



## OFFICE SPACE FOR LEASE

OFFICE SPACE FOR LEASE | 1907 S STEWART AVE, SPRINGFIELD, MO 65804

- Completely remodeled office spaces
- Located near South Glenstone and East Sunshine
- Zoned Office/Industrial Commercial
- Centrally located with easy access to Hwy 65
- Less than a mile from the Battlefield Mall

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600

**Ryan Murray, SIOR, CCIM, LEED AP, CPM**  
417.881.0600  
ryan@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>	859 - 1,600 SF
<b>Lease Rate:</b>	\$12.50 - 13.00 SF/yr (MG)
<b>Estimated Monthly Rent:</b>	\$895 - \$1,733.33
<b>Available:</b>	Immediately
<b>Lot Size:</b>	0.69 Acres
<b>Building Size:</b>	13,280 SF
<b>Year Built:</b>	1966
<b>Condition:</b>	Existing
<b>Parking:</b>	30± spaces shared
<b>Zoning:</b>	Industrial Commercial
<b>Market:</b>	SE Springfield

**PROPERTY OVERVIEW**

Completely remodeled from top to bottom. Office space for lease on South Stewart. New flooring, walls, and brand new bathrooms. Each space has Low-E (efficient) glass and brand new HVAC. Conveniently located near retail and restaurants on South Glenstone and East Sunshine. Zoned Industrial Commercial. CAM included in rent. Tenant pays for own gas, electric, and increases in taxes & insurance. Landlord pays water, sewer, & trash. Contact listing agent for more information.

**PROPERTY HIGHLIGHTS**

- New flooring, walls, and brand new bathrooms
- Low-E (efficient) glass and brand new HVAC
- Zoned Office/Industrial Commercial
- CAM included in rent
- Tenant pays for own gas, electric, and increases in taxes & insurance
- Landlord pays water, sewer, & trash
- Suite A: Available immediately

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

Available Spaces

**Lease Rate:** \$12.50 - 13.00 SF/YR (MG)      **Total Space** 2,459 SF  
**Lease Type:** Modified Gross                      **Lease Term:** 36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite E	Office Space	\$13.00 SF/YR	Modified Gross	1,600 SF	36 months	Available for lease at \$13.00 PSF (Modified Gross). CAM included in rent. Tenant pays for own gas, electric, and increases in taxes & insurance. Landlord pays for water, sewer, & trash. Infill delivery 90 - 120 days depending on tenant's infill needs. Space is currently in gray box condition. Landlord will infill similar to prospective floor plan. Minimum 3 year lease term. Estimated monthly rent: \$1,733.33.
Suite A	Office Space	\$12.50 SF/YR	Modified Gross	859 SF	36 months	Corner Suite with 3 offices. Available for lease at \$12.50 PSF (Modified Gross). CAM included in rent. Tenant pays for own gas, electric, and increases in taxes & insurance. Landlord pays for water, sewer, & trash. Estimated monthly rent: \$895. Available immediately.



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Additional Photos

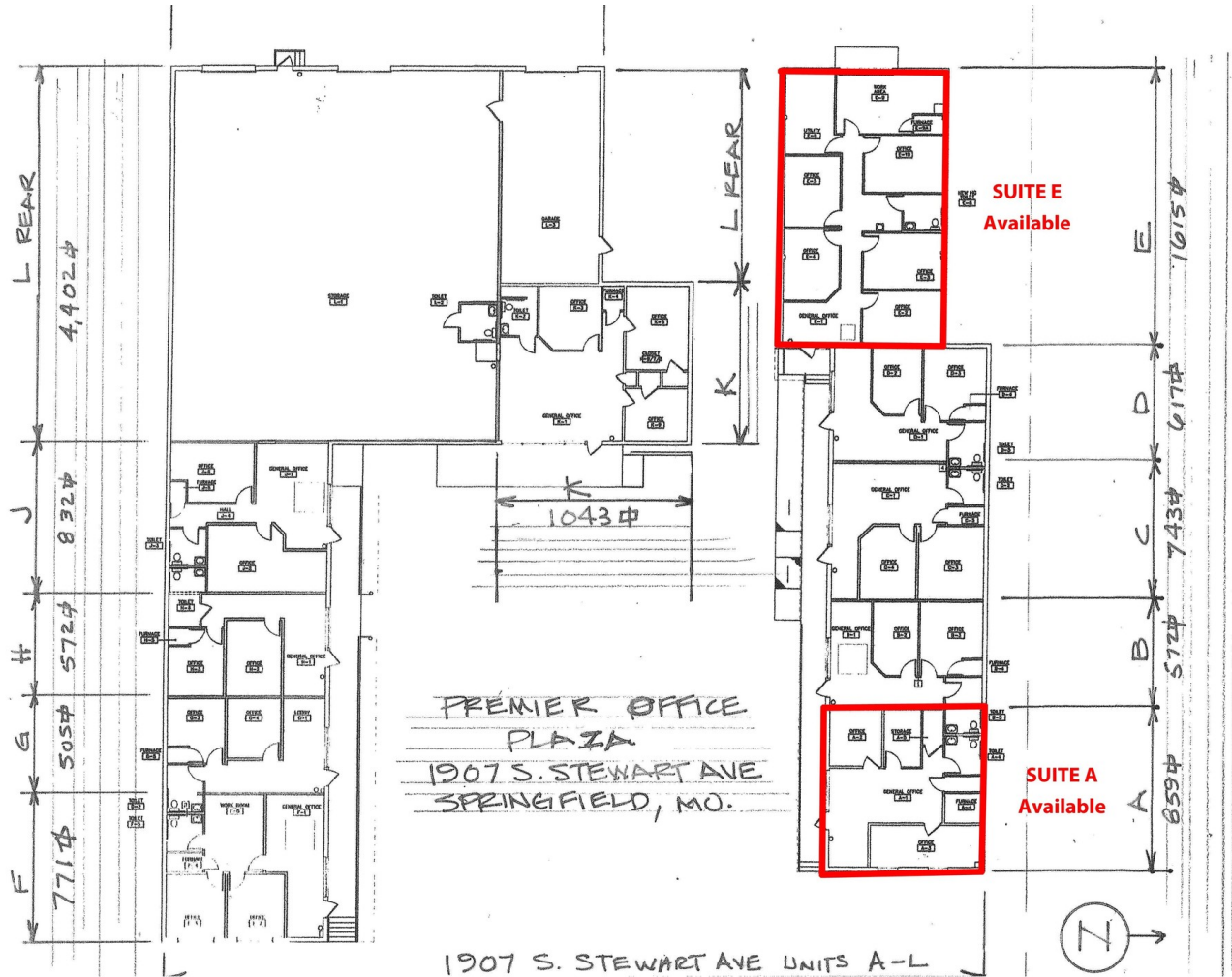


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Floor Plans

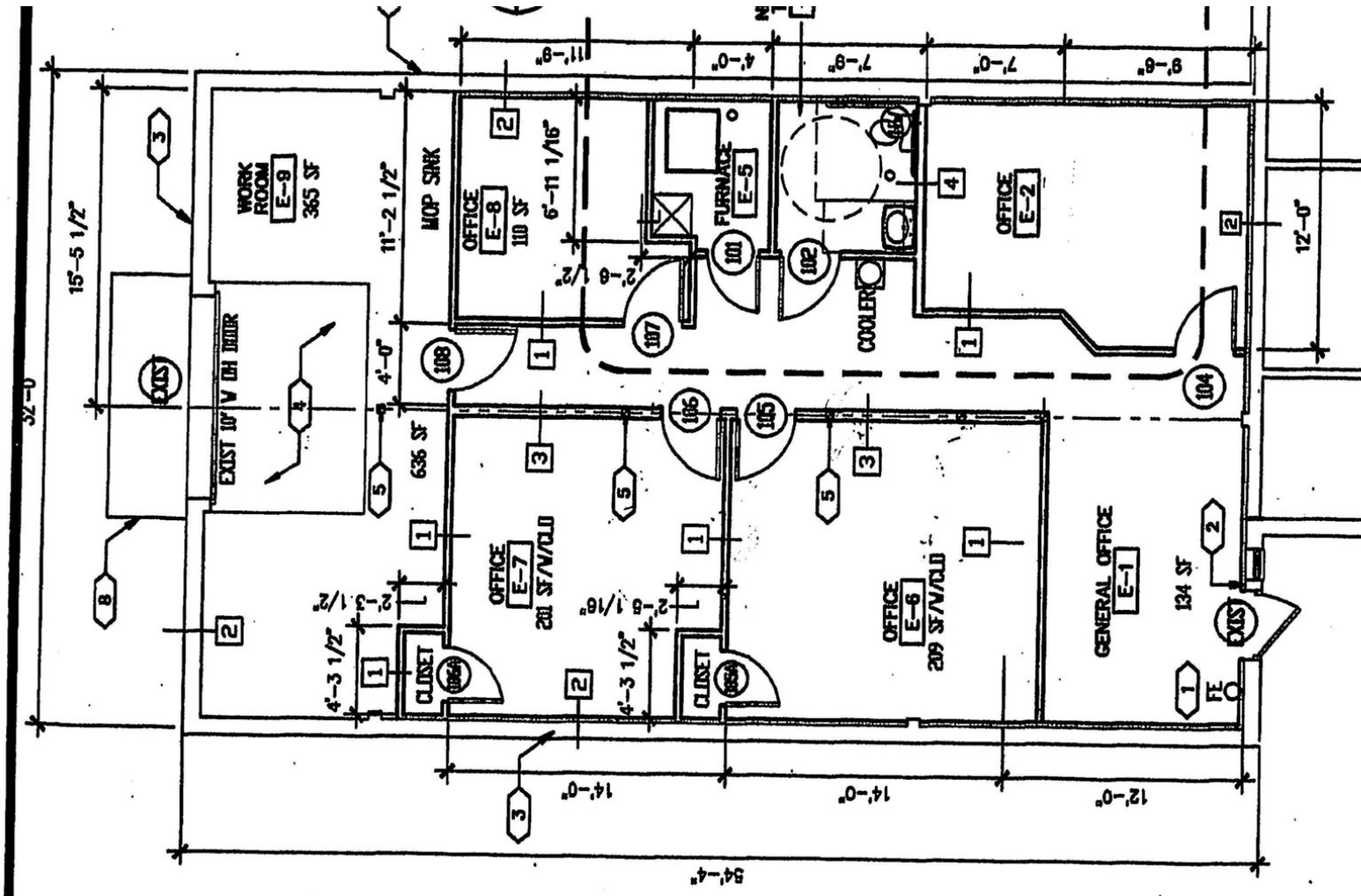


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Prospective Floor Plan - Suite E

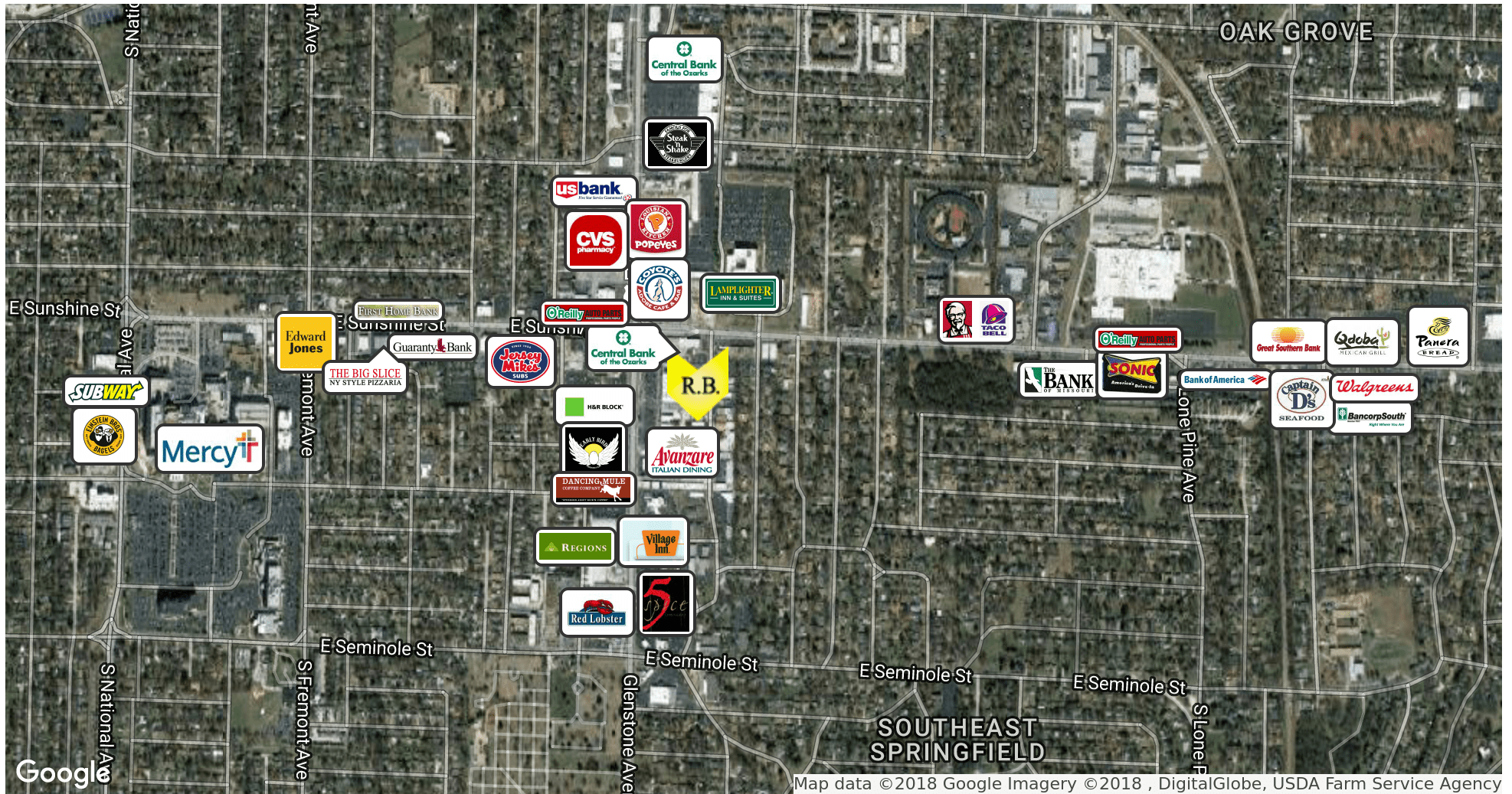


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Retailer Map

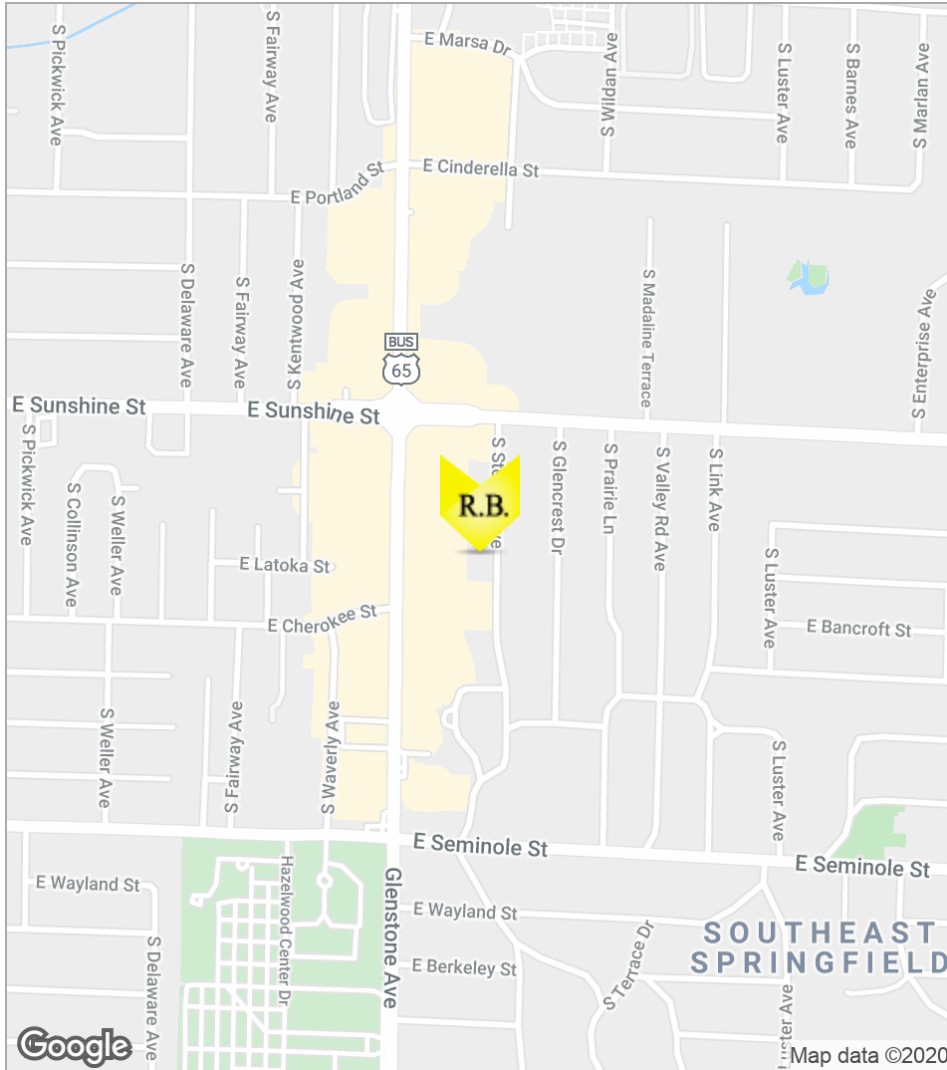


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Location Maps



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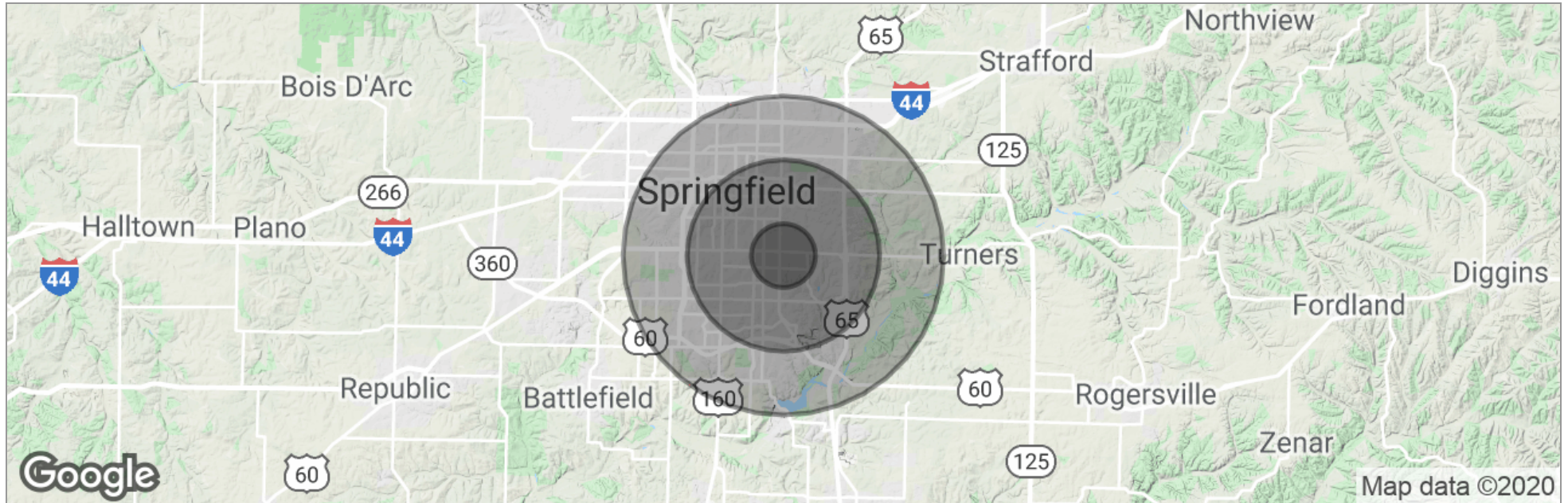


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Demographics Map



	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	7,793	83,890	166,984
Population Density	2,481	2,967	2,126
Median Age	36.8	34.1	35.0
Median Age (Male)	35.2	32.2	33.6
Median Age (Female)	37.6	35.7	36.4
Total Households	3,961	38,107	73,624
# of Persons Per HH	2.0	2.2	2.3
Average HH Income	\$53,229	\$45,943	\$48,162
Average House Value	\$181,956	\$143,703	\$154,335

\* Demographic data derived from 2010 US Census

Advisor Bio

**RYAN MURRAY, SIOR, CCIM, LEED AP, CPM**  
**Chief Executive Officer**



2225 S. Blackman Road  
Springfield, MO 65809

T 417.881.0600  
C 417.766.4226  
ryan@rbmurray.com  
MO #2007030465

**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, and specializes 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. SIORs 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 current 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