



FREE-STANDING OFFICE BUILDING FOR LEASE

OFFICE BUILDING FOR LEASE | 3049 S. DELAWARE, SPRINGFIELD, MO 65804

- Located just a block from Simon Battlefield Mall
- Convenient to retail and restaurants on Battlefield Road
- Totally updated and remodeled
- Move-in ready

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

Available SF: 1,510 SF

Lease Rate: \$2,100 per month (MG)
- plus expenses

Building Class: A

Year Built: 1981

Zoning: General Retail

PROPERTY OVERVIEW

Now available for lease, this office building is conveniently located just a block from the Simon Battlefield mall and Springfield's busiest retail corridor. Ideal for general office use. The space has one conference room, two large executive offices, kitchen, and large reception area. Available immediately. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Ideal for general office use
- Convenient to retail and restaurants on Battlefield Road
- Totally remodeled and updated
- Former Shelter Insurance office

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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.

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Available Spaces

Lease Rate: \$2,100 PER MONTH (MG)
Lease Type: Modified Gross

Total Space: 1,510 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
3049 S. Delaware	Office Building	\$2,100 PER MONTH	Modified Gross	1,510 SF	Negotiable	1,510± SF office building for lease at \$2,100.00 per month (Modified Gross). Tenant responsible for prorata share of Common Area Maintenance (which includes trash service, lawn care, and snow removal), and own utilities. Landlord responsible for real estate taxes and building insurance.



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100 Years
SINCE 1909

Additional Photos



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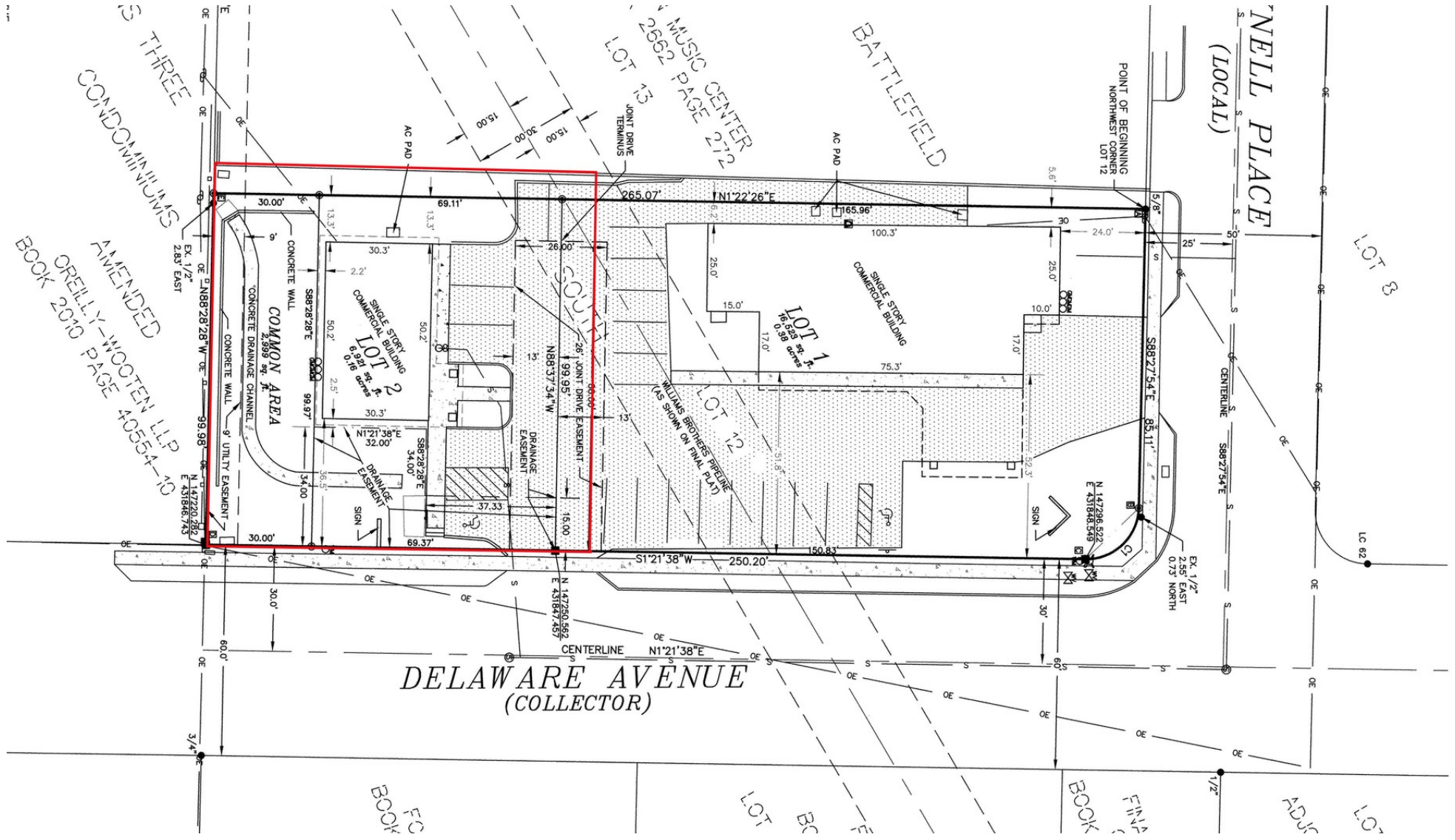
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Site Plan



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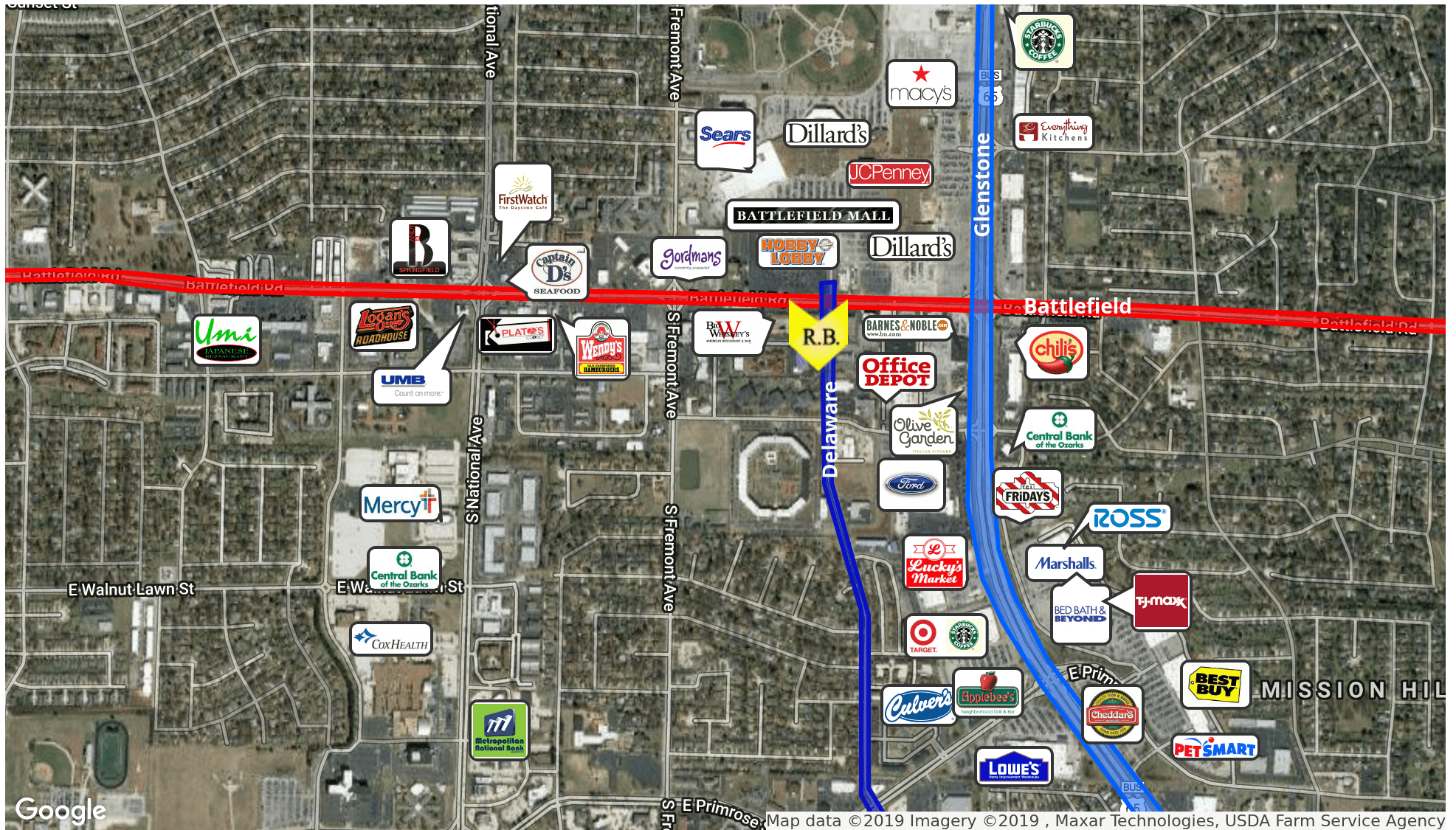
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Retailer Map



Google

Map data ©2019 Imagery ©2019, Maxar Technologies, USDA Farm Service Agency

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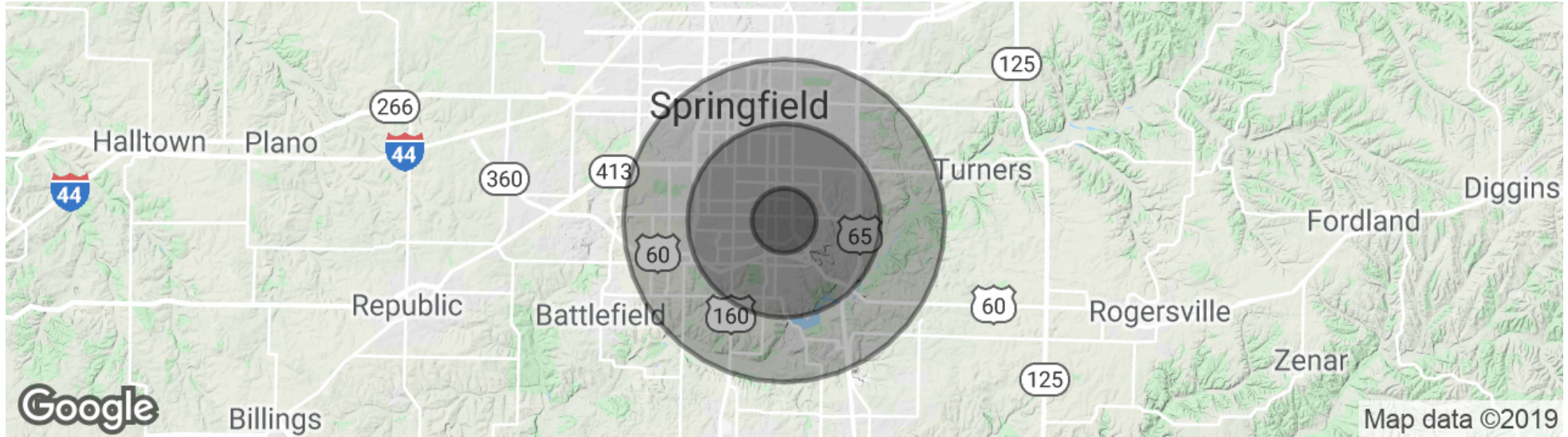
Location Maps



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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,269	72,664	157,961
Median age	45.2	38.3	35.4
Median age (Male)	42.3	35.8	33.9
Median age (Female)	47.6	40.5	36.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,955	35,199	69,676
# of persons per HH	1.8	2.1	2.3
Average HH income	\$46,715	\$52,552	\$51,854
Average house value	\$104,785	\$165,952	\$181,945

* Demographic data derived from 2010 US Census

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

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