

For Lease

CBRE

651 NE Venture Drive

Retail or Office Space

Waukee, IA 50263 | www.cbre.com/desmoines



Property Overview

Located in Waukee, Iowa's fastest-growing community, this property offers two endcap opportunities with an abundance of natural light and flexible uses. Suite 653, consisting of 3,004-square-foot was previously operated by a gym user offering excellent flexibility for fitness or retail use. Suite 651, consisting of 5,000-square-foot is currently operated by an office user offering an excellent opportunity for turn-key space. Positioned along NE Venture Drive with strong visibility, it sits adjacent Hy-Vee and near Waukee Towne Center, home to Target and other major retailers. This prime location in a high-traffic corridor provides ample parking and easy access, making it an ideal opportunity for businesses looking to grow in a thriving retail hub.

Available Space

- + Suite 651: 5,000 SF - Office Space
- Possession achievable within 30 days (subject to lease conditions)
- + Suite 653: 3,004 SF - Former Fitness Use

Pricing

- + \$23.00 PSF NNN
- + 2026 CAMIT: \$13.62/SF
- + Sale opportunity may be considered. Contact broker for details

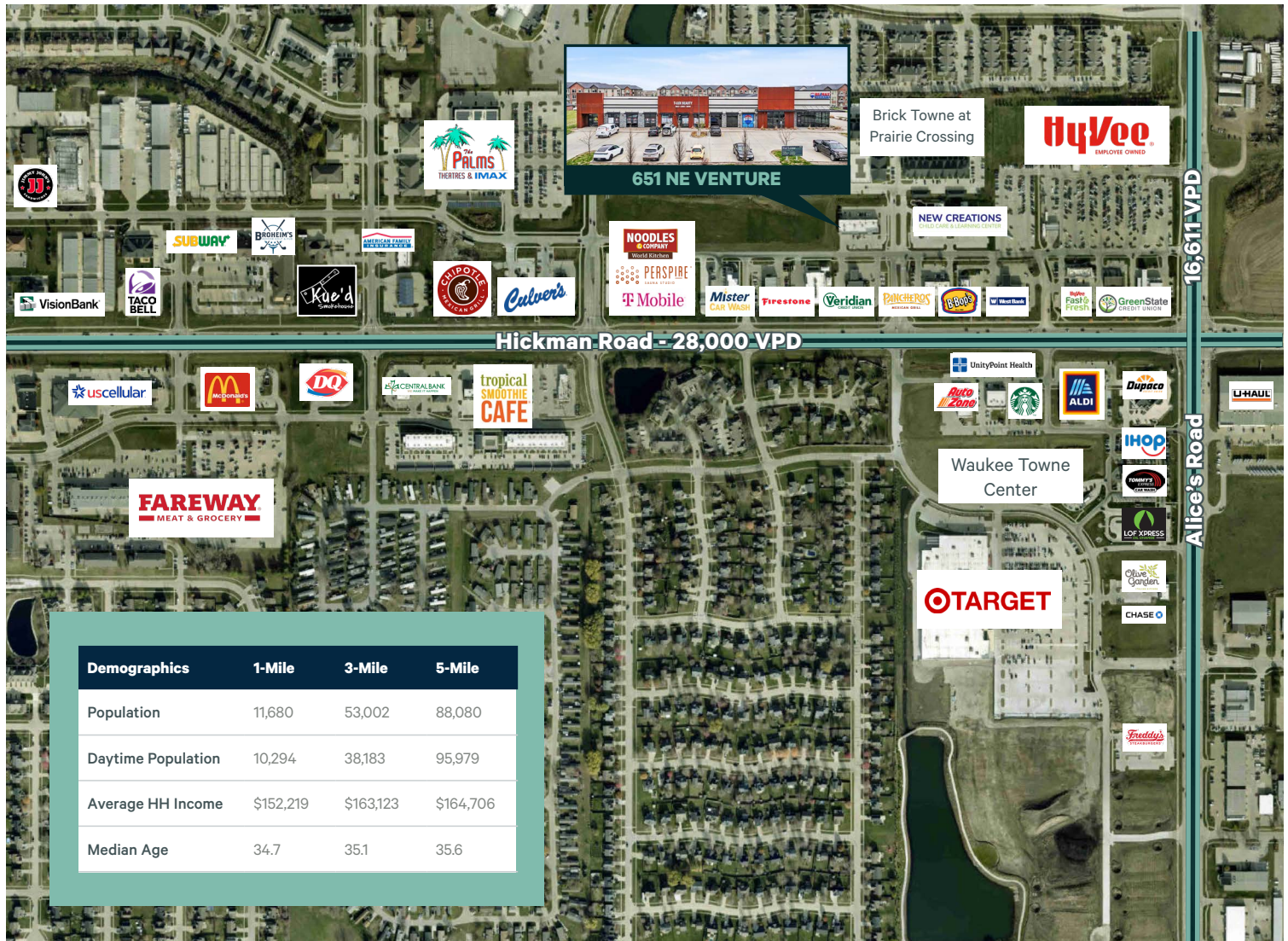
Building Features

- + Endcap spaces featuring expansive windows and abundant natural light
- + Recently built retail center – 2019
- + Estimated 65 parking spaces
- + Visibility from Hickman Road - 25,300 VPD
- + Co-Tenants include Re/Max Concepts & Lena's Beauty
- + Building signage available
- + Nearby retailers include Hy-Vee Grocery, Target, Aldi, Starbucks, The Palms IMAX Theater, and others

Floor Plan - Suite 653



Location



Contact Us

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