



OFFICE SPACE FOR LEASE

OFFICE SPACE FOR LEASE | 1335 E. INDEPENDENCE, SPRINGFIELD, MO 65804

- Located in the heart of Springfield's Medical Mile
- Just north of James River Freeway
- Class-A office finish
- Medical/office infill
- At-door parking

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

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

rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$3,800.00 (plus expenses)
Available SF:	4,560 SF
Lease Rate:	\$10.00 SF/yr (NN)
Lot Size:	1.06 Acres
Building Size:	11,198 SF
Building Class:	A
Year Built:	2000
Zoning:	Planned Development 12

PROPERTY OVERVIEW

Office space now available for lease. This office building is located in the heart of Medical Mile just east of Cox South Medical Center. Conveniently located near retail, restaurants, and professional offices on South National and just north of James River Freeway. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Located in the heart of Medical Mile
- Just north of James River Freeway
- NN Lease - Tenant pays utilities and prorata share of CAM, taxes and insurance
- Professional office build-out
- Near retail and restaurants



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

OFFICE SPACE
FOR LEASE

OFFICE SPACE FOR LEASE
1335 E. INDEPENDENCE, SPRINGFIELD, MO 65804



Available Spaces

Lease Rate: \$10.00 SF/YR (NN)
Lease Type: NN

Total Space: 4,560 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Lower Level	Office Space	\$10.00 SF/YR	Modified Net	4,560 SF	Negotiable	4,560± SF office space for lease at \$10.00 PSF (NN). Tenant responsible for own utilities and prorata share of CAM, real estate taxes, and building insurance.

EST. 1909

OFFICE SPACE
FOR LEASE

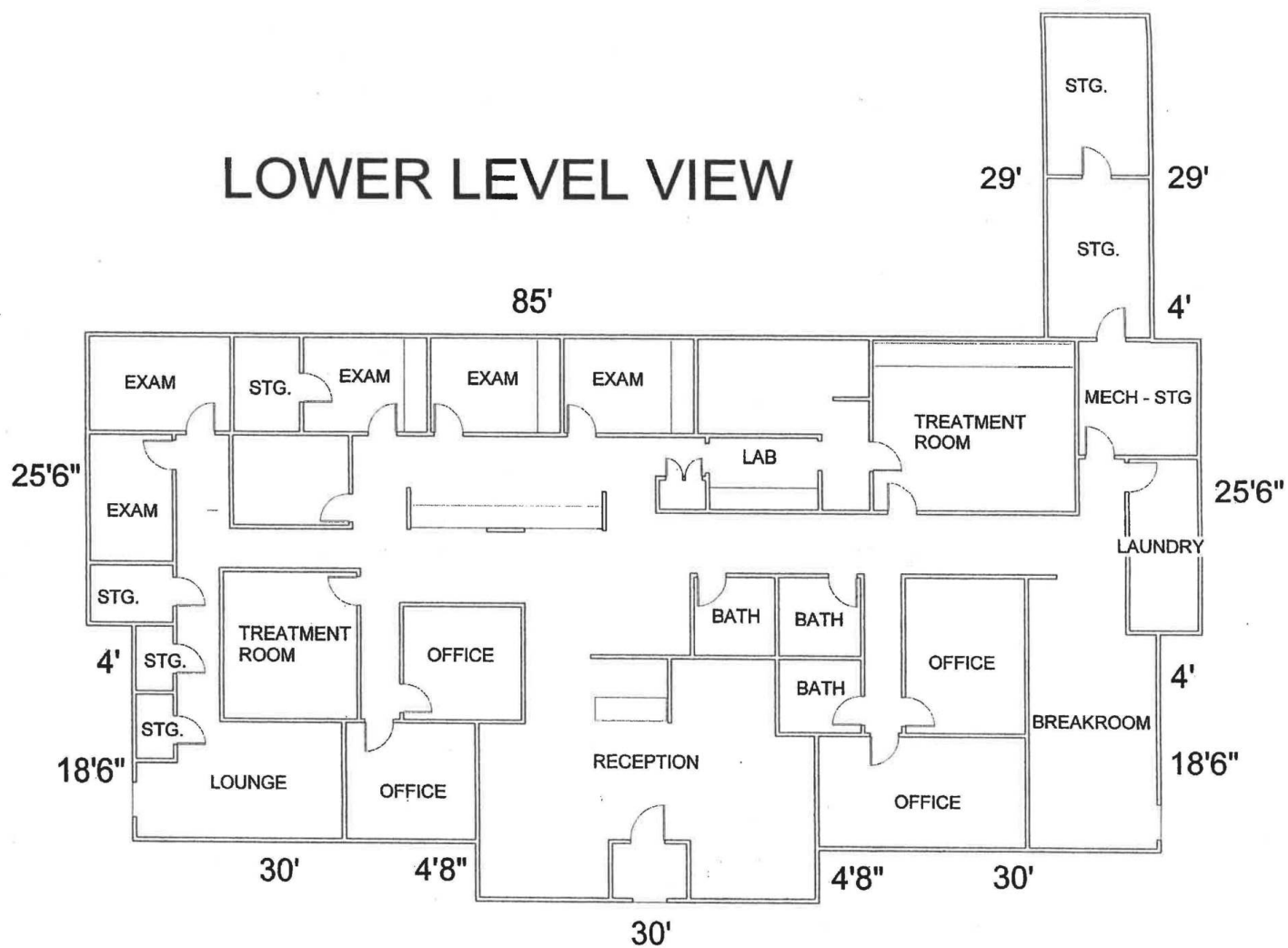
OFFICE SPACE FOR LEASE
1335 E. INDEPENDENCE, SPRINGFIELD, MO 65804



Additional Photos



Floor Plans

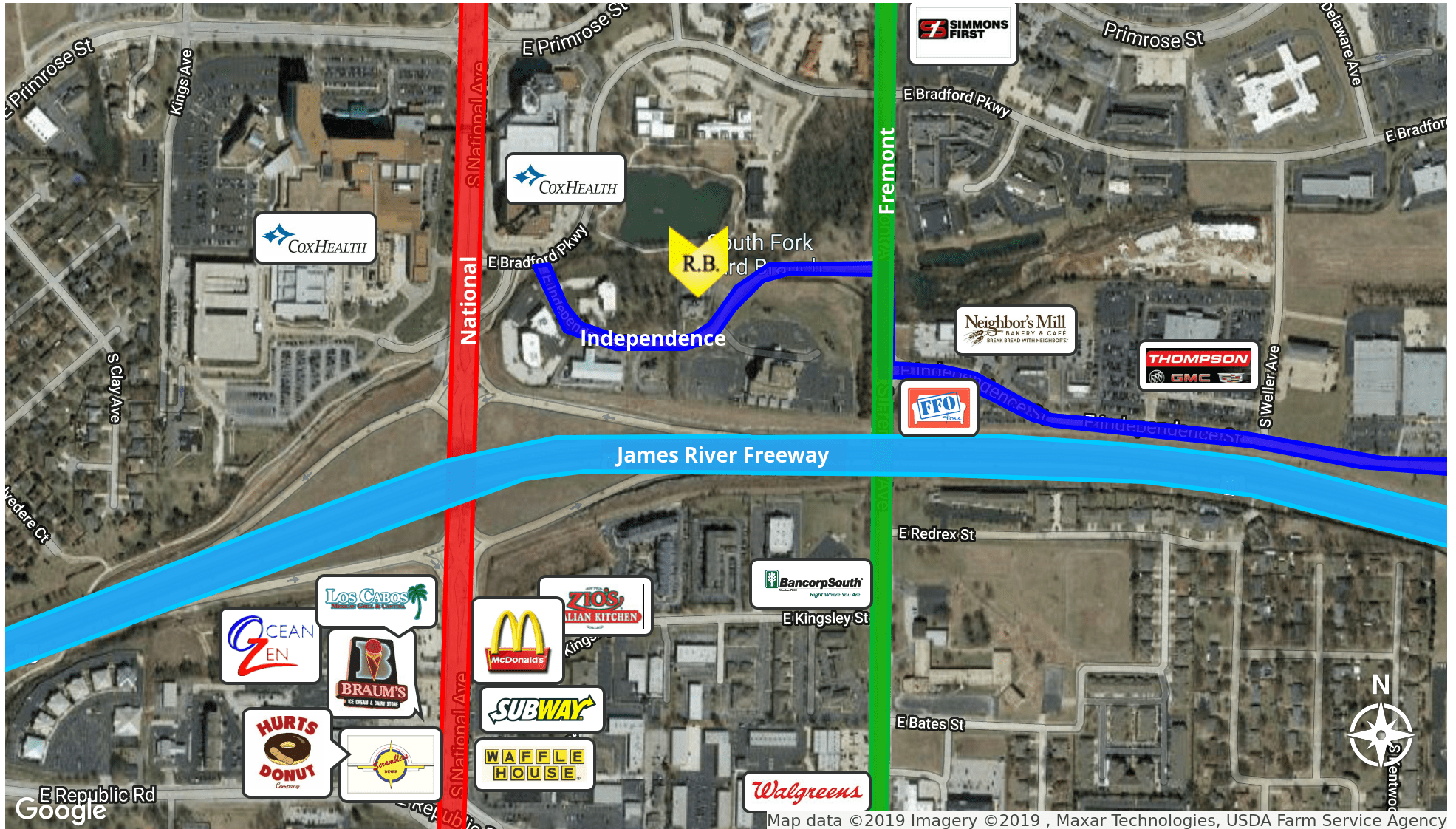


OFFICE SPACE
FOR LEASE

OFFICE SPACE FOR LEASE 1335 E. INDEPENDENCE, SPRINGFIELD, MO 65804



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 SPACE
FOR LEASE

OFFICE SPACE FOR LEASE
1335 E. INDEPENDENCE, 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

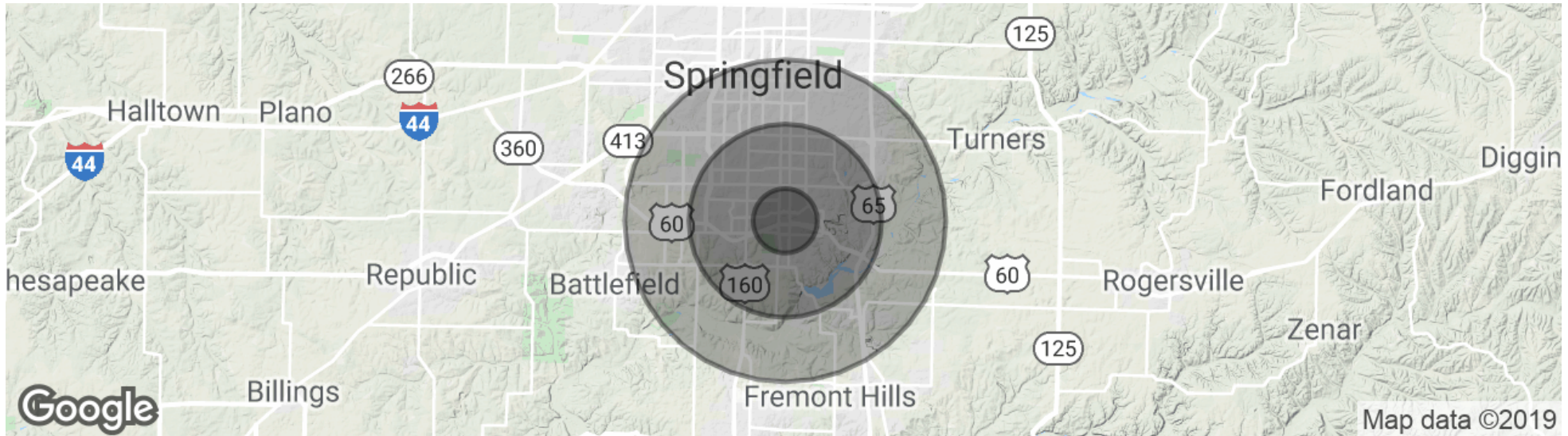
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

OFFICE SPACE
FOR LEASE

OFFICE SPACE FOR LEASE
1335 E. INDEPENDENCE, SPRINGFIELD, MO 65804



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,628	60,419	152,527
Median age	45.8	40.6	35.9
Median age (Male)	41.9	38.2	34.3
Median age (Female)	49.5	42.8	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,574	29,386	68,013
# of persons per HH	1.9	2.1	2.2
Average HH income	\$50,837	\$56,023	\$53,869
Average house value	\$110,176	\$179,928	\$185,640

* Demographic data derived from 2010 US Census

OFFICE SPACE
FOR LEASE

OFFICE SPACE FOR LEASE
1335 E. INDEPENDENCE, SPRINGFIELD, MO 65804



Advisor Bio



ROSS MURRAY, SIOR, CCIM

President

ross@rbmurray.com

Direct: 417.881.0600 | **Cell:** 417.861.9486

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 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.

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

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

2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600