



Office Space for Sale or Lease | 2053 S. Waverly Ave., Springfield, MO 65804

OFFICE SPACE FOR SALE OR LEASE

- Conveniently located near retail, restaurants, and professional offices
- Minutes away from Simon Battlefield Mall and Mercy Hospital
- Former dental facility ideal for medical or dental office use
- Building is 44% Leased

EST. 1909

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

rbmurray.com

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$600,440.00
Taxes:	\$8,655.98 (2018)
Available Space:	Suite E: 2,984± SF
Lease Rate:	\$9.00 - \$10.00 PSF (Gross)
Building Size:	7,064 SF
Lot Size:	0.62± Acre
Parking Spaces:	40
Year Built:	1979
Zoning:	General Retail

PROPERTY OVERVIEW

Professional medical office building located inside Springfield's Medical Mile. The existing suite offered for lease was most recently a professional dental office. Equipment has been removed but could be easily converted back to dental or any general office use. The building is centrally located near lots of retail and restaurants making it an ultra desirable location in the southern part of Springfield. Landlord is willing to provide infill allowance or remodel space for a credit long-term tenant. Please contact listing agent for additional information.

PROPERTY HIGHLIGHTS

- Former dental facility ideal for medical or dental office use
- Conveniently located near retail, restaurants, and professional offices in one of Springfield's busiest corridors
- Situated just east of Glenstone, the property is just minutes away from the Simon Battlefield Mall and Mercy hospital
- Building also available for sale
- Currently 44% leased
- Contact listing agent for more information

Suites

Suite A	Owner Occupied
Suite B	Leased
Suite C	Leased
Suite D	Leased
Suite E	Vacant

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: \$9.00 - 10.00 SF/YR (GROSS)
Lease Type: Gross

Total Space: 2,984 SF
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite E	Office Space	\$9.00 - 10.00 SF/YR	Gross	2,984 SF	Negotiable	2,984± SF office space available for lease at \$9.00 PSF (Gross) for years 1 & 2, \$10.00 PSF for years 3 - 5. Tenant pays own utilities. CAM, taxes, and insurance included in rent. Estimated monthly rent: \$2,238.00.

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100 Years
SINCE 1909

Additional Photos



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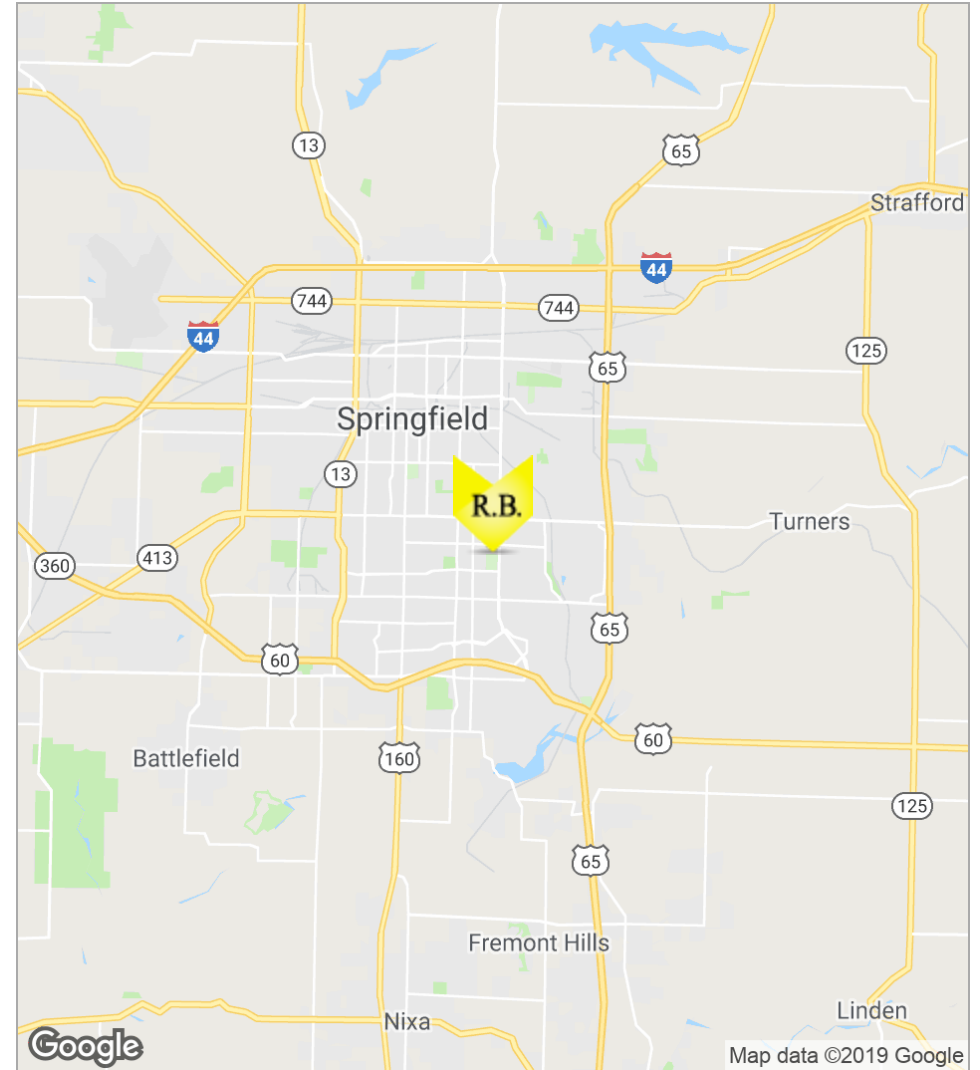
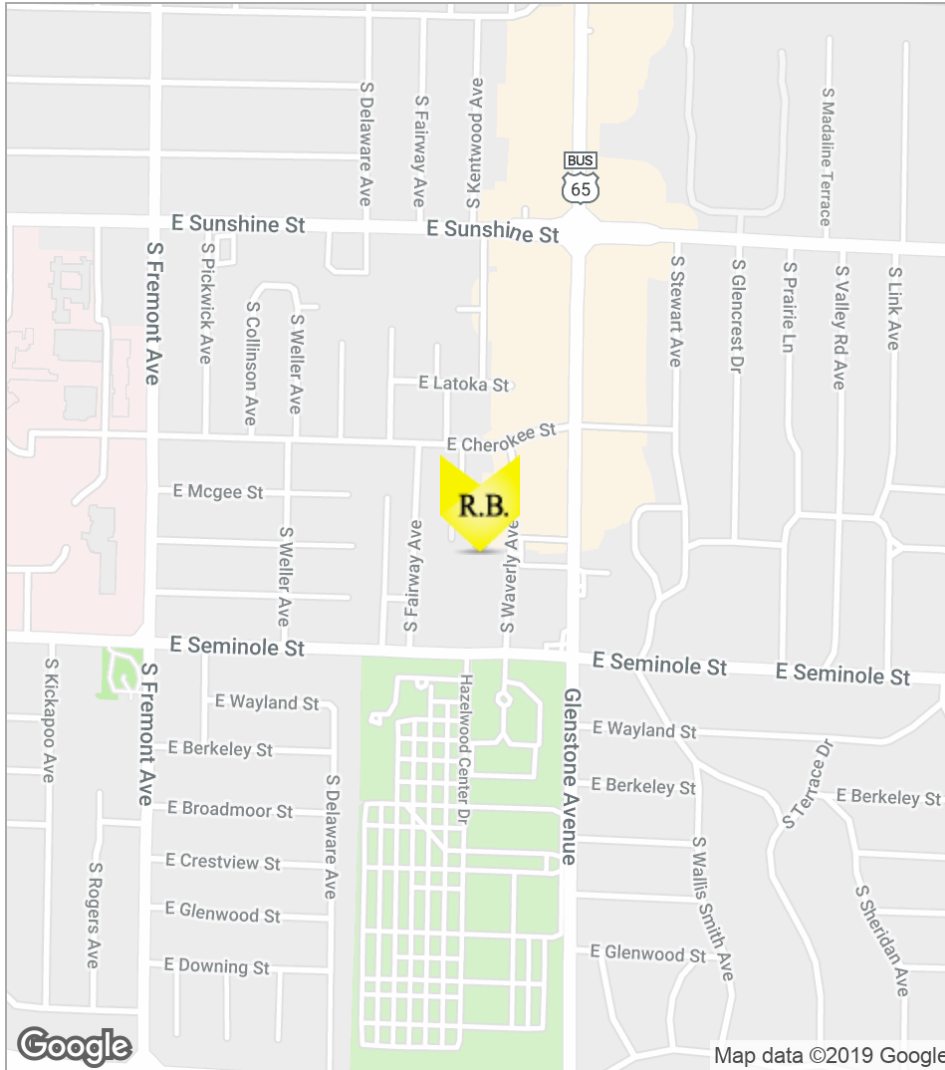
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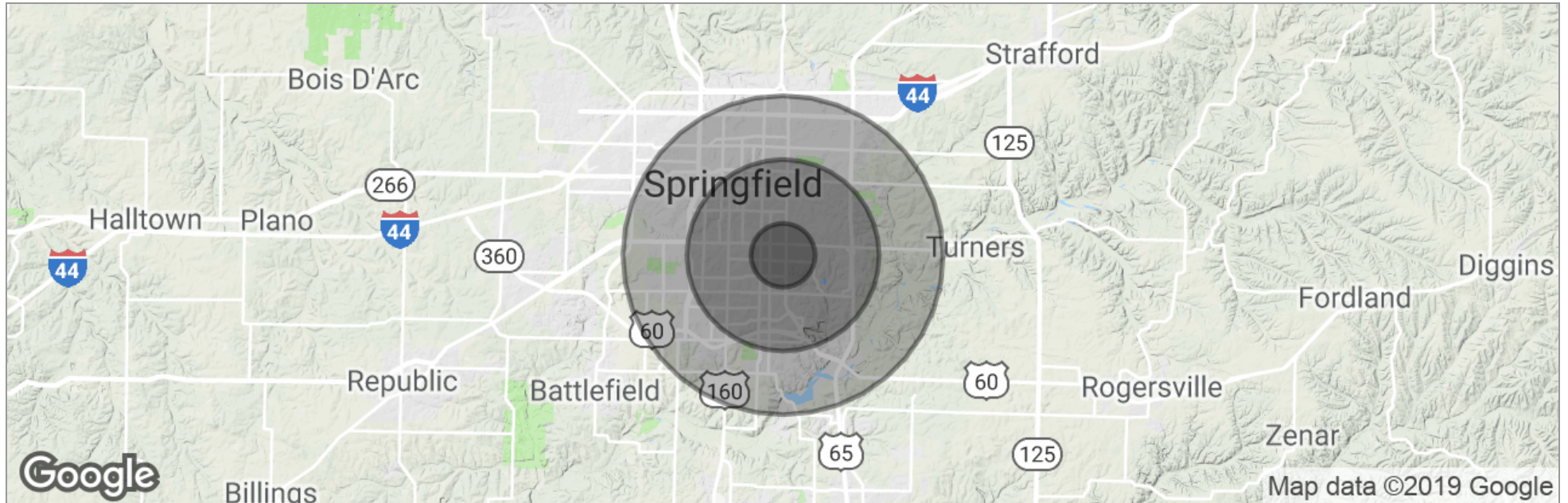
Location Maps



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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	7,879	87,171	169,701
Population Density	2,508	3,083	2,161
Median Age	38.2	34.5	35.0
Median Age (Male)	35.8	32.5	33.7
Median Age (Female)	40.6	36.2	36.4
Total Households	3,996	40,148	75,057
# of Persons Per HH	2.0	2.2	2.3
Average HH Income	\$53,249	\$45,873	\$48,187
Average House Value	\$162,933	\$144,666	\$154,778

* Demographic data derived from 2010 US Census

Advisor Bio & Contact

ROSS MURRAY, SIOR, CCIM
Vice President



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
C 417.861.9486
ross@rbmurray.com
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 & Affiliations

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