



# For Lease

**Up to ±3,500 of Class A Office Space Available**

## Property details

**Available space:** +/- 3,500 RSF

**Lease Rate:** \$12.50/SF NNN

**Estimated OPEX** Est. \$6.30 PSF

**Location:** Located north of I-80/35 just off the exit, on Northpark Drive between Iowa Bankers Association and John Deere ISG

### Property Information:

- Built-out space including mix of offices and open desk space
- Tall ceilings (9'8") and ample windows
- Parking Ratio: 4/1000
- Class A office in a convenient location to amenities with close-proximity to I-80/35
- Local area amenities include Hilton Garden Inn, Texas Roadhouse, Starbucks, 1908 Draught House, Planet Sub and Power Life Yoga

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Property overview



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