



CLASS-A OFFICE BUILDING FOR LEASE

NOW DIVISIBLE - INSTITUTIONAL CLASS-A SE OFFICE COMPLEX | 1550 E. REPUBLIC RD., SPRINGFIELD, MO 65804

- First time available for lease
- Former offices for McKesson / NetSmart Technologies
- 264± parking spaces
- Infill recently updated / remodeled in 2016
- The cubicles and office furniture may be available for purchase
- SHOWN BY APPOINTMENT ONLY

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

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rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

Monthly Estimated Rent:	\$62,052.28 (plus expenses) - entire building
	51,700 SF or
Available SF:	19,200 SF Building Area A, 16,250 SF Building Areas B & C
Lease Rate:	\$14.92 SF/yr (NN) - entire bldg \$16.75 PSF for Bldg A \$15.25 PSF for Bldgs B & C
Lot Size:	4.96 Acres
Building Size:	51,700 SF
Building Class:	A
Year Built:	1995
Zoning:	Highway Commercial
Parking Spaces:	264± spaces

PROPERTY OVERVIEW

Institutional Class-A office building being offered available for lease for the first time. The building amenities include an executive office wing, multiple private offices, conference & training rooms, break rooms/lounge, outdoor break area, and ample parking. Conveniently situated on one of the most traveled roads in Southeast Springfield. This property has easy access to James River Freeway and Springfield's Medical Mile. Located at the corner of Republic Road and Weller Avenue just east of Fremont Avenue. NNN Lease - Tenant responsible for taxes, insurance, and Common Area Maintenance. Shown by appointment only. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- First time available for lease
- Building areas may be leased separately: Building A, 19,200 SF±, @ \$16.75 PSF; Building B, 16,250 SF± @ \$15.25 PSF; Building C, 16,250 SF± @ \$15.25 PSF; all leases are NN
- Executive office wing, multiple private offices, conference & training rooms, break rooms/lounge, outdoor break area, with ample parking
- Infill updated in 2016 by Butler Rosenbury & Partners
- The cubicles and office furniture may be available for purchase
- Easy access to James River Freeway and Springfield's Medical Mile
- Located at the corner of Republic Rd. and Weller Ave. just east of Fremont Ave.
- NNN Lease - Tenant responsible for taxes, insurance, and Common Area Maintenance
- Shown by appointment only
- Real Estate Taxes: \$95,137 or \$1.84 PSF (2019)
- Insurance: approximately \$0.26 PSF

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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PODS A, B & C



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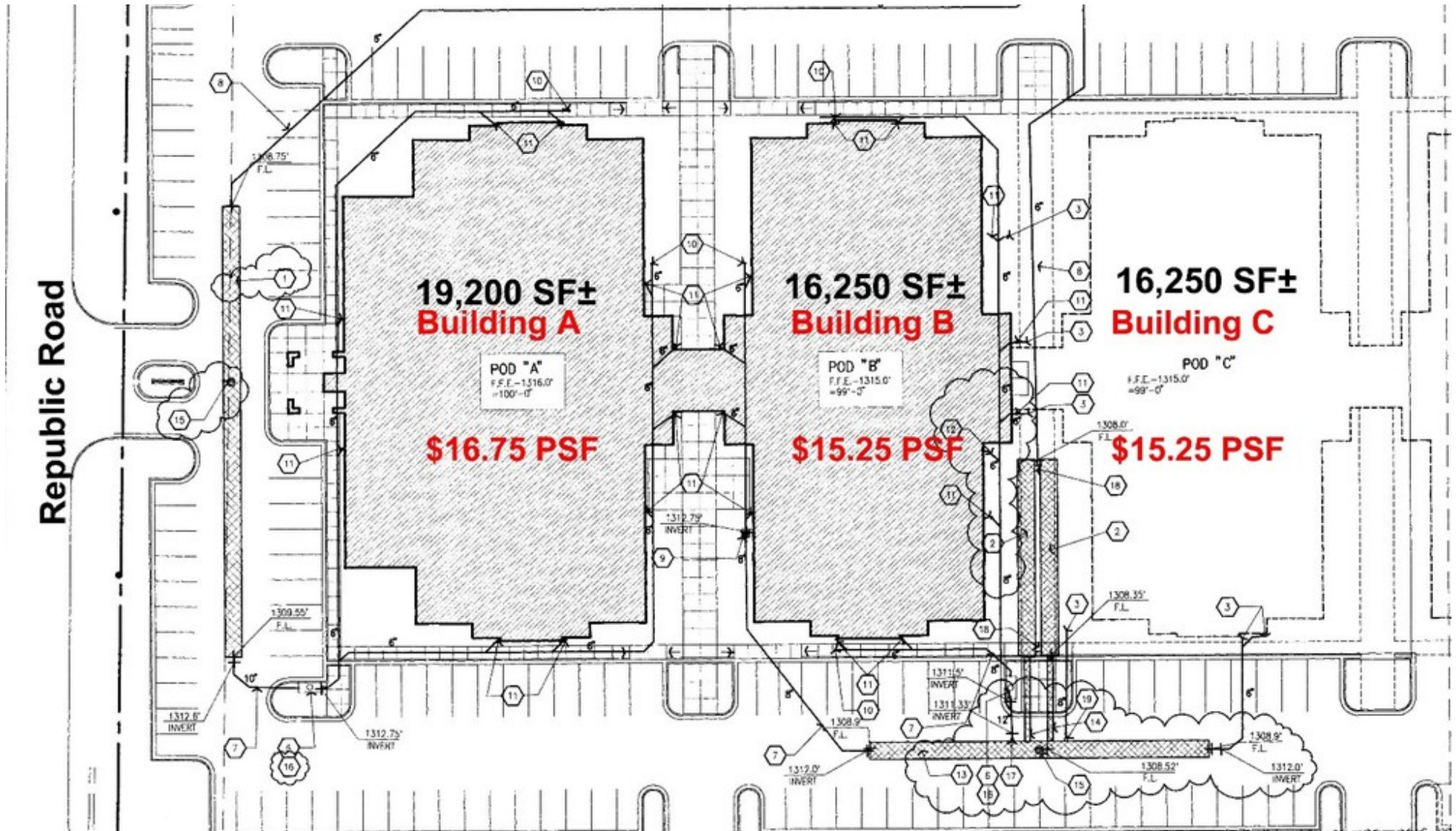
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Site Plan



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Exterior & Interior by Mary Chiles



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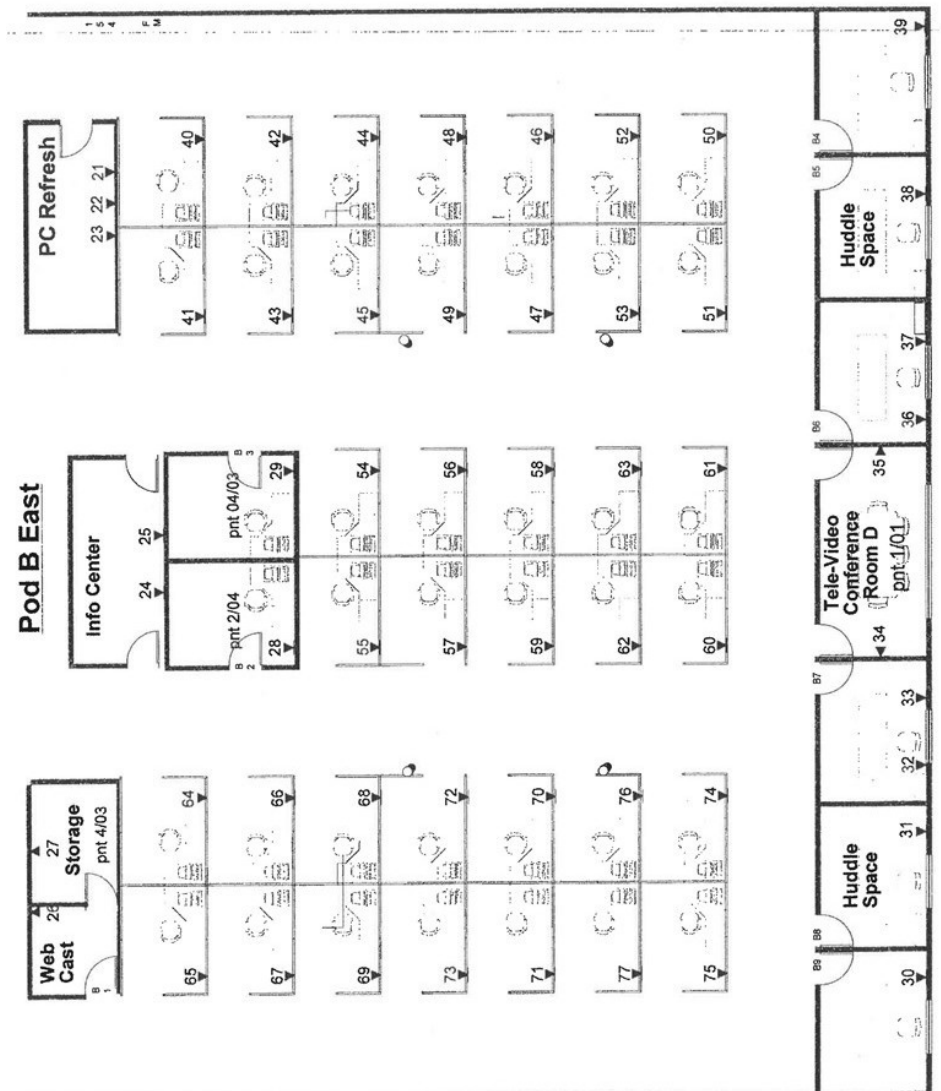
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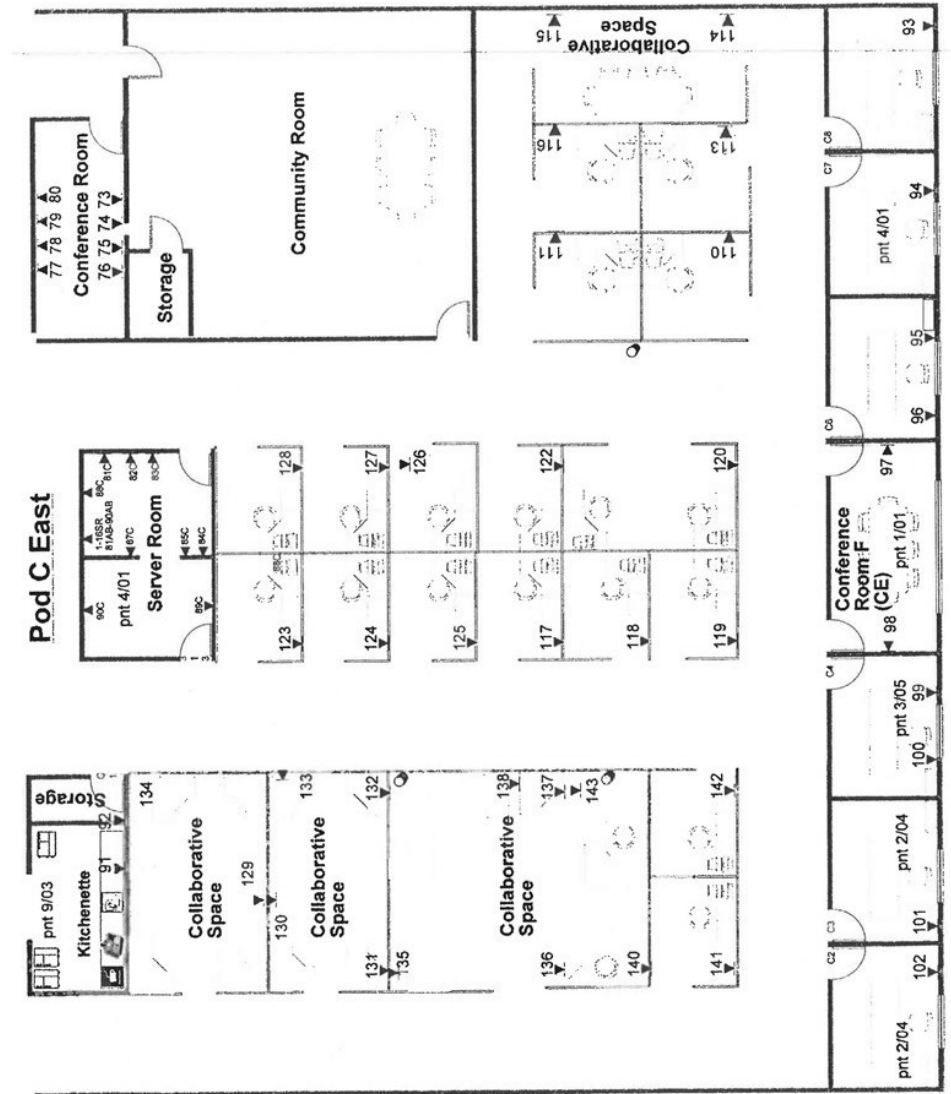
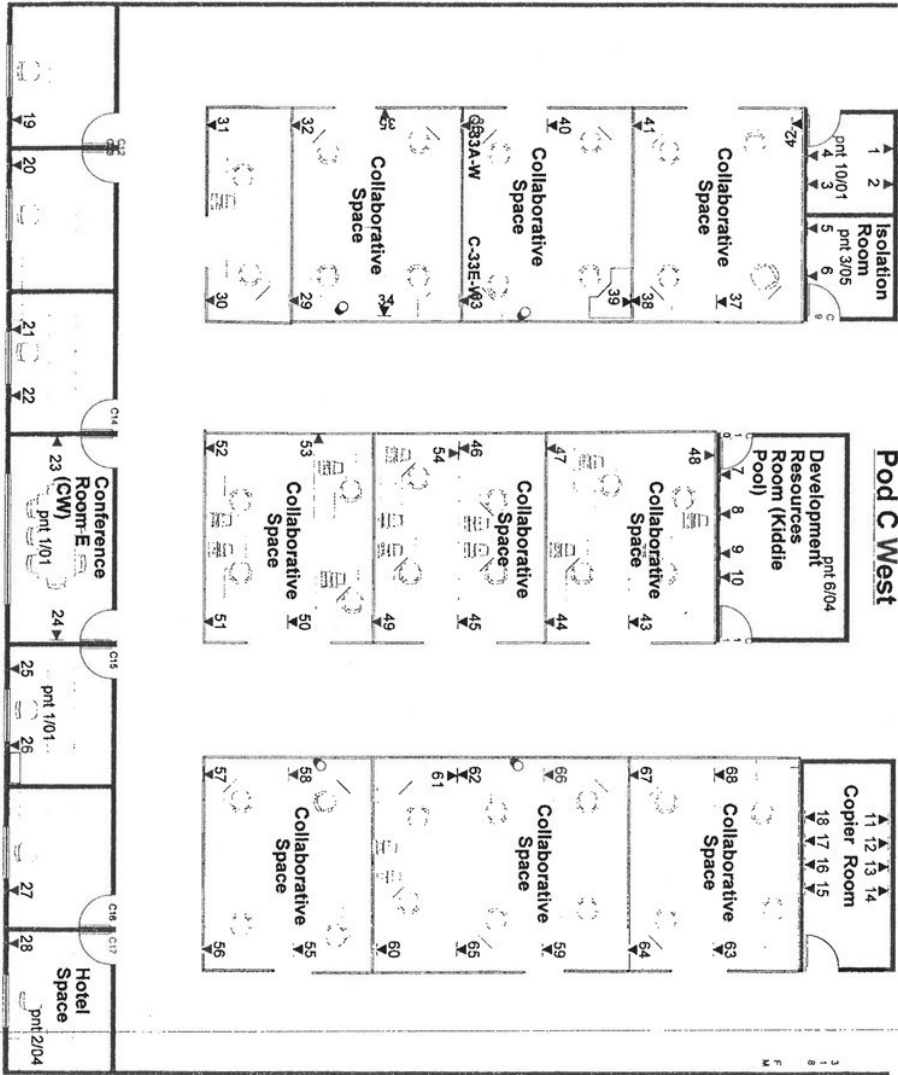
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| POD BPOD B - East & West



POD C



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Aerial - City of Springfield



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Location Maps



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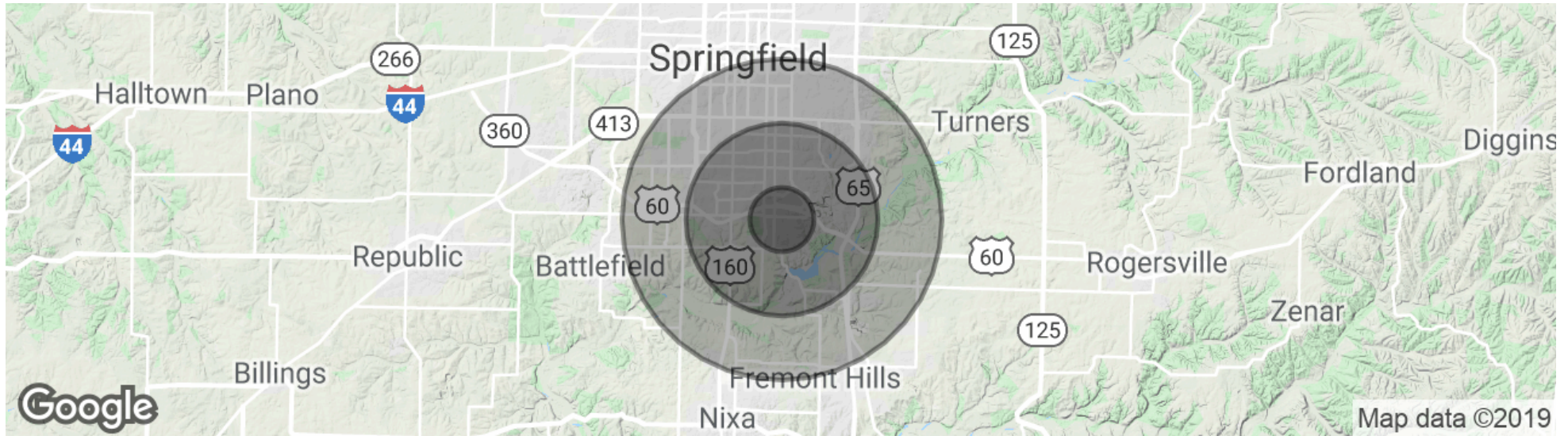
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,953	51,819	138,702
Median age	43.6	41.8	37.0
Median age (Male)	42.0	39.4	35.2
Median age (Female)	47.0	44.1	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,124	24,883	62,227
# of persons per HH	1.9	2.1	2.2
Average HH income	\$58,084	\$59,904	\$56,593
Average house value	\$159,154	\$189,259	\$194,666

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

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, 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