

Windsor Office Park Condo

8711 Windsor Parkway, Unit 2
Johnston, Iowa 50131
www.cbre.com/desmoines

CBRE is pleased to offer a 2,070 SF Class A office condominium for sale or lease in Johnston's Windsor Office Park. Offered well below replacement cost, the space features high-quality finishes and a traditional office layout designed to support a wide range of professional users. The floor plan includes a reception area, conference room, private offices, kitchenette, office supply/storage room, and restrooms. A standout feature of the property is its rear-facing offices, which overlook the scenic Windsor Office Park pond.

Ideal for attorneys, consultants, accounting firms, counseling groups, and other professional office users, the property offers excellent accessibility, a professional business environment, and close proximity to major regional employers. Key advantages include prime highway access, modern infrastructure, and a central corporate setting.

Available Space

+ Unit 2 - 2,070 SF

Pricing

+ Lease Rate: \$14.00/SF NNN

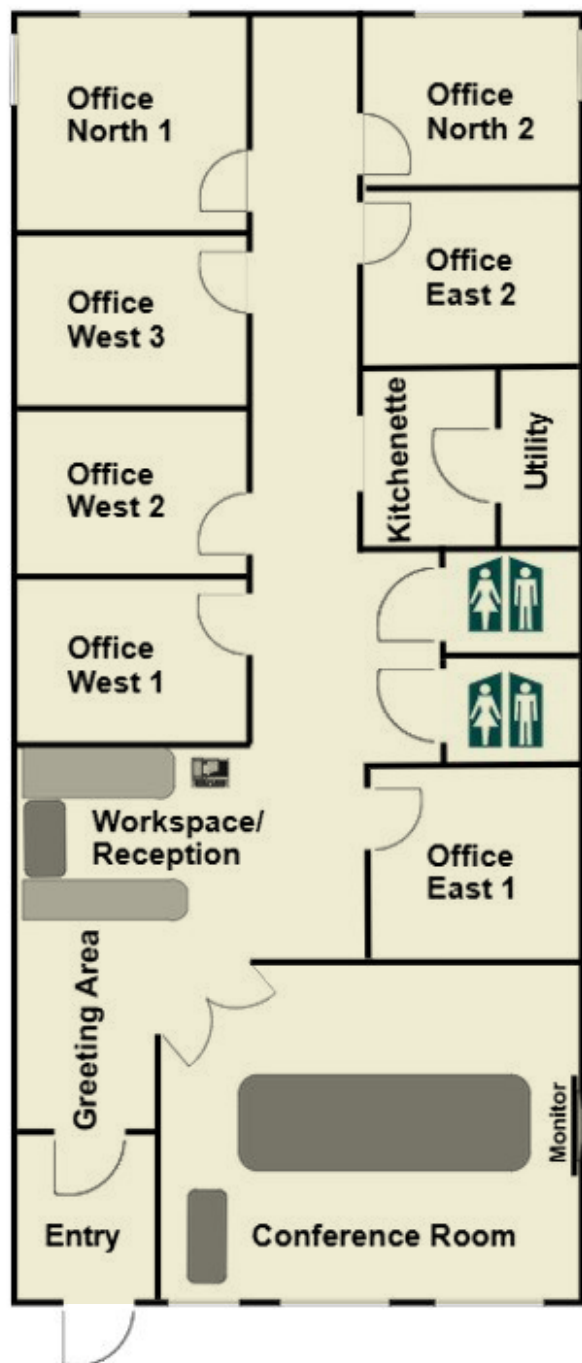
+ 2025 OPEX - \$13.25/SF

*Includes taxes, insurance, maintenance, cleaning, association dues, and utilities.

+ Sale Price: \$438,000 (\$212/SF)



Floor Plan



[Click Here for Property Website](#)

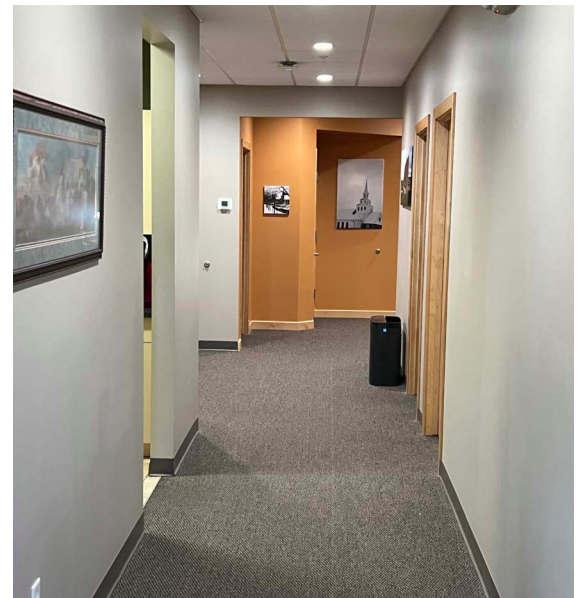
Site Plan



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For Sale or Lease

Interior Photos



Market Information

Johnston, Iowa

Johnston, Iowa is a rapidly growing suburb located just northwest of downtown Des Moines, widely recognized as one of the most affluent and desirable communities in the metro. Over the past two decades, it has transitioned from a small residential suburb into a major employment, innovation, and growth hub anchored by corporate headquarters, strong schools, and expanding retail and housing. The city benefits from its proximity to Interstate 80/35 and major arterial corridors, providing strong regional connectivity while maintaining a suburban environment attractive to both businesses and residents.

Retail & Entertainment

- Johnston Town Center (opened 2020, ~\$30M investment) serves as the city's central commercial and civic hub
- Ongoing retail expansion along Merle Hay Road and NW corridors
- National and regional retailers, grocery stores, and restaurants continue to expand in response to population growth

Community Amenities

- Farmers Market, summer concerts, and community events centered around Town Center
- Highly rated Johnston Community School District with strong academic outcomes
- Safe neighborhoods and high quality of life metrics consistently above national averages

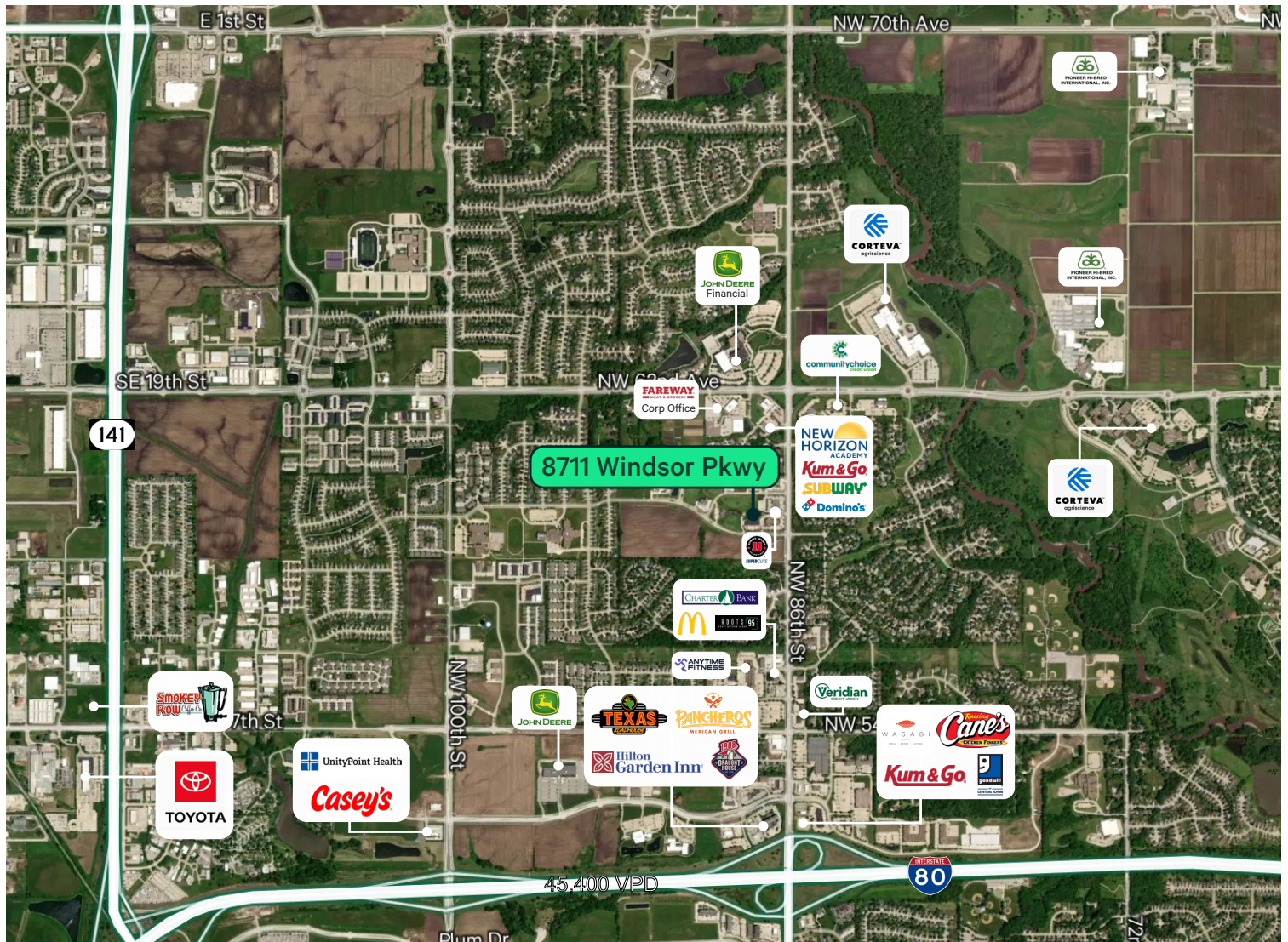
Demographics & Population Trends

Johnston has experienced significant population growth, driven by in-migration, new housing development, and employment opportunities.

- **Population:** ~24,000–25,000 residents
- **Growth:** ~44% population increase since 2010
- **Median Household Income:** ~\$103,000–\$106,000
- **Per Capita Income:** ~\$57,500 [censusreporter.org]
- **Median Home Value:** ~\$346,000
- Highly educated population with ~58% holding a bachelor's degree or higher
- Homeownership rate above 70%
- Strong household income levels significantly exceeding state and national averages [censusreporter.org]



Location



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