



1601 NW 114th, Clive, IA



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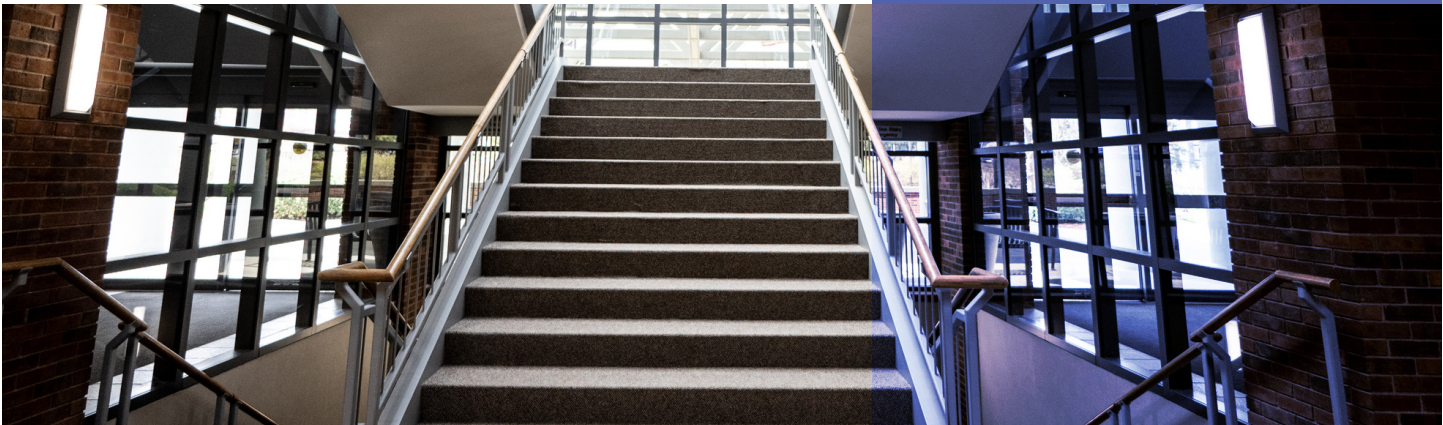
TURNKEY MEDICAL OFFICE

UP TO 6,458 SF CONTIGUOUS



Clive Premiere Healthcare Facility

Discover turnkey medical space in Clive, where your practice can thrive immediately upon move-in. Located in a growing healthcare corridor with excellent visibility and accessibility, this facility eliminates the extensive build-out typically required for medical spaces, allowing physicians and healthcare providers to focus on patient care rather than construction delays.



Our Plug and Play medical facility offers fully equipped examination rooms, modern infrastructure and strategically designed layouts that meet healthcare compliance standards.



Class A Medical Space



Complementary valet parking



Easy access to Interstate 80/35

LEASE RATE

\$17.50 NNN

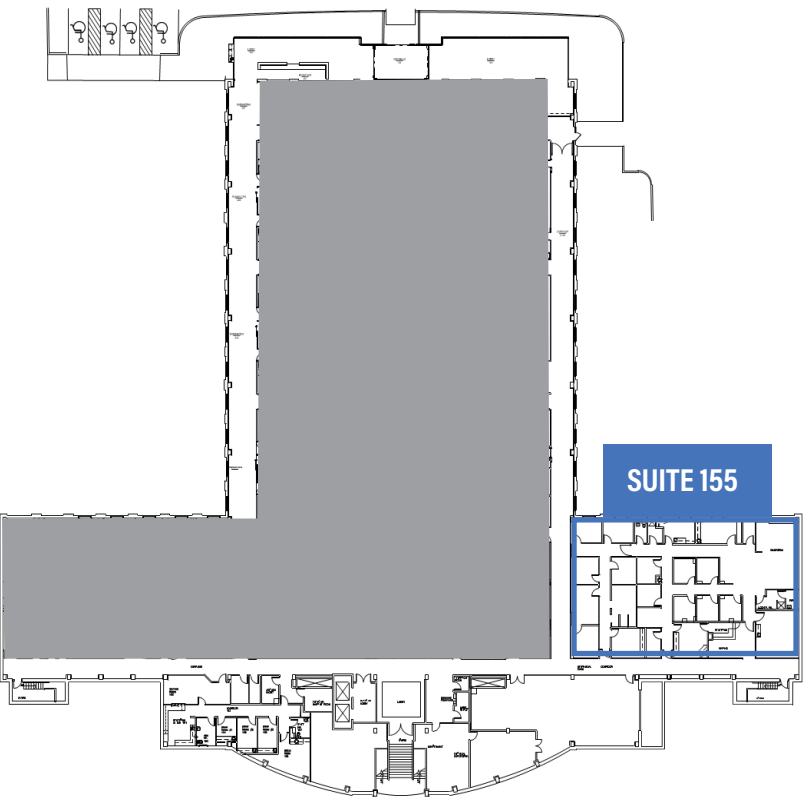


Availability

Max Contiguous 6,458 SF

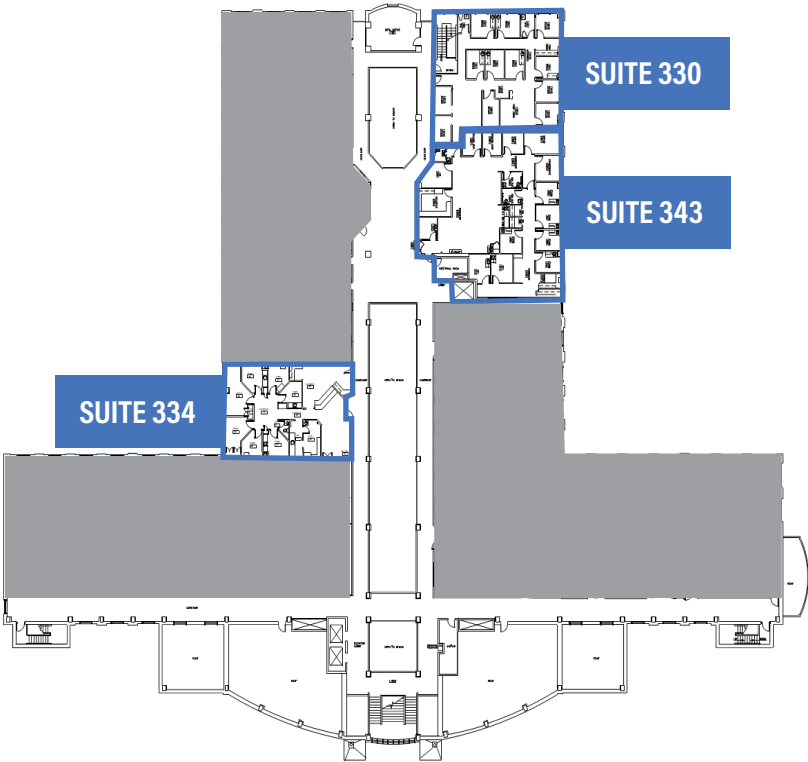
FIRST FLOOR

Suite 155: 4,067 SF



THIRD FLOOR

Suite 330: 2,477 SF
Suite 334: 2,320 SF
Suite 343: 3,981 SF



Clive, IA

Strategically situated in the heart of Clive’s thriving medical corridor, this location offers unparalleled convenience for both practitioners and patients alike. Adjacent to major transportation arteries including I-235 and I-80, the facility ensures effortless accessibility from throughout the Des Moines metro area, complemented by ample dedicated parking. This rapidly developing area has become a healthcare destination, surrounded by complementary medical services, pharmacies, imaging centers, and laboratories, fostering natural referral networks. The immediate neighborhood features upscale amenities including dining options and retail establishments at nearby Jordan Creek Town Center, creating an attractive environment for both staff retention and patient comfort.

Drive Times

2 Min

I-80

5 Min

I-235

15 Min

Downtown Des Moines

19 Min

To Des Moines International Airport

Demographics

	1 mile	3 mile	5 mile
Population	7,290	74,768	191,330
Median Age	39.4	38.2	37.4
Average Household Income	112,751	135,932	134,453



1. The Other Place Clive

2. Chick-fil-A

3. Biaggi's Ristorante Italiano

4. HuHot Mongolian Grill

5. Olive Garden Italian Restaurant

6. Tavern Pizza & Pasta Grill

7. Burger King

8. Cooper's Hawk Winery & Restaurant- Clive, IA

9. UnityPoint Health - Methodist West Hospital

10. MercyOne West Des Moines Medical Center

11. Izumi Sushi & Hibachi All You Can Eat

12. Lowe's Home Improvement

13. Whole Foods Market

14. Valley West Mall

15. Waterfront Seafood Market

16. Brazil Terra Grill Steakhouse

17. Sheraton West Des Moines Hotel

18. Country Inn & Suites by Radisson, Des Moines West, IA

19. Courtyard Des Moines West/Clive

20. The Iowa Clinic West Des Moines Campus

21. Cracker Barrel Old Country Store

22. Chili's Grill & Bar

23. Wendy's



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