



For lease

Office/Retail space available in a 5building mixed-use complex in Urbandale

8825 Northpark Court:

• 2,500 RSF - 11,427 RSF

8659 Northpark Court:

- 1,496 RSF
- 1,472 RSF

Lease rate: \$14.00-\$16.00/RSF NNN Est. OPEX: Available upon request 86th Street & Northpark Dr. Urbandale, Iowa 50131

Property overview

Located just north of I-80/35 off 86th Street and Northpark Drive

- Tenants in the complex include
- Starbucks, Liberty National Bank, Stride Autism, Whylie Eye Care, Pancheros,
- Mandarian Grill, Doctors Now, 1908
 Draught House, The Lounge, Powerlife
 Yoga, Sylvan Learning, Christopher's Rare
 Coins, Endodontics of Iowa, Star Nails,
 and more

Contact broker for additonal information

jll.com/des-moines

Aaron Hyde

Senior Vice President <u>aaron.hyde@jll.com</u> +1 515 953 8834

Nick Anderson

Associate <u>nicholas.anderson@jll.com</u> +1 515 729 6015

() JLL SEE A BRIGHTER WAY

Property overview

*For marketing purposes only.



*Floorplan subject to modification by previous tenant

Address	Availability	Lease rate	Estimated OPEX
8825 Northpark Court	2,500 RSF - 11,427 RSF	\$14.00-\$16.00/RSF NNN	Available upon request
8659 Northpark Court	1,496 RSF 1,472 RSF	\$16.00/RSF NNN	Available upon request



Property overview

*For marketing purposes only.







Northpark Court Retail Center

Urbandale, Iowa 50322



Demographics

Traffic counts

	1 mile	3 miles	5 miles	86th Street
Est. population	9,040	63,747	146,441	Interstate 80/35
Est. households	3,442	25,673	59,828	
Est. Average HH income	\$108,586	\$82,517	\$81,373	

Contact broker for additonal information

jll.com/des-moines

Aaron Hyde

Senior Vice President aaron.hyde@jll.com +1 515 953 8834

Nick Anderson Associate nicholas.anderson@jll.com +1 515 729 6015

31,391 VPD

94,234 VPD

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states