



8831
Windsor Parkway
Class A Office Building - Johnston, Iowa

Property Overview

Available for sale is a 7,459 SF Class A office building located along Windsor Parkway in Johnston, Iowa. The newly constructed asset features modern design, high-end finishes, and an efficient layout suited for a range of professional users. It presents a strong opportunity for an owner-user seeking a long-term location. The surrounding area offers a range of restaurants, retail, and everyday services along the NW 86th Street and NW 100th Street corridors. Johnston and Urbandale provide a strong residential base, complemented by parks, trails, and fitness amenities that support a consistent workforce.

Sale Price: \$2,285,000 (\$306/SF)

Building Size:	7,459 SF (Two Stories) Office - 5,908 SF Apartment - 1,551 SF
Year Built:	2015
Exterior:	Brick Veneer
Roof:	Rubber/Elastomeric Membrane
Lot Size:	1.669 Acres
Zoning:	PUD (Planned Unit Development District)
Property Taxes:	\$57,490/per year (\$7.71/SF)
Parking Spaces:	31 spaces (4.16 per 1,000 SF)
Occupancy:	Vacant, Former Law Firm
Property Type:	Office / Medical / Professional Services

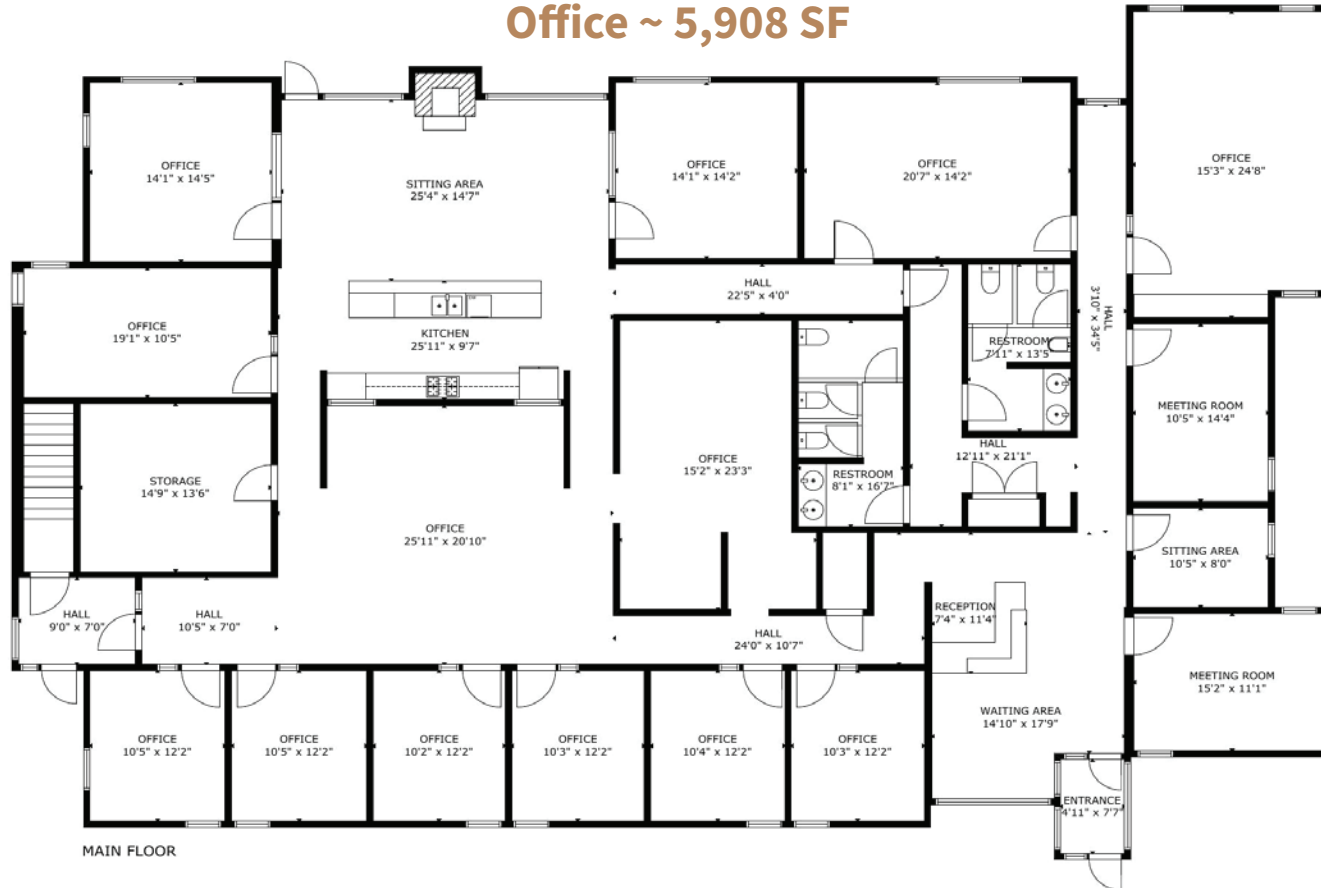
Building Features

- Professional exterior design with strong curb appeal and institutional presence
- Immediate access to NW 86th Street and NW 100th Street corridors
- Existing infrastructure supportive of high-finish or medical office users
- Ample on-site parking
- Modern, Class A construction
- Visibility within a well-established business park environment
- Located in one of the strongest-performing suburban nodes in the Des Moines MSA
- Surrounded by affluent residential neighborhoods & continued housing development

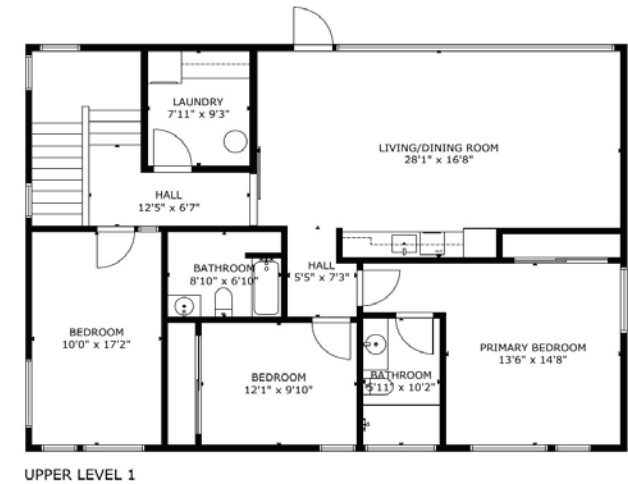


Floor Plans

Office ~ 5,908 SF



Apartment ~ 1,551 SF



Building Size

7,459 SF - 2 Stories

[Click Here for Virtual Tour](#)

Site Plan



Acre Size

1.669 Acres

Apartment Interior



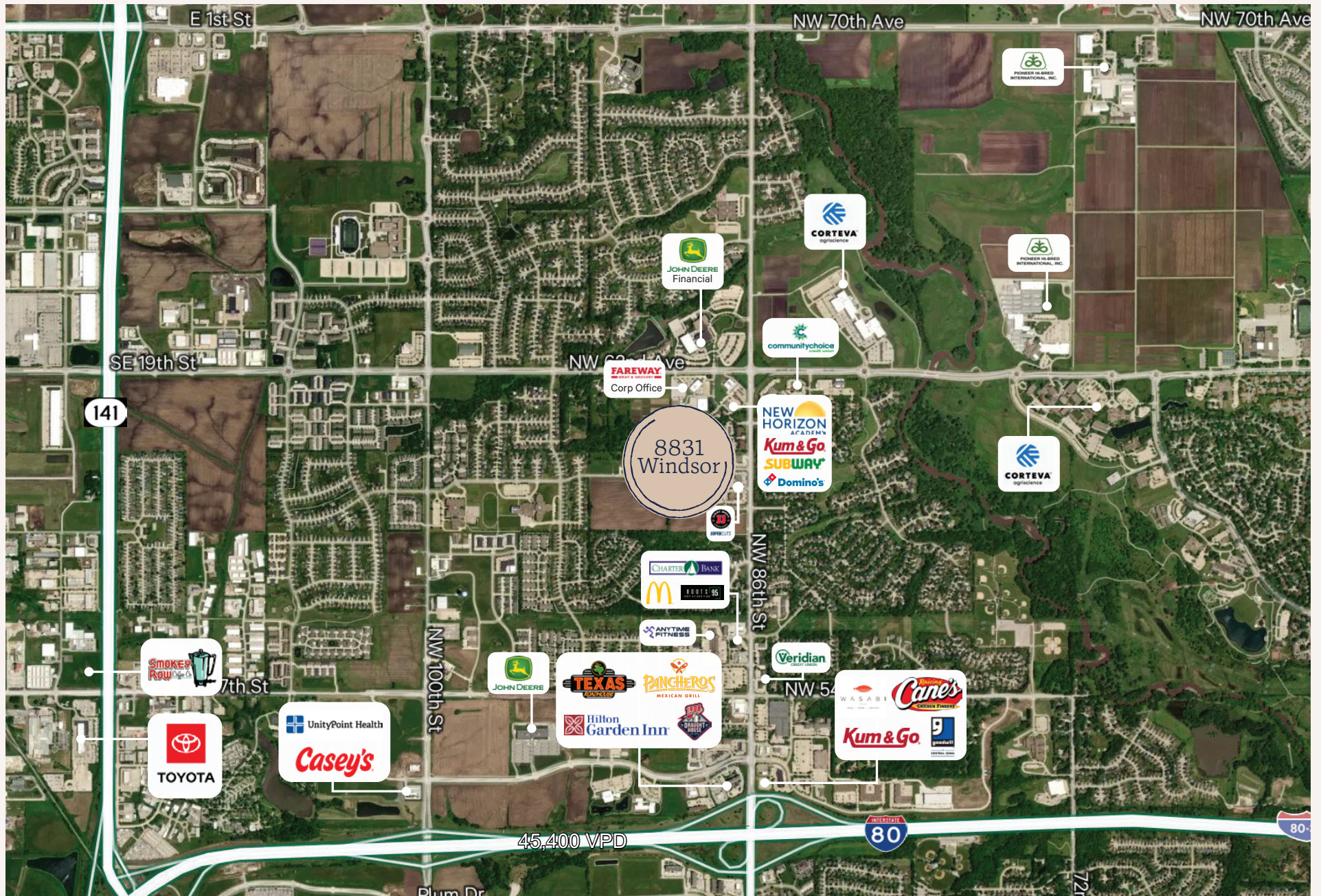
Office Interior



Exterior Images



Property Location



Johnston, Iowa

Market Information

Johnston, Iowa is a rapidly growing suburb located just northwest of downtown Des Moines, widely recognized as one of the most affluent and desirable communities in the metro. Over the past two decades, it has transitioned from a small residential suburb into a major employment, innovation, and growth hub anchored by corporate headquarters, strong schools, and expanding retail and housing. The city benefits from its proximity to Interstate 80/35 and major arterial corridors, providing strong regional connectivity while maintaining a suburban environment attractive to both businesses and residents.

Retail & Entertainment

- Johnston Town Center (opened 2020, ~\$30M investment) serves as the city's central commercial and civic hub
- Ongoing retail expansion along Merle Hay Road and NW corridors
- National and regional retailers, grocery stores, and restaurants continue to expand in response to population growth

Community Amenities

- Farmers Market, summer concerts, and community events centered around Town Center
- Highly rated Johnston Community School District with strong academic outcomes
- Safe neighborhoods and high quality of life metrics consistently above national averages

Demographics & Population Trends

Johnston has experienced significant population growth, driven by in-migration, new housing development, and employment opportunities.

- **Population:** ~24,000–25,000 residents
- **Growth:** ~44% population increase since 2010
- **Median Household Income:** ~\$103,000–\$106,000
- **Per Capita Income:** ~\$57,500 [censusreporter.org]
- **Median Home Value:** ~\$346,000
- **Highly educated population** with ~58% holding a bachelor's degree or higher
- **Homeownership rate** above 70%
- **Strong household income** levels significantly exceeding state and national averages [censusreporter.org]



Johnston, Iowa

Development Activity

Recent & Ongoing Development

- Johnston Town Center (mixed-use, civic and retail anchor)
- Gateway Crossing & Merle Hay Road Redevelopment initiatives
- IGNIT Technology/Industrial Development
- 141 Business Park (57-acre employment area)
Continued single-family and townhome development across multiple subdivisions

Infrastructure Investment

- Road expansions and improvements to NW 100th Street, NW 62nd Avenue, and surrounding arterials
- Utility expansion supporting northwest growth areas
- Ongoing trail and pedestrian connectivity projects

Major Employers

Johnston is a key employment center within the region, anchored by both Fortune 500 and major regional employers.

Corteva Agriscience

John Deere Financial

Pioneer Hi-Bred International

SHAZAM

ChildServe

Rain and Hail Insurance

Iowa National Guard

Economic Profile

- Diverse employment base including finance, healthcare, technology, and agriculture
- Strong daytime population from corporate campuses
- Access to workforce pipelines from:
 - Iowa State University
 - Drake University
 - Des Moines Area Community College



Area Demographics

	1 MILES	3 MILES	5 MILES
INCOME			
Average Household Income	\$180,514	\$133,436	\$126,828
Median Household Income	\$145,000	\$97,823	\$95,165
POPULATION			
Total Population	6,208	57,367	126,304
Daytime Population	6,842	61,924	136,203



Daytime
within 3 Miles



Population
within 3 Miles



Population
Growth



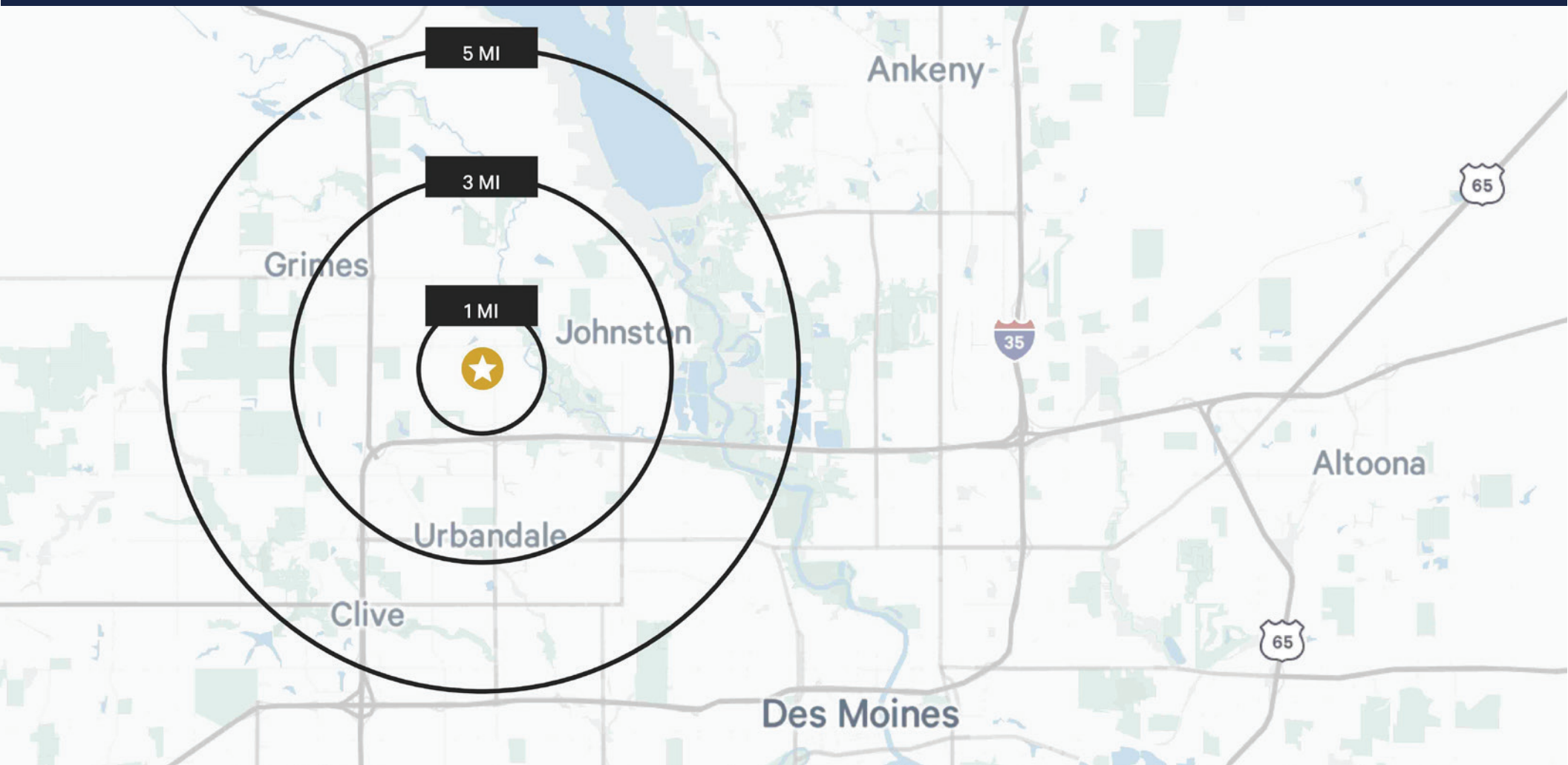
Businesses
within 3 Miles



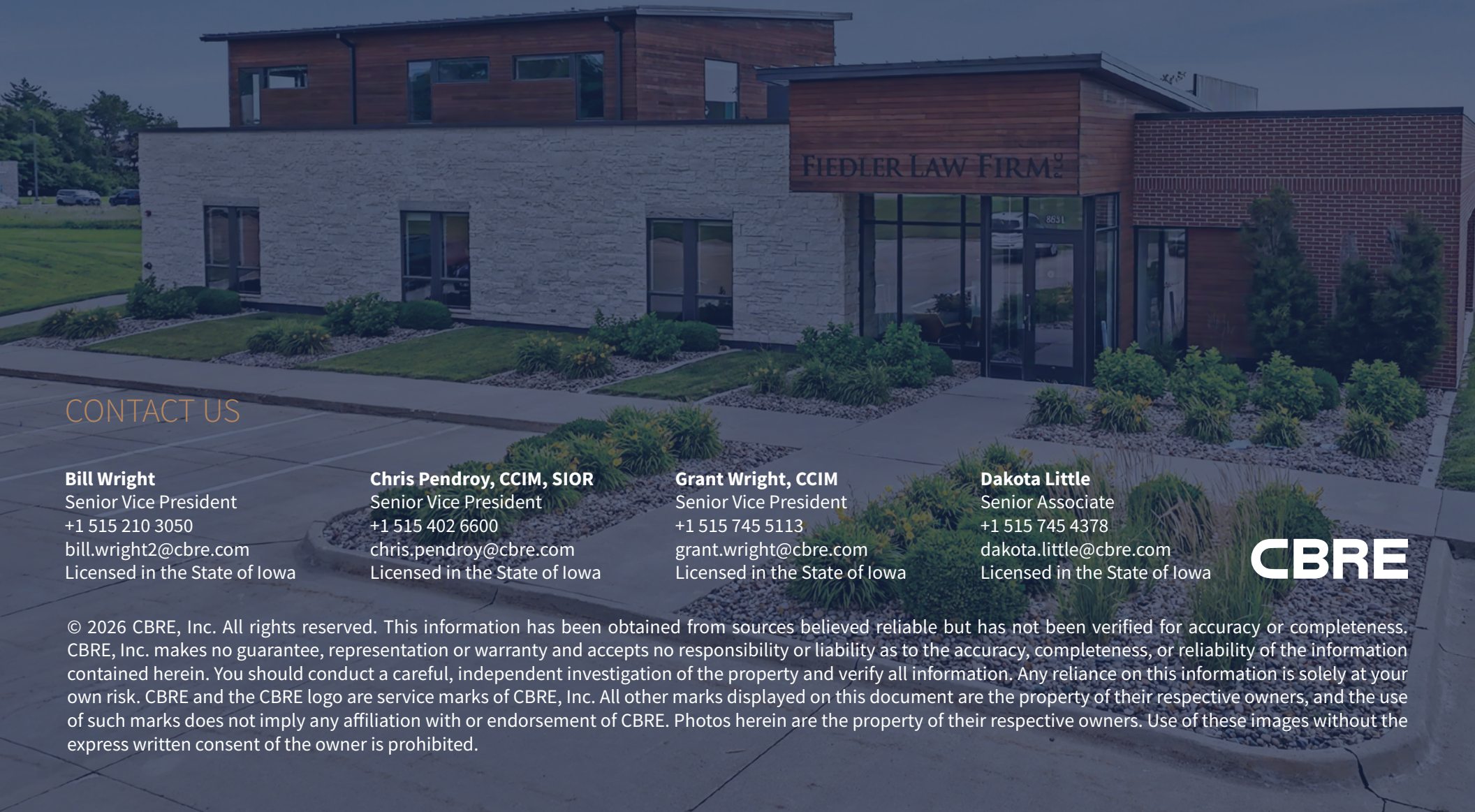
Average Household
Income within 3 Miles



Median Home
Value within 3 Miles



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CONTACT US

Bill Wright

Senior Vice President
+1 515 210 3050
bill.wright2@cbre.com
Licensed in the State of Iowa

Chris Pendroy, CCIM, SIOR

Senior Vice President
+1 515 402 6600
chris.pendroy@cbre.com
Licensed in the State of Iowa

Grant Wright, CCIM

Senior Vice President
+1 515 745 5113
grant.wright@cbre.com
Licensed in the State of Iowa

Dakota Little

Senior Associate
+1 515 745 4378
dakota.little@cbre.com
Licensed in the State of Iowa



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