



For Lease

Premier Commercial Space in Urbandale

- Availability: 2,383 SF
- Building Size: 11,948 SF
- Rate: \$12.00/SF NNN
- Estimated OPEX: \$5.91/SF
- Located in the heart of Urbandale along NW Urbandale Drive and 100th Street
- Prime signage available
- Space currently features industrial/modern finish
- Ample parking
- New local Ownership

**3821 100th Street
Urbandale, IA 50322**

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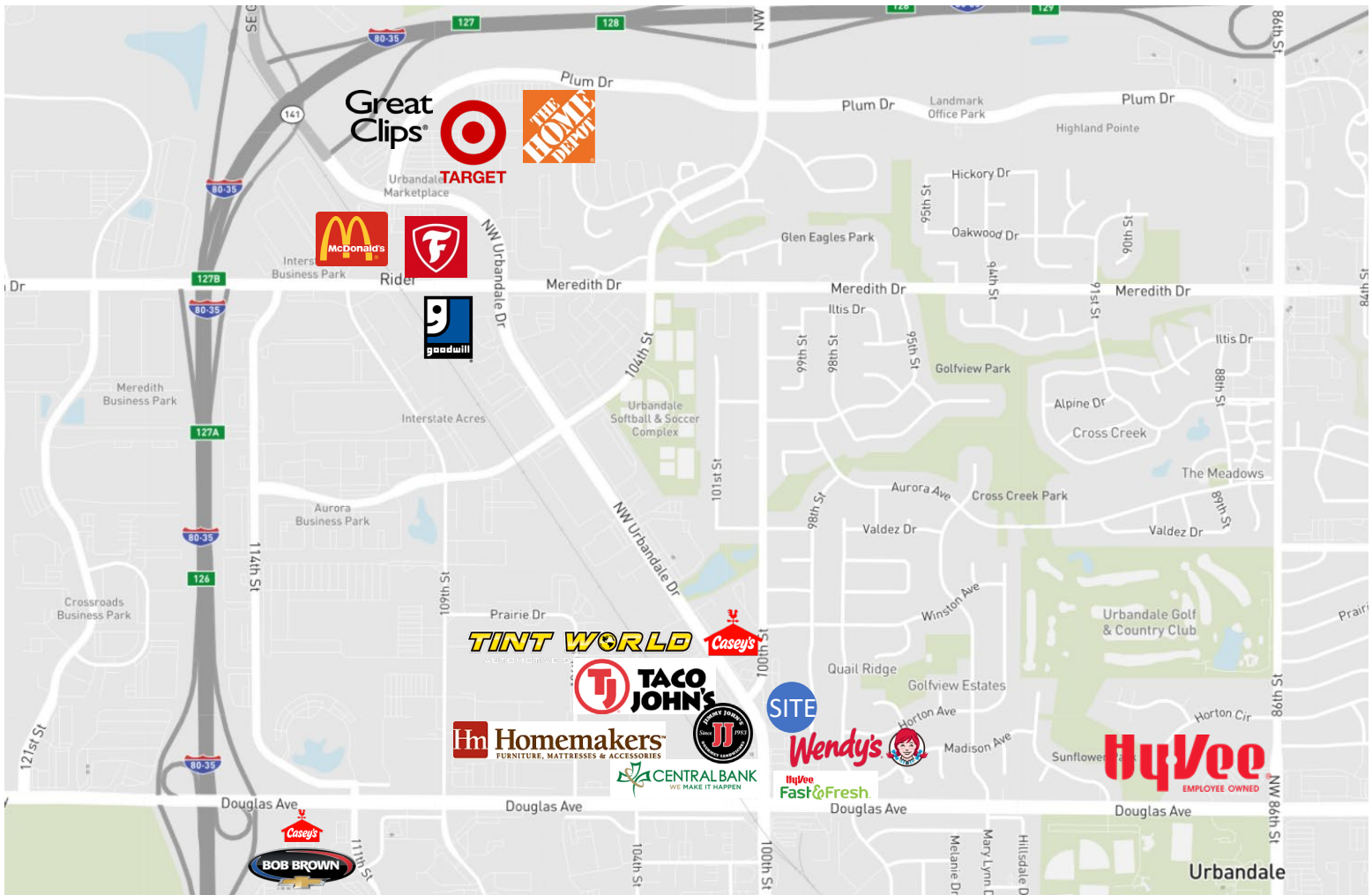
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Floorplan



Demographics

	1 Mile	3 Miles	5 Miles
Population	5,534	64,406	201,465
Households	2,258	26,594	82,546
Average HH Income	\$110,822	\$101,814	\$104,682

Traffic Counts

Douglas Avenue	26,500 VPD
Urbandale Drive	18,500 VPD
Meredith Avenue	12,800 VPD

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.

