

OFFICE FOR LEASE

3500 109TH STREET

Des Moines, IA 50322



PROPERTY DESCRIPTION

Located in a park like setting of the Walnut Ridge Business Park, This 50,640sf office building has everything you need to run your business. Located off I 35/80 on the Douglas exit. Also this site is situated ideally within Urbandale's "Urban Loop" development, which is a four-square-mile economic development area in Urbandale connected by the six miles of Interstate Highway 35/80 between Merle Hay Road and Hickman Road.

PROPERTY HIGHLIGHTS

- For Lease 50,640sf office
- 6,000sf 12,000sf 24,000sf or 50,640sf
- 4.74 acres
- Office
- Warehouse
- Cellular antenna
- Dock doors

OFFERING SUMMARY

Lease Price: \$12.00 NNN

Building Size: 50,640 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	71	585
Total Population	20	139	1,332
Average HH Income	\$133,815	\$141,643	\$136,419

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
Managing Director
O: 515.771.3299
mickg@kwcommercial.com

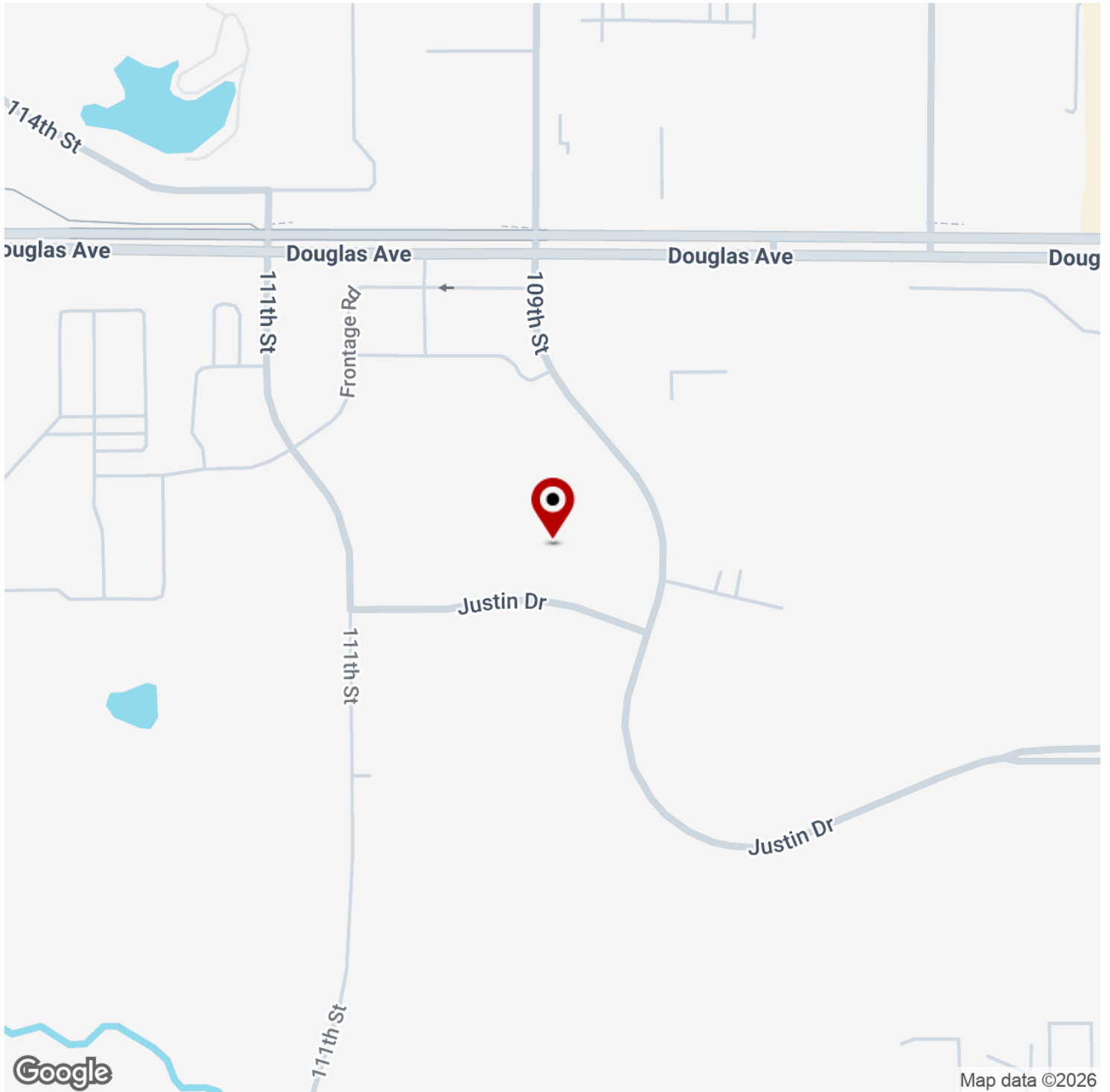
KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

OFFICE FOR SALE

3500 109TH STREET

Des Moines, IA 50322



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.

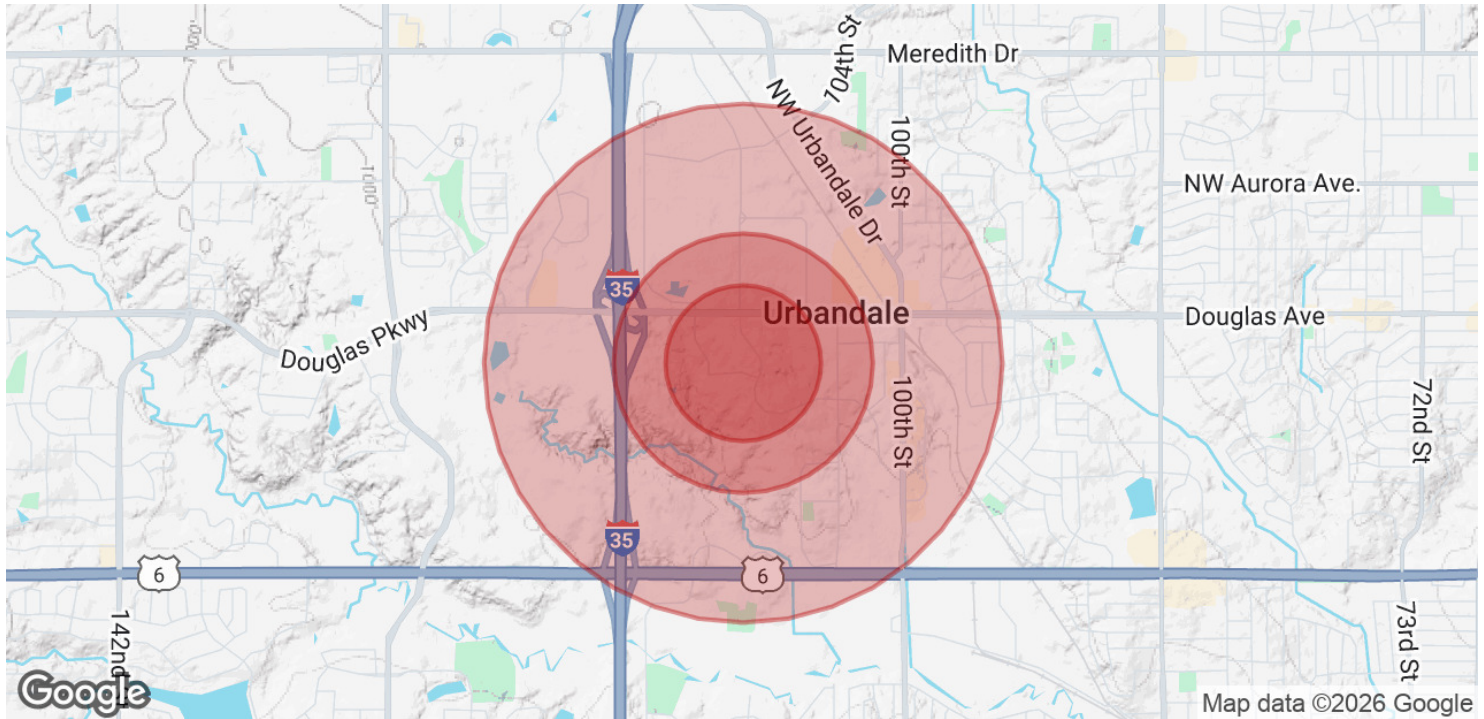
MICK GROSSMAN
Managing Director
O: 515.771.3299
mickg@kwcommercial.com

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

Each Office Independently Owned and Operated

3500 109TH STREET

Des Moines, IA 50322



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	20	139	1,332
Average Age	44	45	43
Average Age (Male)	43	43	42
Average Age (Female)	45	46	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	71	585
# of Persons per HH	2	2	2.3
Average HH Income	\$133,815	\$141,643	\$136,419
Average House Value	\$299,187	\$296,775	\$328,561

Demographics data derived from AlphaMap

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
 Managing Director
 O: 515.771.3299
 mickg@kwcommercial.com

KW COMMERCIAL
 4001 Westown Parkway
 West Des Moines, IA 50266