



For lease

2nd generation
retail/office space
available for lease
in Urbandale

Availability: 4,265 RSF

Lease rate: \$16.00/RSF NNN

Urban Town Center
3701-3799 86th Street
Urbandale, Iowa 50322

Property overview

Availability: Suite 3751 - 4,265 RSF

Total Building Size: 124,659 RSF

Rate: \$16.00/RSF NNN

Estimated OPEX: \$7.45/RSF

- Multi-tenant building offering a great mix of eating, fitness, shopping, and entertainment options
- Ample parking on-site
- Updated exterior façade with new landscaping and monument signage available
- Located at Urbandale's highest traffic intersection of 86th Street and Douglas Avenue with Signalized access off Colby Woods Parkway with convenient access to I-35/80
- Major area retailers include Hy-Vee, Hy-Vee Fast & Fresh, Urban Grille, U.S. Bank, McDonald's, Urbandale Administrative offices and the Urbandale Public Library

**Contact broker for
additional information**

jll.com/des-moines

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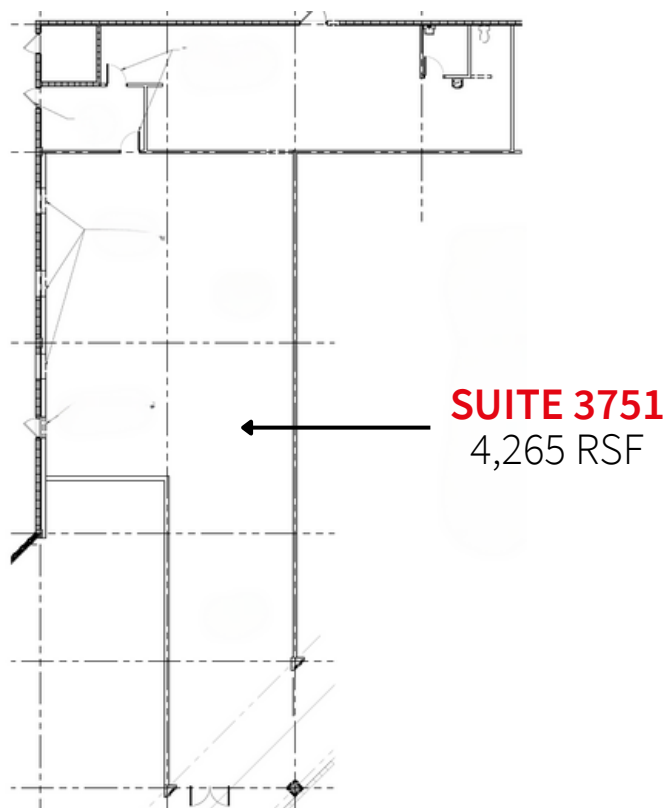
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Property images



Floor plan

**For marketing purposes only.*



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3751 86th Street | Urbandale, Iowa 50322



Demographics

	1 mile	3 miles	5 miles
Est. population	13,638	79,840	208,140
Est. households	5,932	33,618	85,663
Est. average HH income	\$71,170	\$75,536	\$77,729

Traffic counts

Douglas Avenue	20,104 VPD
86th Street	21,103 VPD
Colby Parkway	3,455 VPD

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