

INVESTMENT SALE

100% LEASED OFFICE/MEDICAL BUILDING



CENTRAL PROPERTY
ADVISORS

3001-3035 86th St
Urbandale, Iowa 50322



Sale Price: \$2,250,000.00

Building Size: 17,527 SF

Land Size: 2.232 Acres

100% Leased



PROPERTY HIGHLIGHTS

- Easy Access to Interstate System
- Frontage on 86th Street
- Abundant Parking w/ East & West Parking Lots
- Recent Capital Improvements:
 - New Roof 2022 (Pitched Asphalt)
 - Exterior Paint Refresh 2025
 - Repaired, Tarred, & Re-Sealed Both Parking Lots 2026
- Year Built: 1999
- Internet Capability: Fiber
- Zoning: PUD – Planned Unit Development



PROPERTY OVERVIEW

Excellent investment opportunity in a well-established Urbandale location. The property features an approximately 18,900 SF Class B office/medical building situated on 2.23 acres, with convenient access to I-235 and strong visibility along 86th Street. Built in 1999, the two-story property offers a functional layout, abundant surface parking, direct building signage and monument signage.

The property is currently leased to multiple tenants, providing an investor with an opportunity to acquire an income-producing asset with additional upside through leasing available space. Existing medical and professional office build-outs offer flexibility for a variety of users, while the property's location in the established Urbandale market provides excellent accessibility and exposure.



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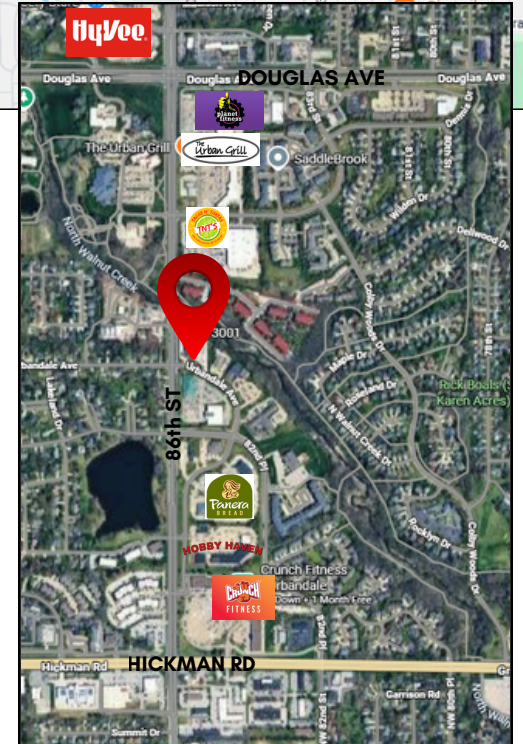
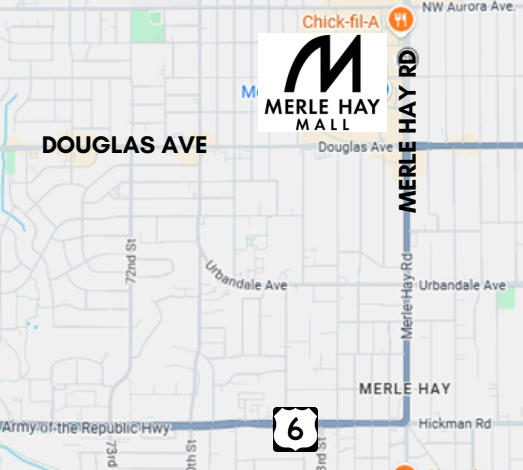
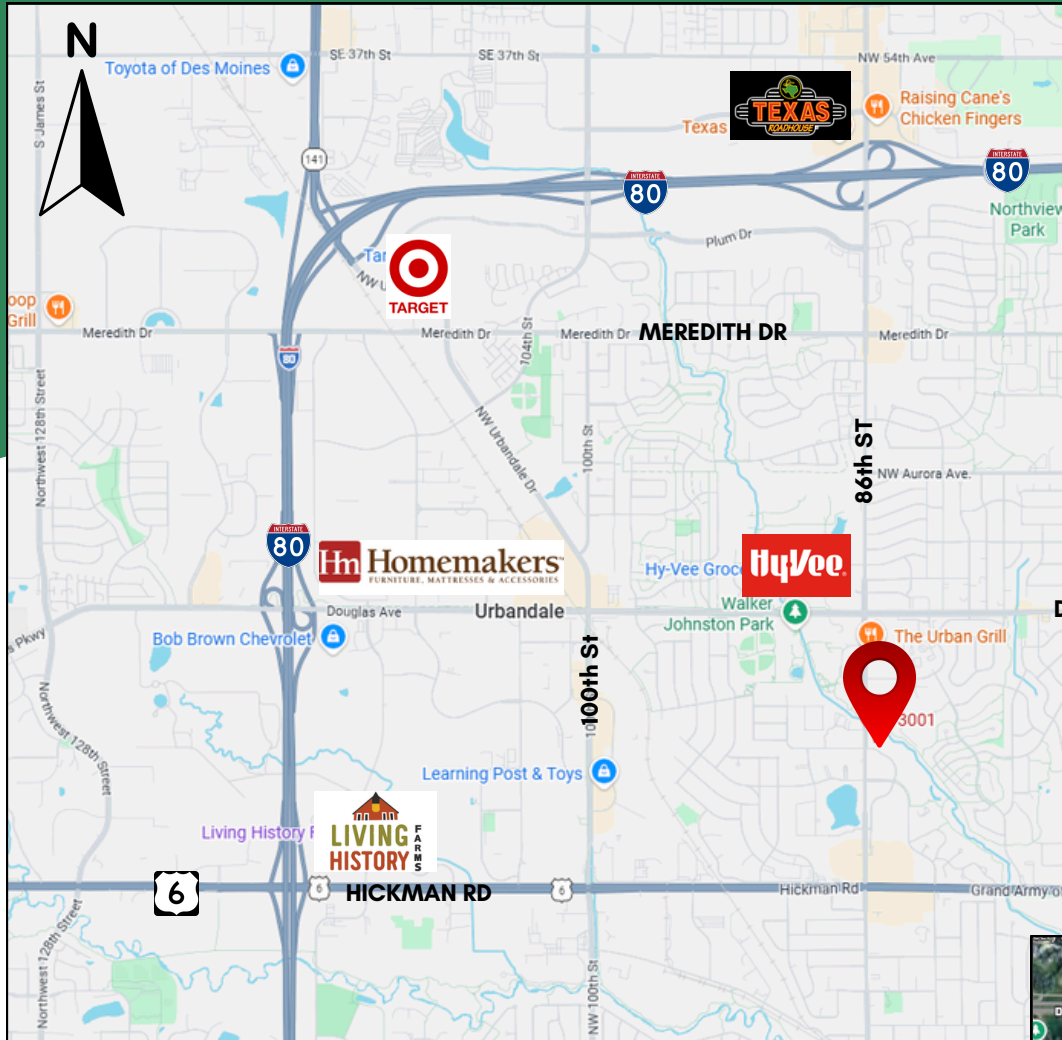
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