



# 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](http://jll.com/des-moines)

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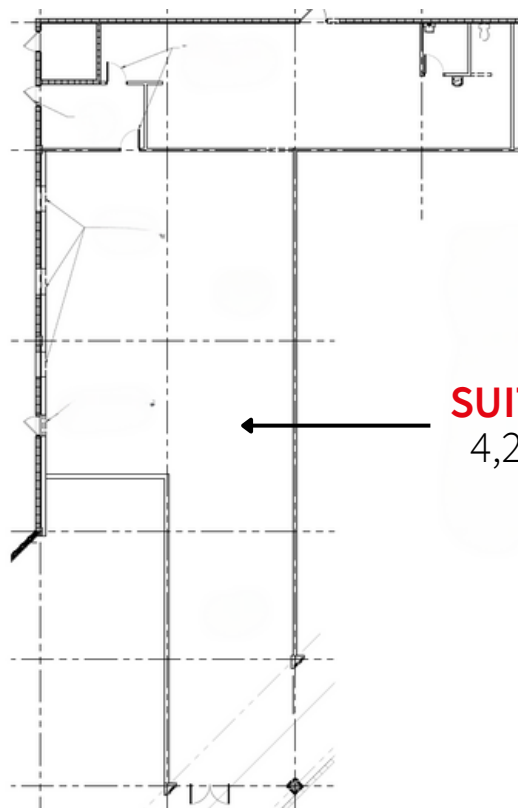
+1 515 556 4727

## Property images



# Floor plan

*\*For marketing purposes only.*



**SUITE 3751**  
4,265 RSF

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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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