

OFFICE FOR LEASE

3921 121ST STREET

Urbandale, IA 50323



PROPERTY DESCRIPTION

Prime Urbandale location just north of Douglas Ave with easy access to I-35/80. Functional layout includes reception, bull pen area, conference room, two private offices, and kitchenette. Ample on-site parking

PROPERTY HIGHLIGHTS

- ±1,653 SF
- End Cap
- 2 private offices
- Conference room
- Open bull pen workspace
- Reception area
- Kitchenette

OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
CAMIT	\$8.09
Available SF:	1,653 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	81	324	1,318
Total Population	244	891	3,421
Average HH Income	\$195,402	\$189,784	\$174,300

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MICK GROSSMAN
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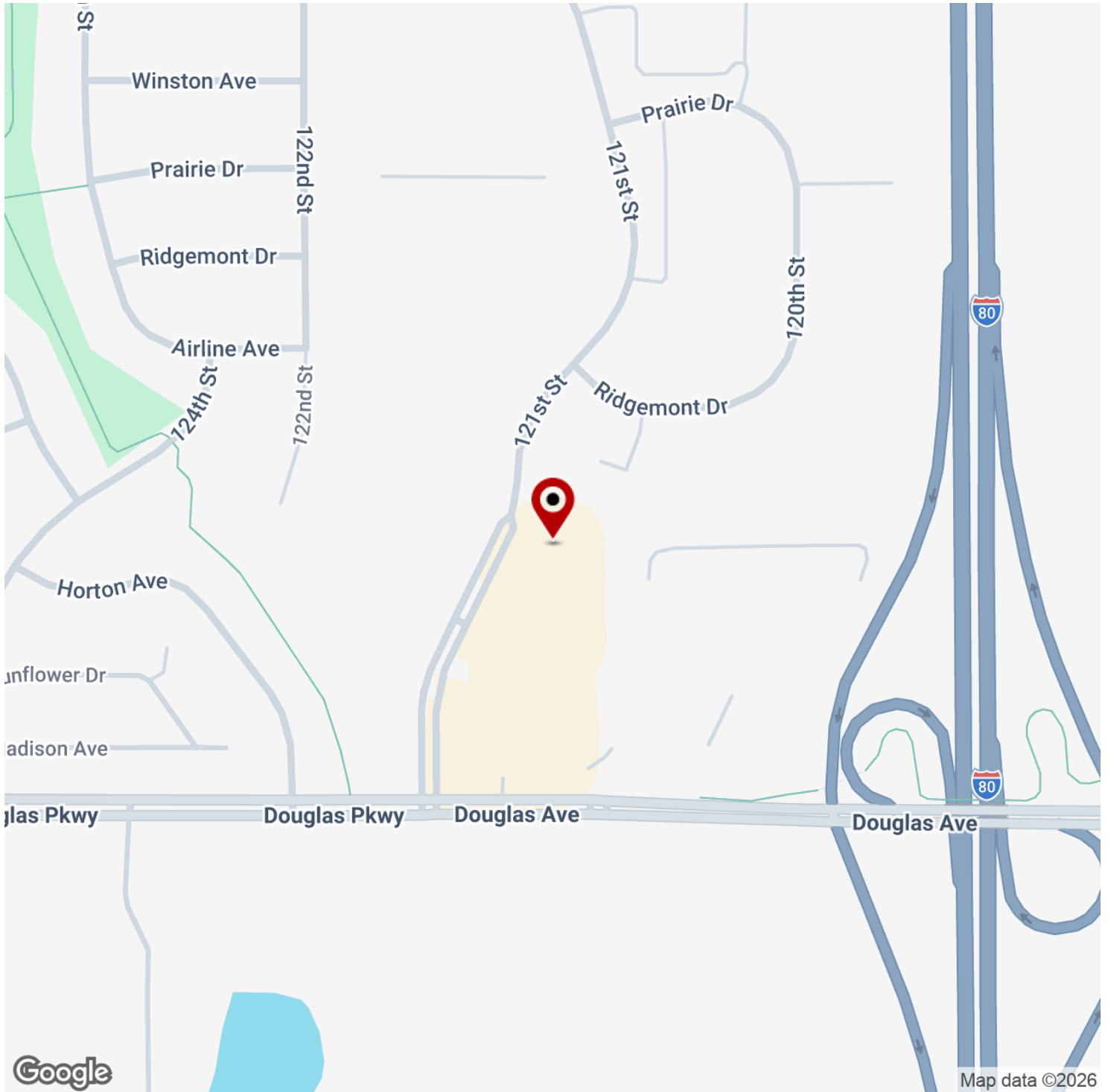
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

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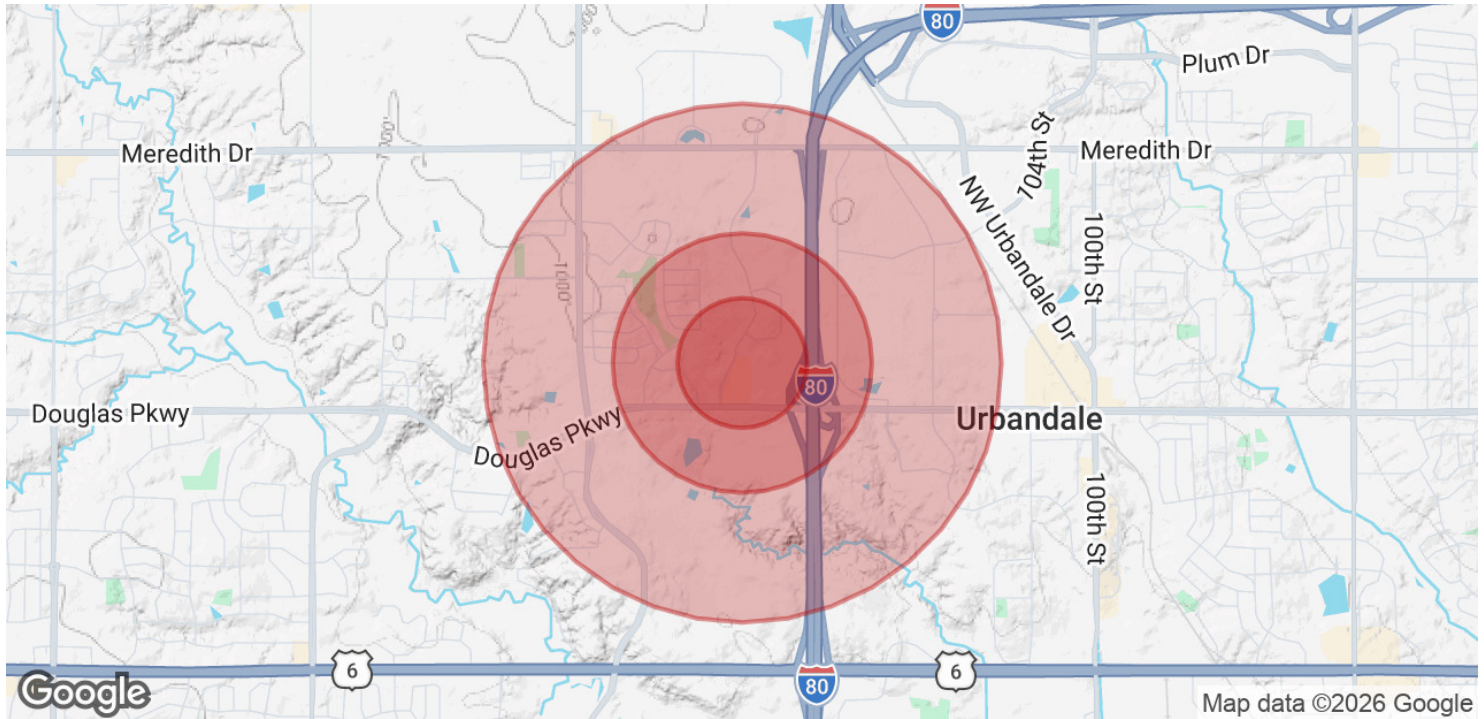
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	244	891	3,421
Average Age	39.6	42.4	43.2
Average Age (Male)	28.8	34.8	37.4
Average Age (Female)	42.9	44.7	45.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	81	324	1,318
# of Persons per HH	3.0	2.8	2.6
Average HH Income	\$195,402	\$189,784	\$174,300
Average House Value	\$461,544	\$518,128	\$500,582

2023 American Community Survey (ACS)

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