



CUSHMAN &
WAKEFIELD
Iowa Commercial Advisors

Hope Plaza III

1601 NE 12TH STREET | GRIMES, IA



Building Information

Building SF: 17,685.33 SF

Price: \$30 - \$32/SF NNN

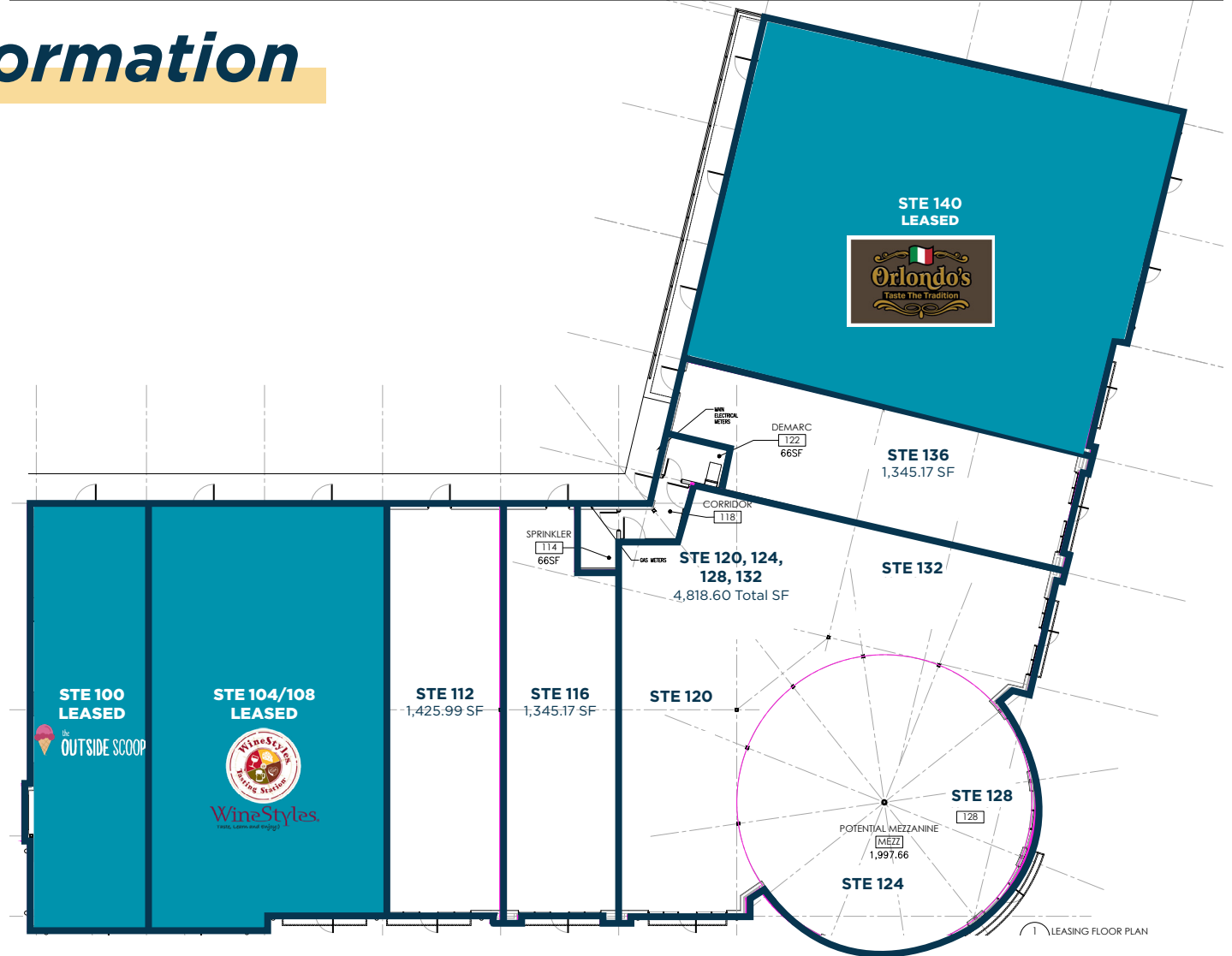
Year Built: 2025

Total Story Height: 2

Parking: Approx 158 stalls

Zoning: General Commercial

Building Type: Mixed Use
Retail/Office/Medical



Suite

SF

Price

Suite 100	1,478.70	LEASED
Suite 104	1,472.37	LEASED
Suite 108	1,430.80	LEASED
Suite 112	1,425.99	\$30/SF NNN
Suite 116	1,345.17	\$30/SF NNN

Suite

SF

Price

Suite 120, 124, 128, 132	4,818.60	\$30/SF NNN
Suite 136	1,345.17	\$30/SF NNN
Suite 140	1,425.99	LEASED
Suite 144	1,463.00	LEASED
Suite 148	1,479.54	LEASED

Hope Entertainment District

The Hope Entertainment District in Grimes, Iowa, is a 200-acre mixed-use development featuring the Hy-Vee Multiplex Powered by the City of Grimes (formerly GrimesPlex), a 50-acre synthetic turf multi-sport complex with facilities for soccer, baseball, softball, and football.

The district plans include luxury housing with 320 apartments and townhomes, a 6 to 7 acre pond, and a 30-acre town center offering retail, restaurants, entertainment, medical offices, and green spaces.

Additional developments include hotels and other commercial ventures, with ongoing collaboration between the city and Hope Development & Realty to finalize these projects.



This image shows the design of Grimes' Hope District with areas labeled 2 and 3 being designed for development of a town center with plans for restaurants, retail, entertainment and office. Image provided by the city of Grimes.

Property Highlights



Prime Location & Visibility:

- Located at 1601 NE 12th St Grimes, IA in a high-growth area
- Adjacent to the new Hope Development & Grimes Recreation Area
- High traffic counts and excellent exposure



Accessibility & Convenience:

- Ample parking for customers and employees
- Easy access to Highway 141 & major thoroughfares
- Strong surrounding demographics & growing residential base



Retail Center Features:

- Brand-new construction with modern architecture
- Flexible suite sizes available for lease
- Ideal for retail, restaurant, medical, and service businesses



Surrounding Market & Demand:

- Part of fast-growing Grimes, IA community
- Close proximity to schools, parks, and residential neighborhoods
- High demand for retail, dining, and service businesses in the area





Demographics

1601 NE 12TH STREET,
GRIMES, IA 50111



CLICK TO VIEW
DRONE FOOTAGE

2024 Population Stats

3 Miles

5 Miles

Total Population

30,112

69,041

Daytime Population (Workers)

10,434

37,014

Total Households

11,170

26,283

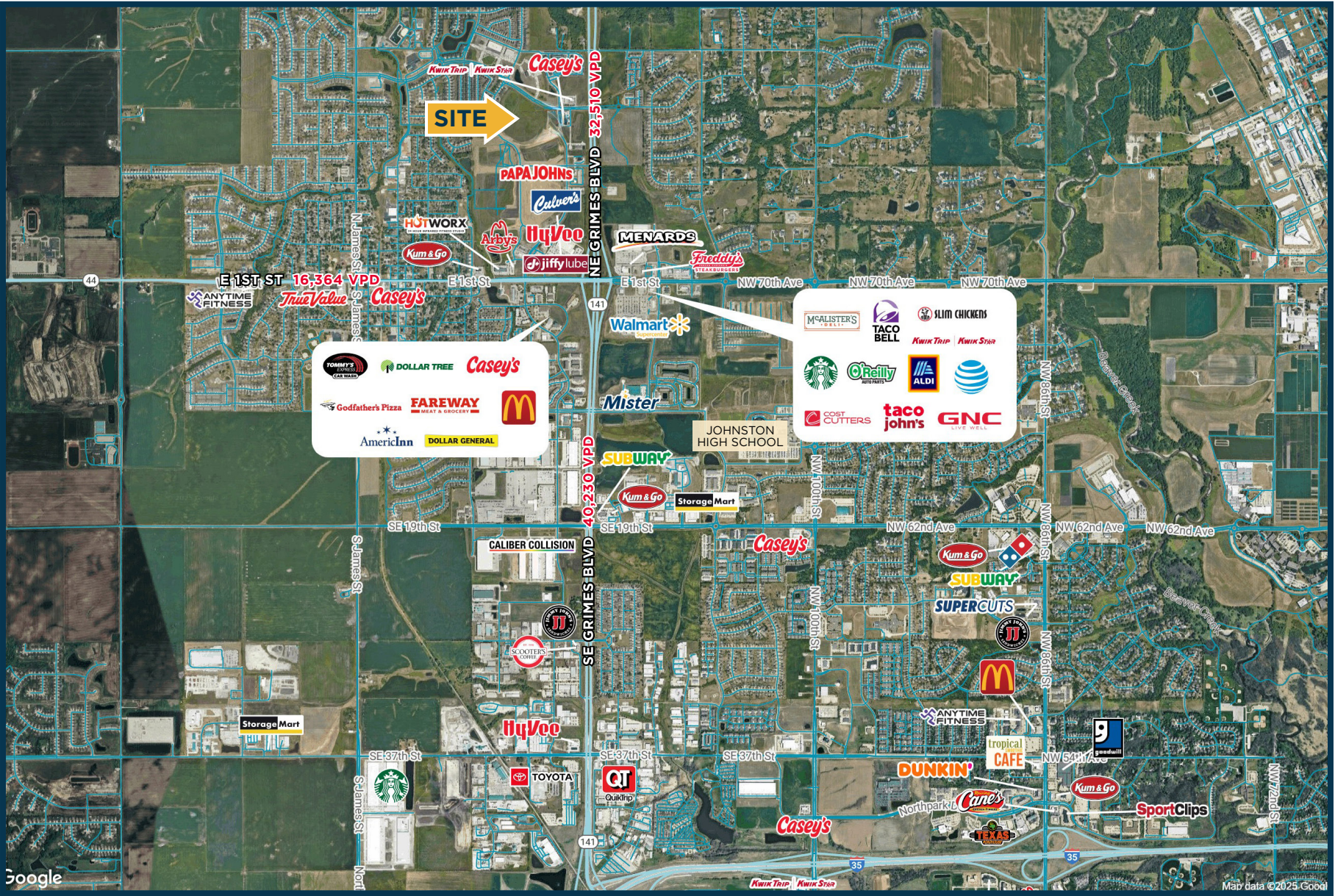
Average Household Income

\$147,752

\$155,874



Location



1601 NE 12TH STREET, GRIMES, IA 50111

Get in Touch



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