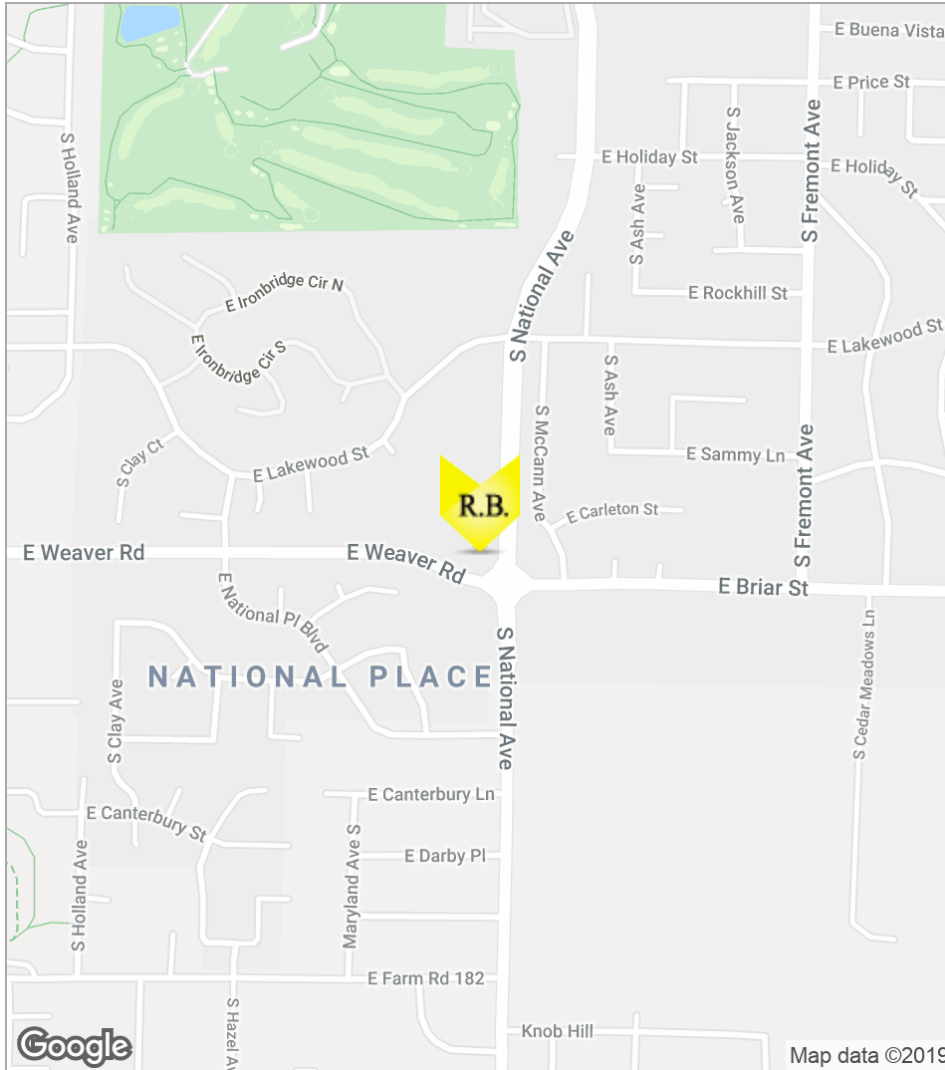
**R.B. | MURRAY COMPANY**  
COMMERCIAL & INDUSTRIAL REAL ESTATE

OFFICE BUILDING  
FOR LEASE

**OFFICE SPACE FOR LEASE**  
**4955 S NATIONAL AVE, SPRINGFIELD, MO 65810**



Location Maps



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

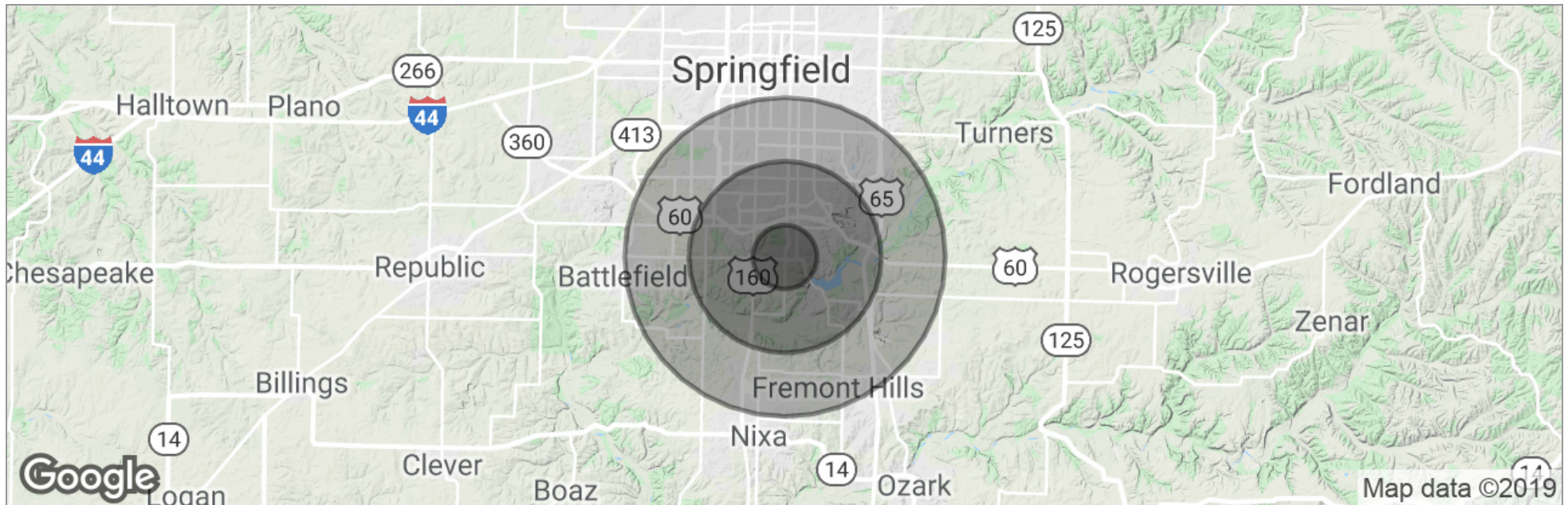
**R.B. | MURRAY COMPANY**  
COMMERCIAL & INDUSTRIAL REAL ESTATE

OFFICE BUILDING  
FOR LEASE

**OFFICE SPACE FOR LEASE**  
**4955 S NATIONAL AVE, SPRINGFIELD, MO 65810**



Demographics Map



	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	5,021	44,999	120,994
Population Density	1,598	1,592	1,541
Median Age	40.0	41.9	38.6
Median Age (Male)	39.0	39.8	36.7
Median Age (Female)	43.4	43.7	40.2
Total Households	2,394	21,066	55,308
# of Persons Per HH	2.1	2.1	2.2
Average HH Income	\$63,276	\$63,492	\$59,939
Average House Value	\$196,846	\$194,235	\$197,229

\* Demographic data derived from 2010 US Census



Advisor Bio

**ROSS MURRAY, SIOR, CCIM**  
**President**



2225 S. Blackman Road  
Springfield, MO 65809

T 417.881.0600  
C 417.861.9486  
ross@rbmurray.com  
MO #2004035357

**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 sales /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 2,000,000 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](http://www.terragreenoffice.com) for information. His most recent project is the 156,000 SF lifestyle mixed-use development known as Farmers Park. To learn more visit [www.farmersparkspringfield.com](http://www.farmersparkspringfield.com).

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)