

Brookridge Plaza

270 W. 1st Street, Suite H
Grimes, IA 50111
www.cbre.com/desmoines

This 1,440 square foot space is available for lease in a community retail center along the well-established Highway 44/1st Street corridor in Grimes, an area known for its strong commercial activity and limited available vacancy. The center offers excellent visibility, convenient accessibility, ample parking, and monument signage. Located adjacent to the new Grimes City Hall currently under construction, the property is positioned to benefit from increased traffic and long-term civic investment in the area. Featuring updated, modern finishes throughout, this space provides an exceptional opportunity for businesses looking to establish or expand their presence in one of the community's most active commercial corridors.

Available Space

- + Suite H - 1,440 SF

Lease Rate

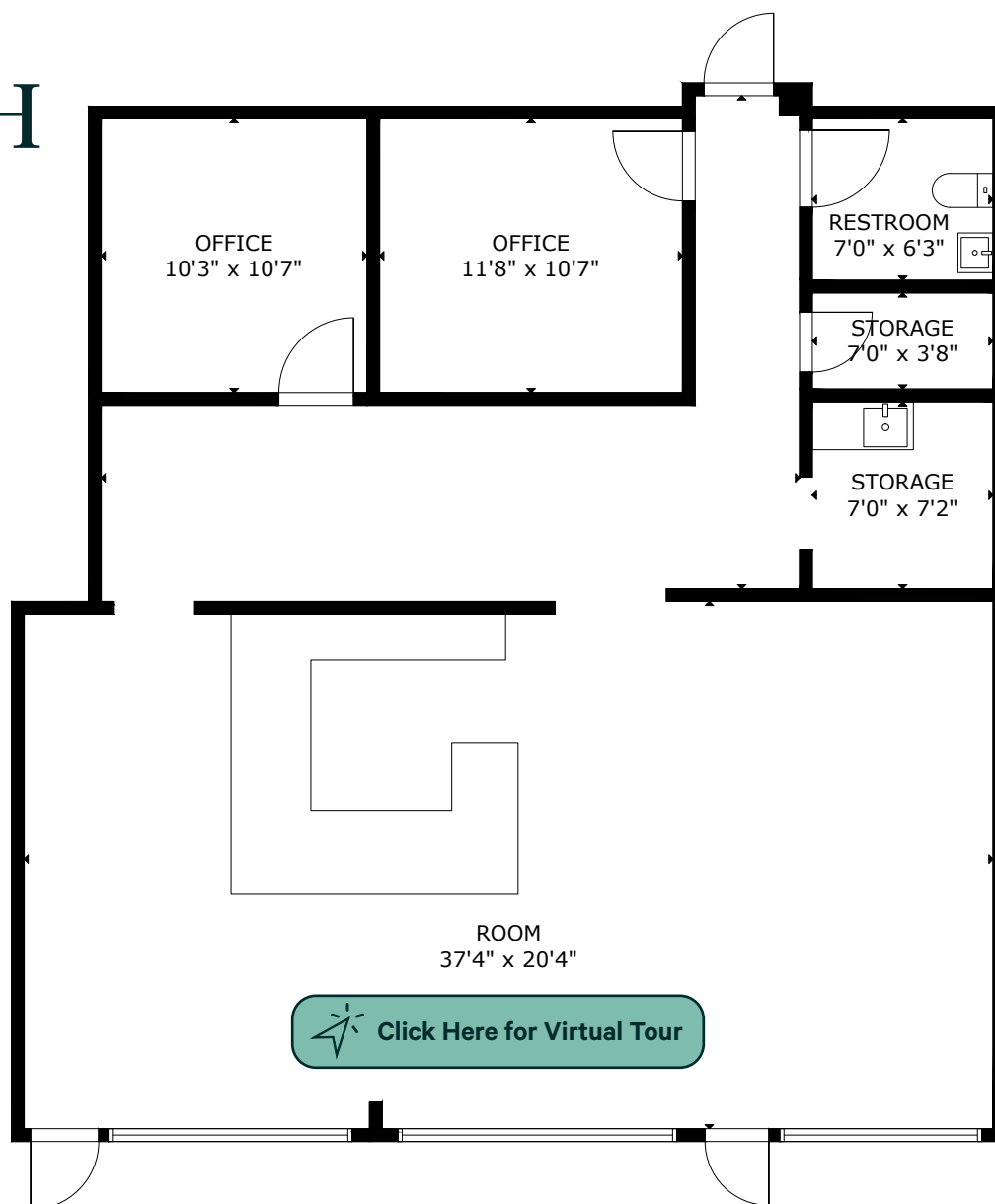
- + \$15.00 PSF NNN
- + OPEX: \$5.62/SF

Space Features

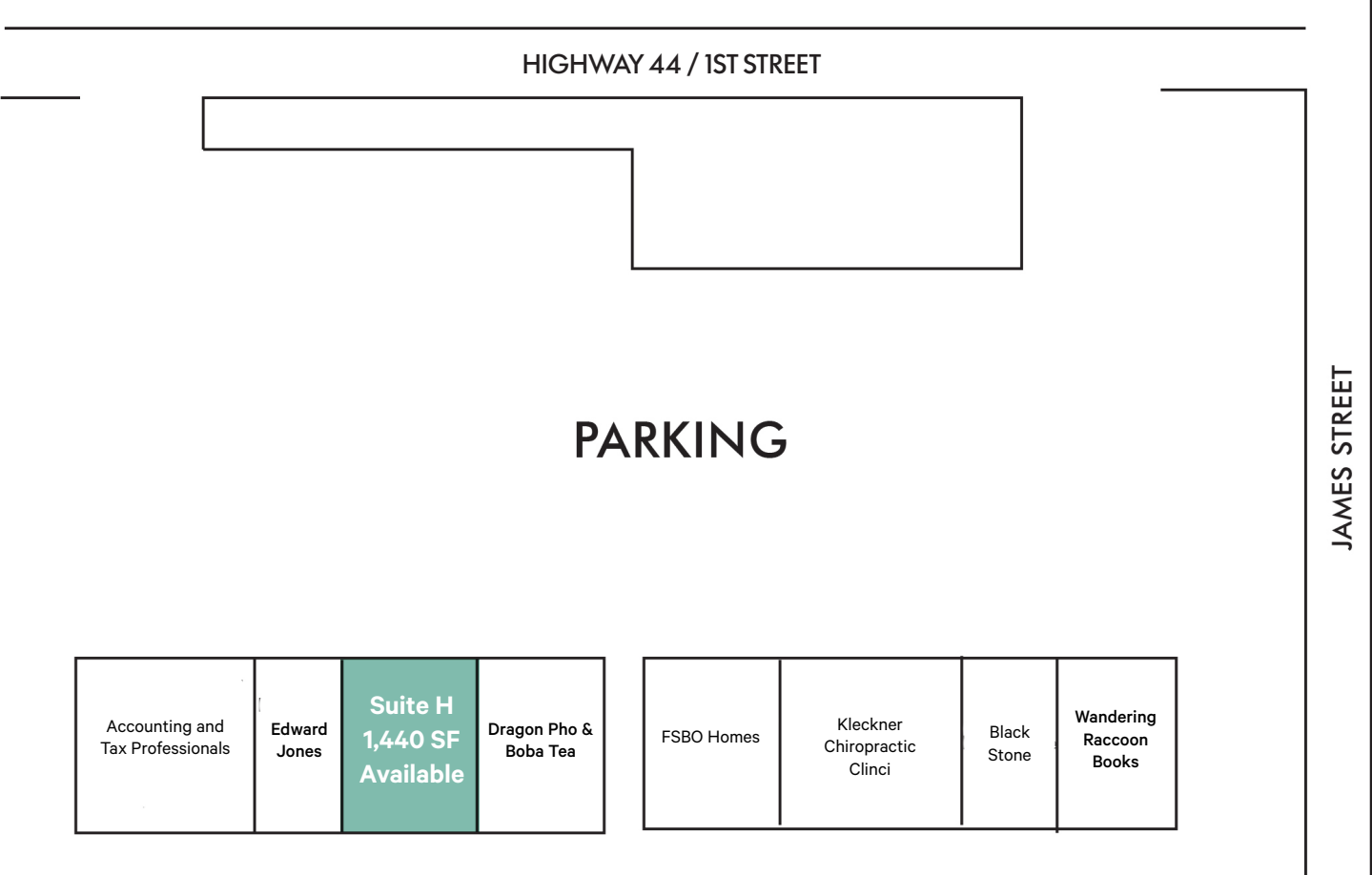
- + Buildout includes a reception/lobby area, open work space, and two private offices.
- + Former optometry clinic
- + Modern finishes
- + Abundant natural light



Suite H



Site Plan



Building Features

- + Ample onsite parking
- + Monument and façade signage
- + Highly visible from E 1st Street/ Highway 44 and located adjacent to the new Grimes City Hall currently under construction
- + C-2 Zoning
- + Established tenant mix
- + Traffic counts:
 - E 1ST Street - VPD 15,800

Tenants Include

- + Kleckner Chiropractic Clinic
- + Edward Jones
- + Accounting & Tax Professionals
- + Wandering Raccoon Books
- + Dragon Pho & Boba Tea
- + FSBO Homes
- + Blackstone Exteriors

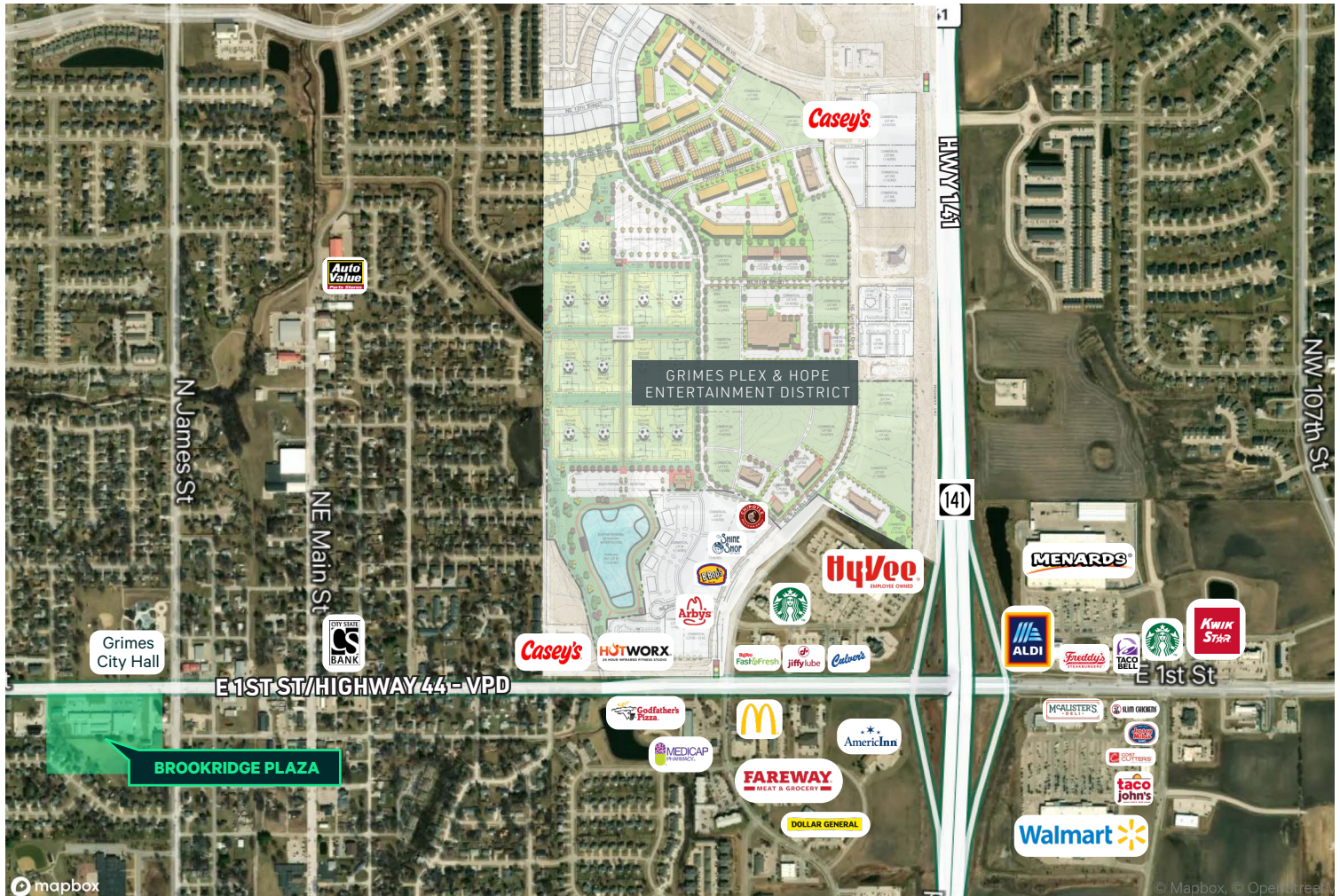


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For Lease

Location



Contact Us

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