

**3,000 - 9,000 SF
AVAILABLE**



**2ND AVENUE
BUSINESS PARK**
FLEX SPACE FOR LEASE

5548 NW 2ND ST | DES MOINES

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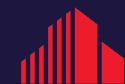
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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

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PROPERTY HIGHLIGHTS

LEASE RATE: \$9.50/SF NNN

CAM: \$5.00/SF

- Located in 2nd Avenue Business Park
- 30' X 100': Typical bay sizes
- 14' doors
- Floor drains
- Less than 5 minutes to I-80
- Excellent 2nd Avenue visibility
- A good mix of retail, office, and flex tenants

*Sample warehouse finish





AVAILABLE SPACES

Suite 114:

- 3,000 SF
- Finished offices and open showroom area
- Back warehouse with 1 drive-in door

Suite(s) 115 & 116:

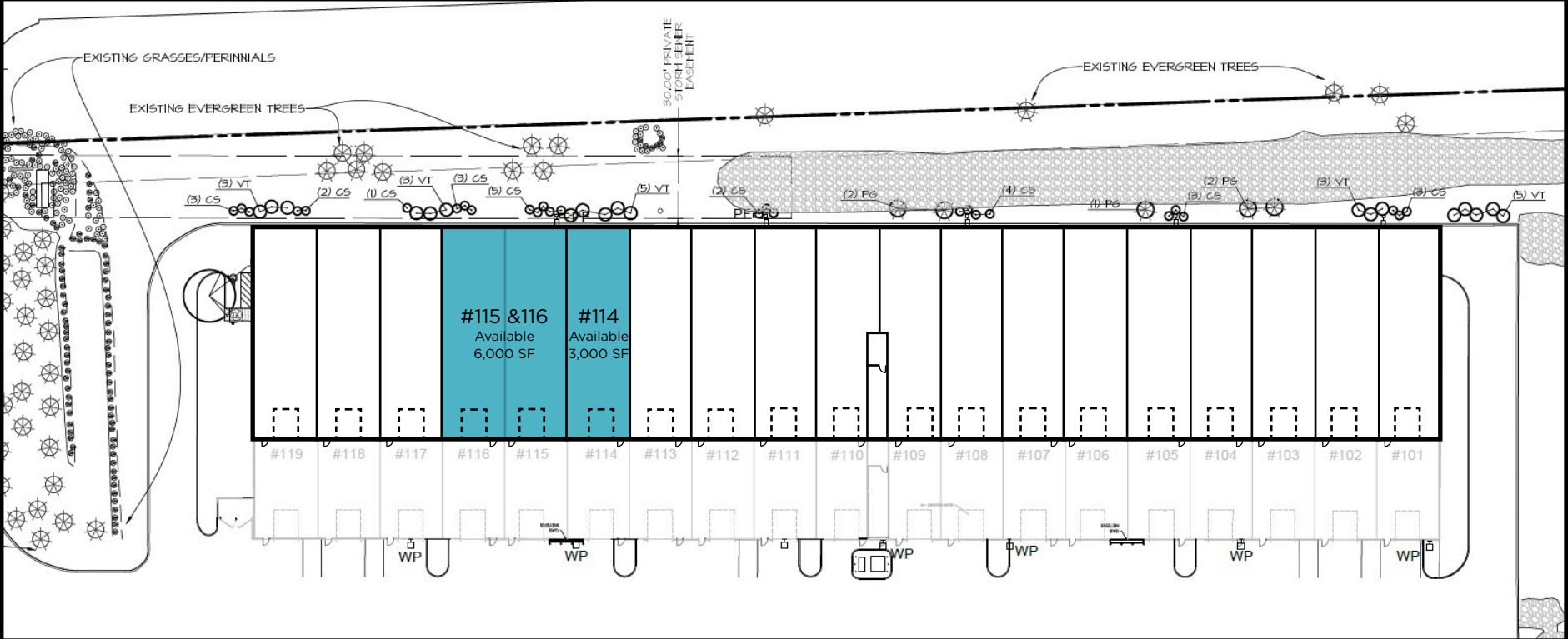
- 6,000 SF
- Shell space with restroom
- Can be combined with Suite 114



INTERIOR PHOTOS



SITE PLAN



AREA MAP



DES MOINES, IOWA

Prime Northside Location: Ideally situated south of Ankeny, east of Johnston, and southeast of Saylorville Lake on Highway 415 (NW 2nd St)



CONTACT

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