



INCOME PRODUCING OFFICE BUILDING FOR SALE

OFFICE BUILDING FOR SALE | MEDICAL MILE | 1911 S NATIONAL AVE, SPRINGFIELD, MO 65804

- Located directly across from Mercy's main campus
- Excellent income opportunity
- Redevelopment opportunity

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

| | |
|------------------------|--|
| Sale Price: | \$2,950,000 / \$52.13 PSF |
| Taxes: | \$55,168.12 (2019) |
| Lot Size: | 1.73 Acres |
| Building Size: | 56,587 SF |
| Building Class: | B |
| Year Built: | 1971 |
| Available: | Immediately |
| Parking: | 93± spaces (plus 28± in proposed lot) |
| Condition: | Existing |
| Zoning: | O-2 - Office |
| Market: | SE Springfield |

PROPERTY OVERVIEW

Excellent income opportunity. Newly remodeled and under new ownership, this office building has suites ranging from (approximately) 600 - 2,900 SF. This building is centrally located in the heart of Springfield's medical and professional office district. Professional media/conference rooms, break areas, and multi-stall restrooms available to Tenants. Full service leases. For showings or any additional information please contact listing agent(s).

PROPERTY HIGHLIGHTS

- Located directly across from Mercy's main campus
- Excellent income opportunity
- Newly remodeled
- Professional media/conference rooms, break areas, and multi-stall restrooms
- The lot at 1924 S. Hampton Ave. may also be purchased - not included in sale price

Traffic Counts

| | |
|----------------------------|---------------|
| National North of Cherokee | 33,013 (2012) |
| National South of Sunshine | 32,375 (2012) |



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



Exterior Entrance



Conference Room



Lobby



Private Office



Meeting Room



Meeting Room

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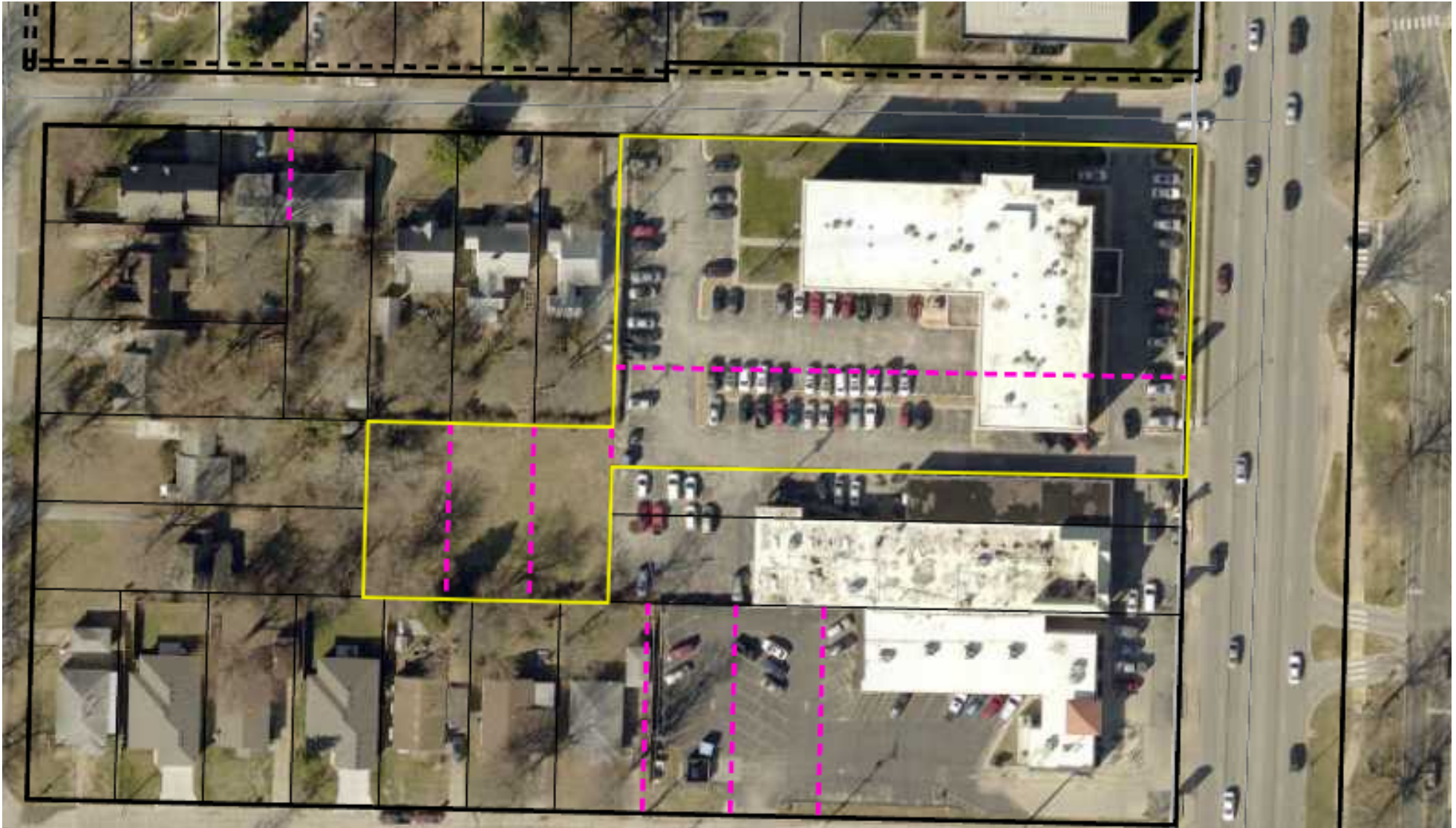
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Aerial Photo



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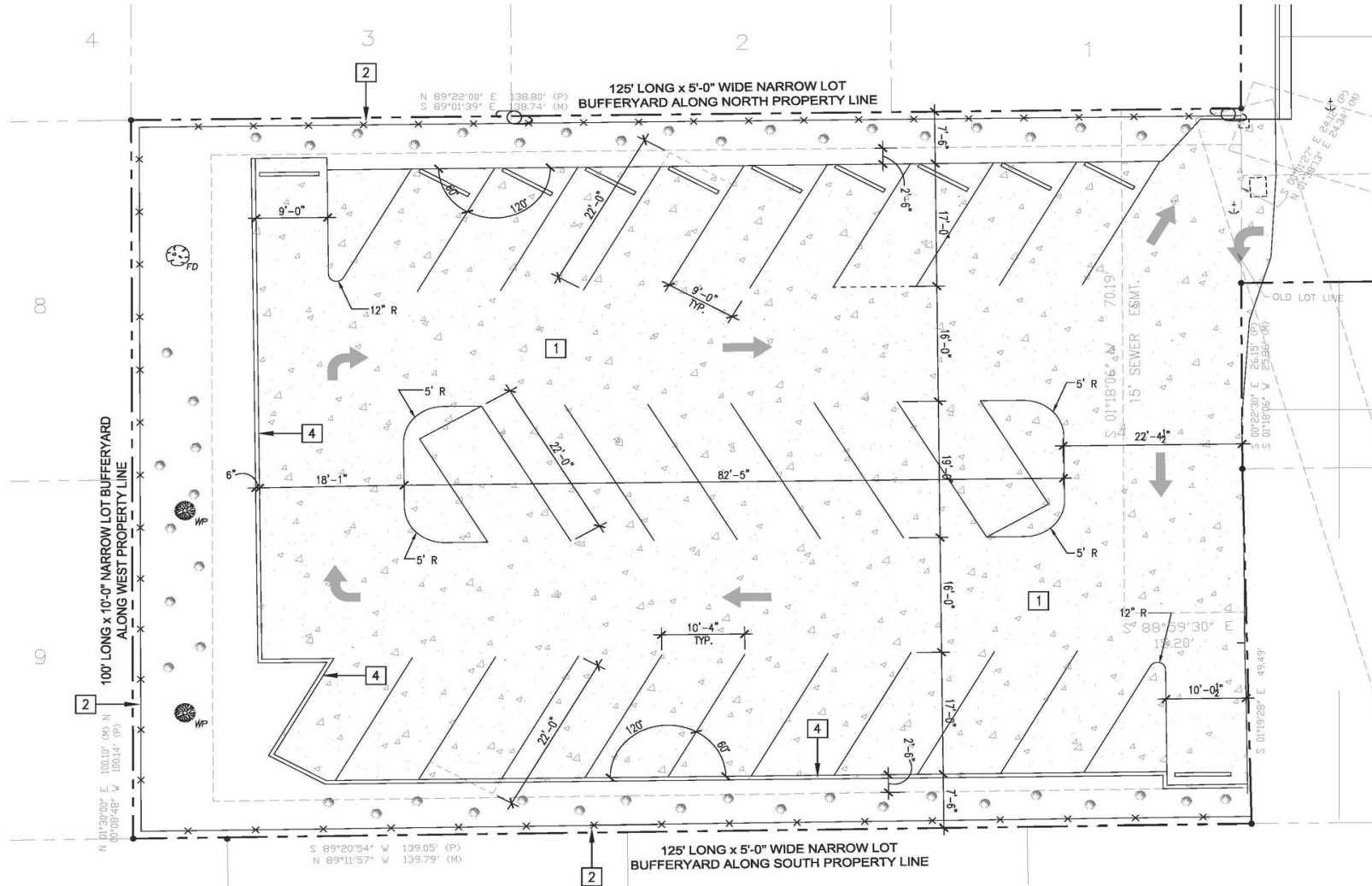
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Proposed New Parking Lot



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Retailer Map



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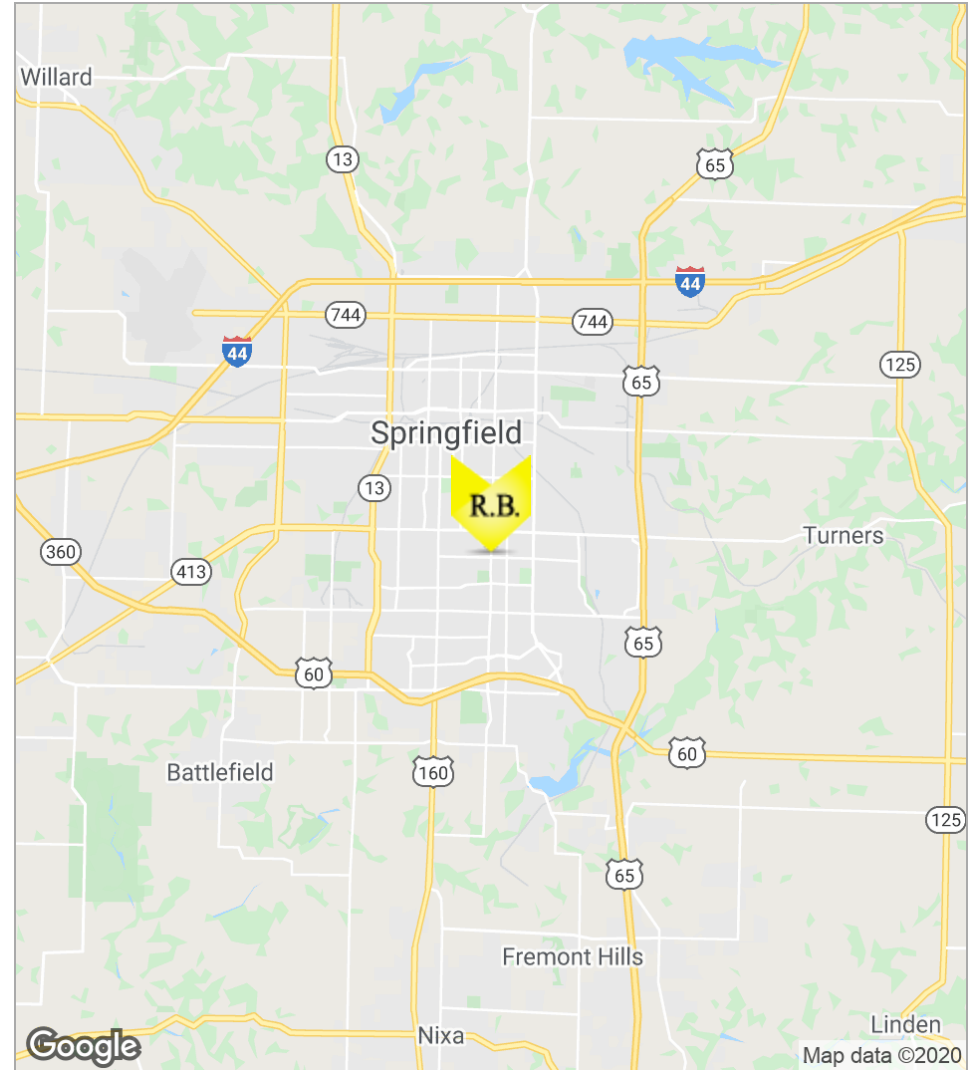
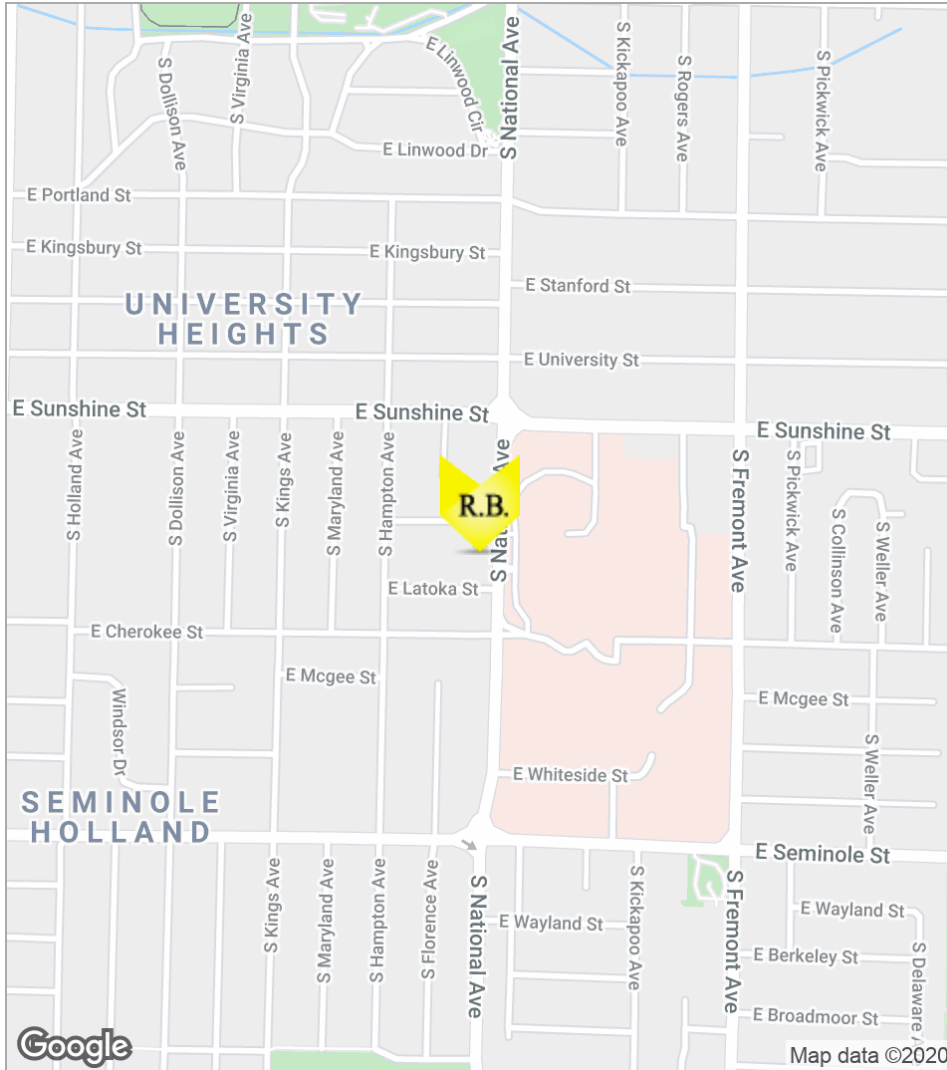
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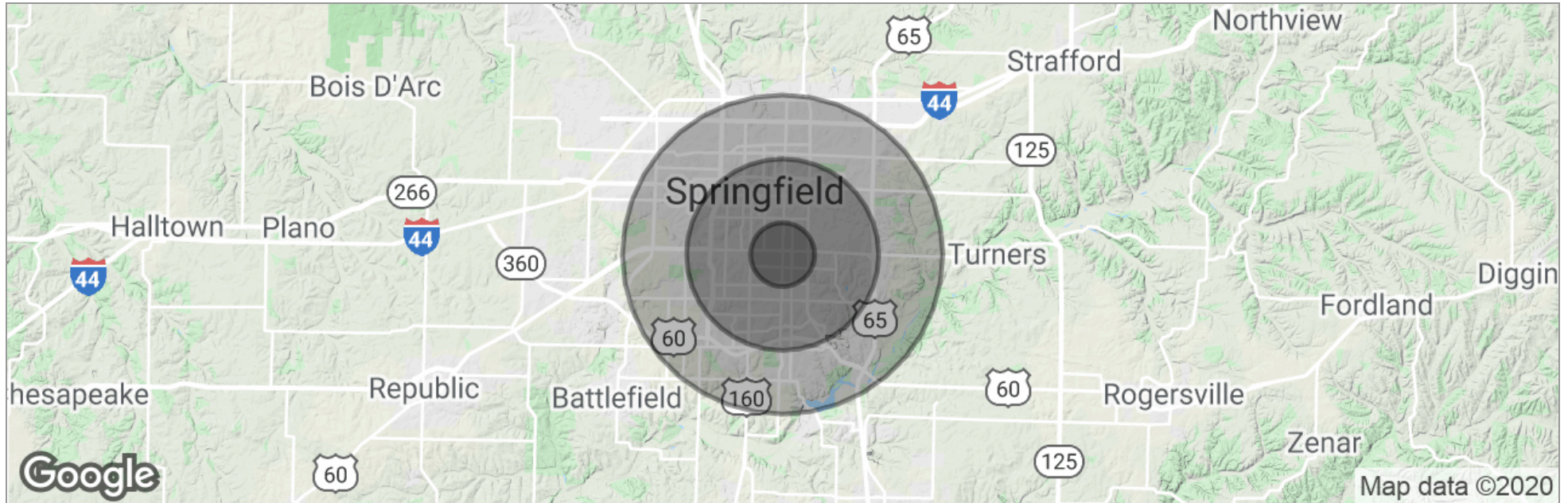
Location Maps



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Demographics Map



| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|---------------|----------------|----------------|
| Total Population | 9,620 | 94,318 | 182,639 |
| Population Density | 3,062 | 3,336 | 2,325 |
| Median Age | 34.6 | 33.6 | 34.8 |
| Median Age (Male) | 31.5 | 31.9 | 33.4 |
| Median Age (Female) | 39.2 | 35.1 | 36.1 |
| Total Households | 4,679 | 43,137 | 80,559 |
| # of Persons Per HH | 2.1 | 2.2 | 2.3 |
| Average HH Income | \$53,385 | \$42,743 | \$46,153 |
| Average House Value | \$168,128 | \$142,762 | \$137,176 |

* Demographic data derived from 2010 US Census

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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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 & Affiliations

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

Advisor Bio

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



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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, specializing 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. 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 currently 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.

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SIOR, CCIM, LEED AP, CPM