

FOR LEASE

Commercial

1,240 SF

\$11.00/SF

NNN=\$6.20/SF



FRIEDRICH
REALTY

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213 Duff Ave. Ste. 1 at Duff Centre

Ames, Iowa 50010

Property Highlights

- Strong visibility just off Duff Ave
- Turn-key office space with reception area
- Monument sign
- Multiple long-term tenants
- Abundant parking



Property Description

A prime downtown Ames commercial space located on Duff Avenue, just one block North of Lincoln Way. This property sits in the heart of Ames near vibrant Downtown Ames. Offering excellent visibility and high traffic counts, this location ensures strong exposure for any business.

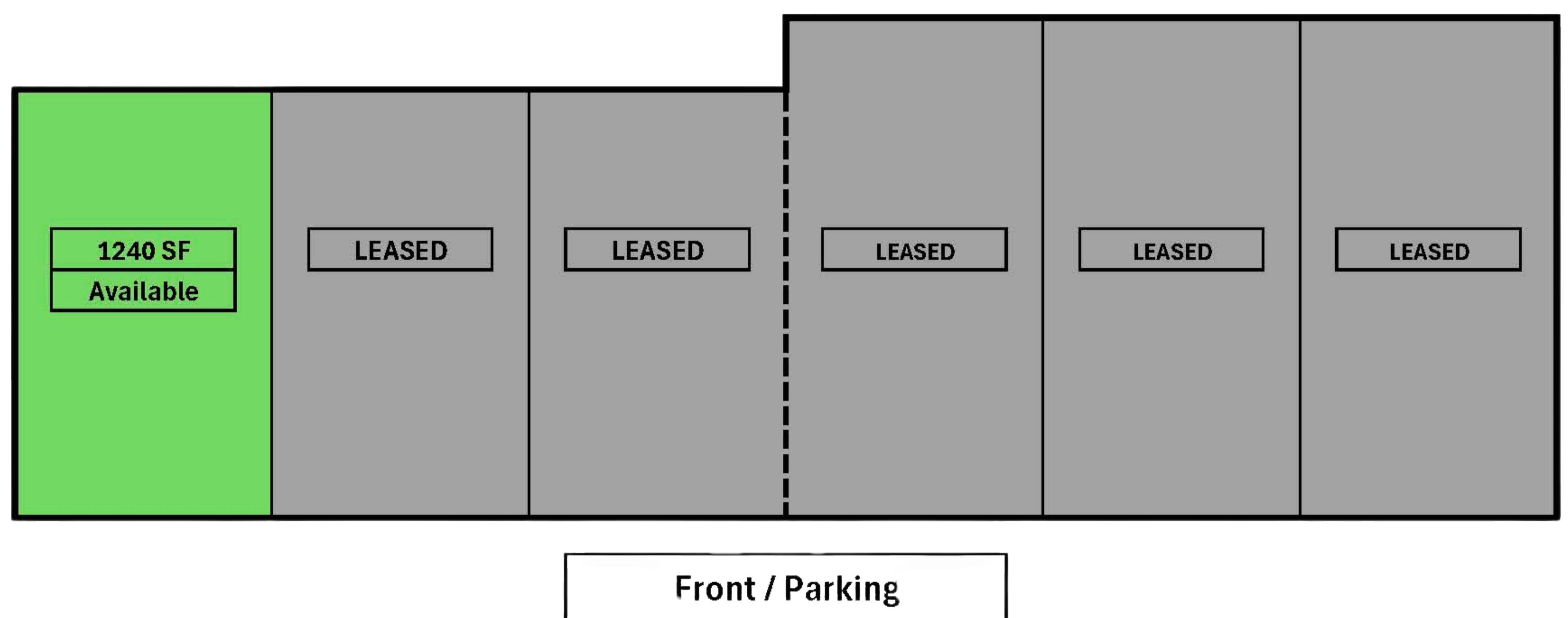
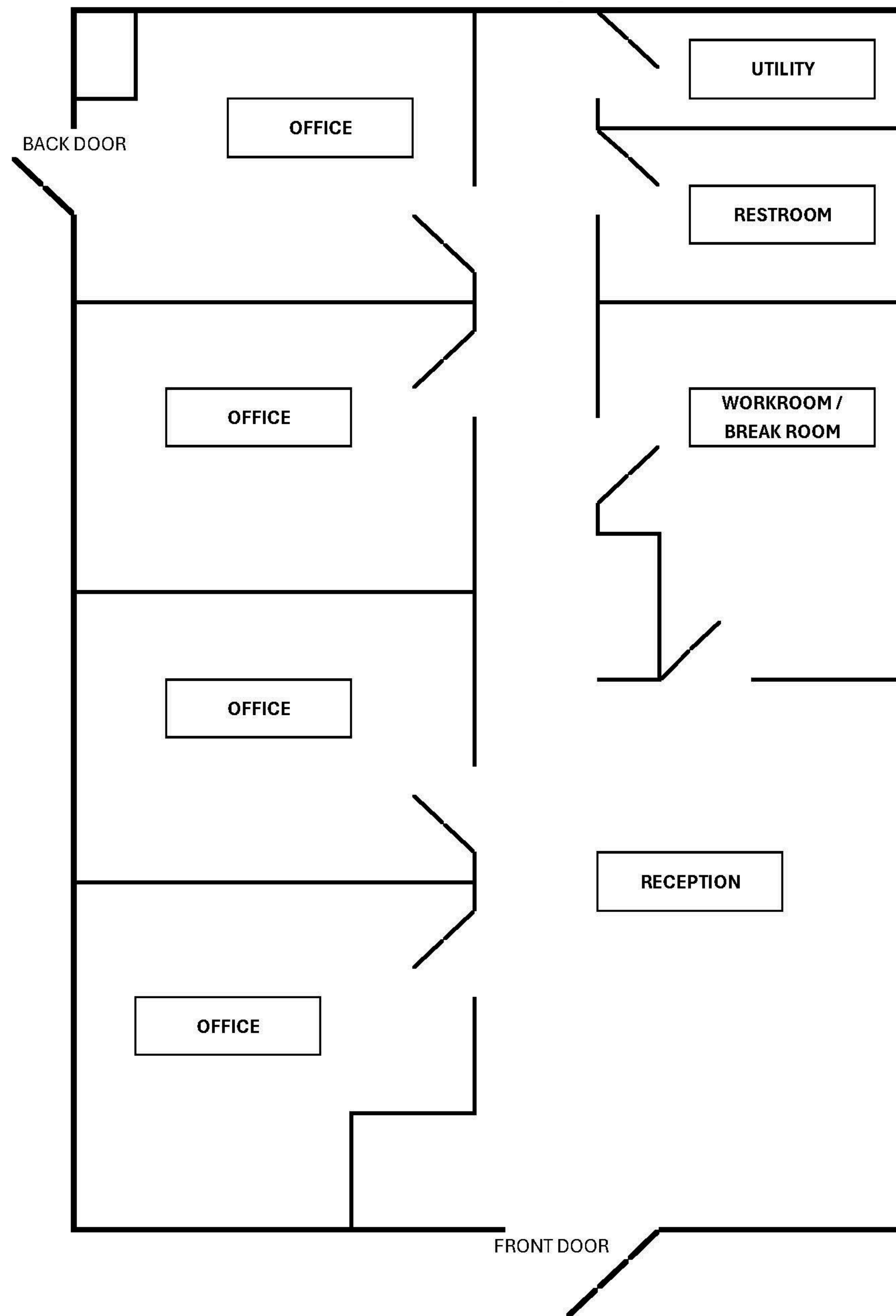
This Centre is a well-established commercial hub, known for its stability and long-term tenants, making it an ideal setting for retail, office, or service-based enterprises.



At a Glance

Property Type	Retail/Office
Lease Type	NNN
Vacant Sq Ft	1,240 Sq Ft
Zoning	DGC Commercial
Available On	ASAP

Floor Plan



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Aerial Map

