

FOR LEASE

4725 MERLE HAY RD

4725 MERLE HAY RD DES MOINES, IA 50322



PROPERTY DESCRIPTION

Located along one of Des Moines' most accessible corridors, this move-in ready office suite offers a functional, professional layout with no buildout required.

The space includes a reception area, two private offices, a dedicated conference room, and an open collaboration room which is everything a growing team needs from day one. Ideal for professional services, consulting, tech, or nonprofit office users.

PROPERTY HIGHLIGHTS

- 2,400 SF | Sublease Opportunity
- \$10 per SF with Annual Increases
- Reception area with professional entry presence
- 2 private offices
- Dedicated conference room
- Open collaboration / community room

OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (Full Service)
Number of Units:	14
Available SF:	2,400 SF
Lot Size:	86,391 SF
Building Size:	25,088 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	199	1,009	3,419
Total Population	503	2,501	8,508



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Ferguson

fergusoncrest.com

NATHAN PETSCHKE

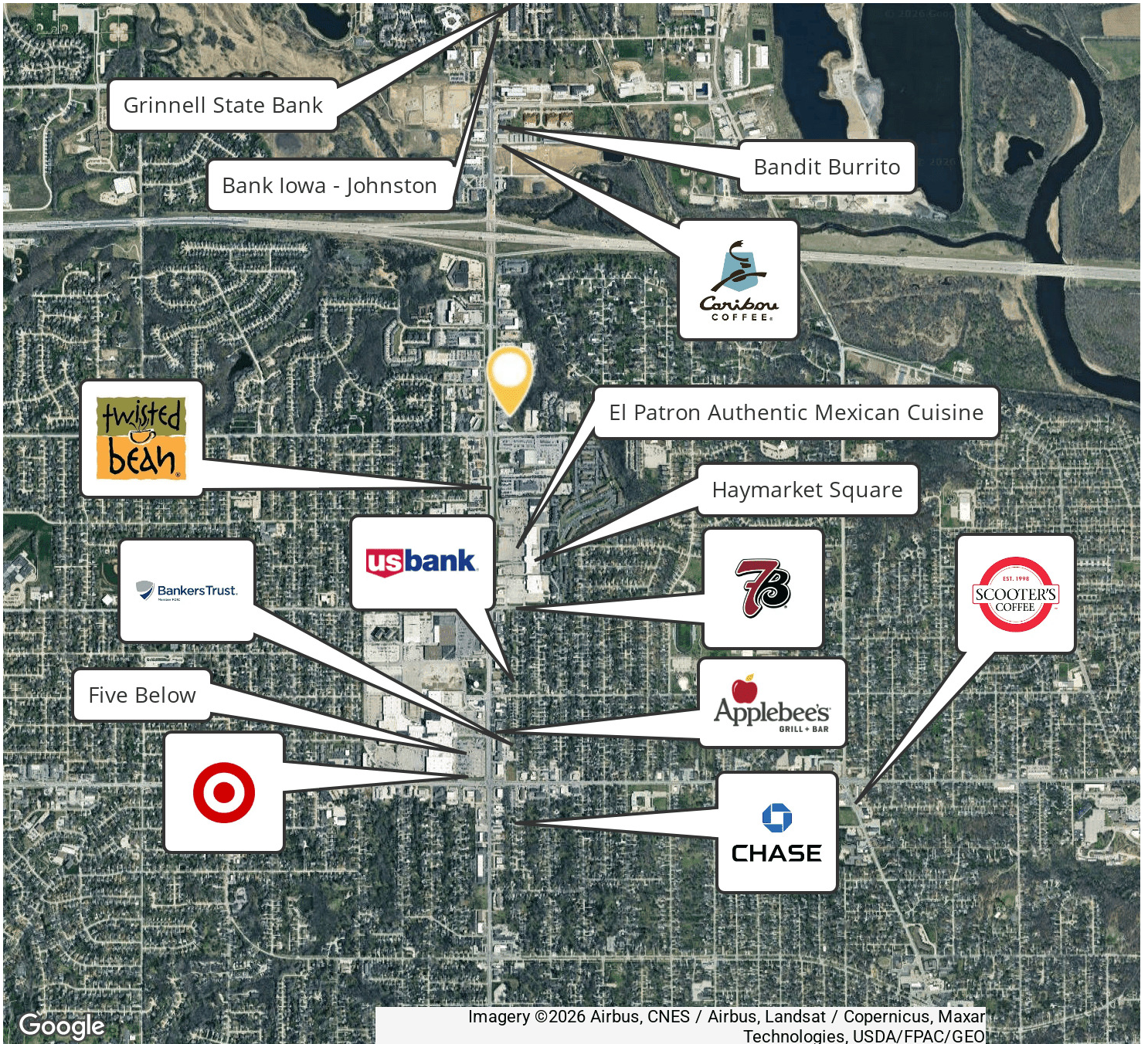
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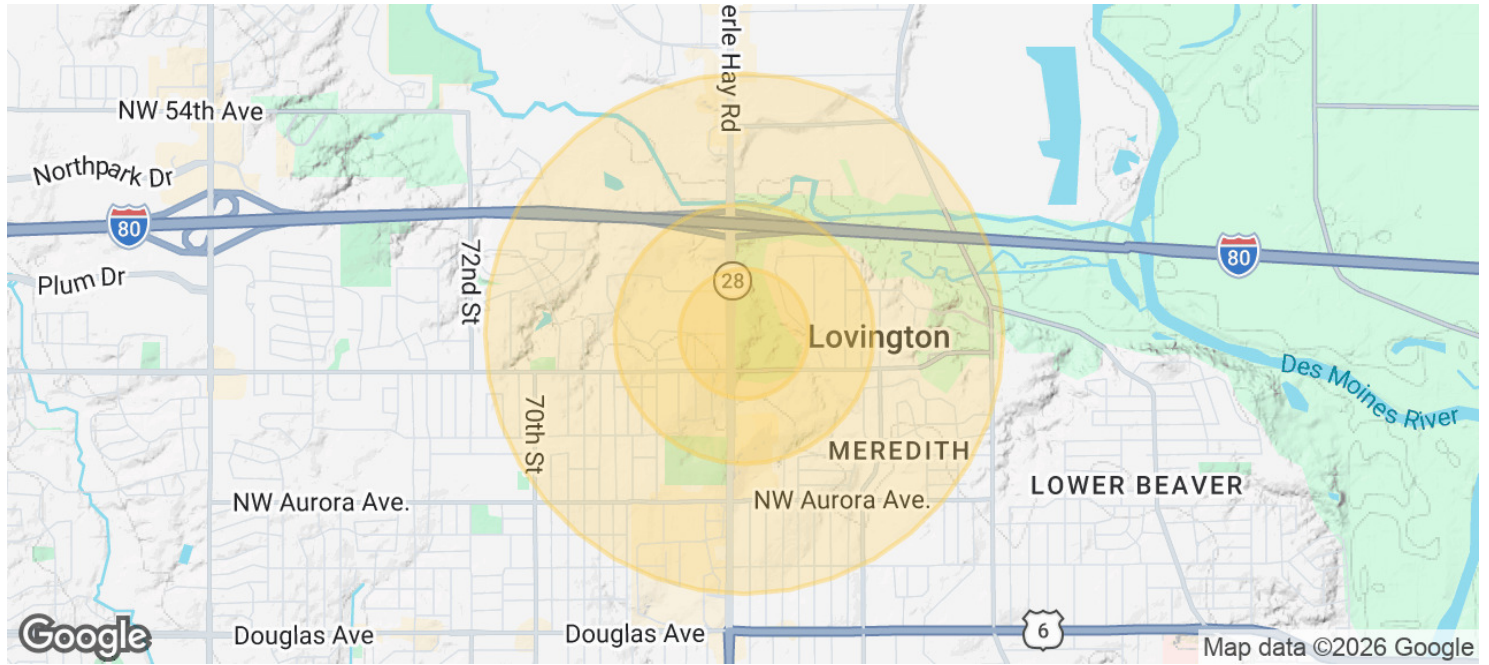
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	503	2,501	8,508
Average Age	38.1	37.4	40.6
Average Age (Male)	37.9	37.4	39.7
Average Age (Female)	39.6	38.3	41.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	199	1,009	3,419
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$110,219	\$95,159	\$95,750



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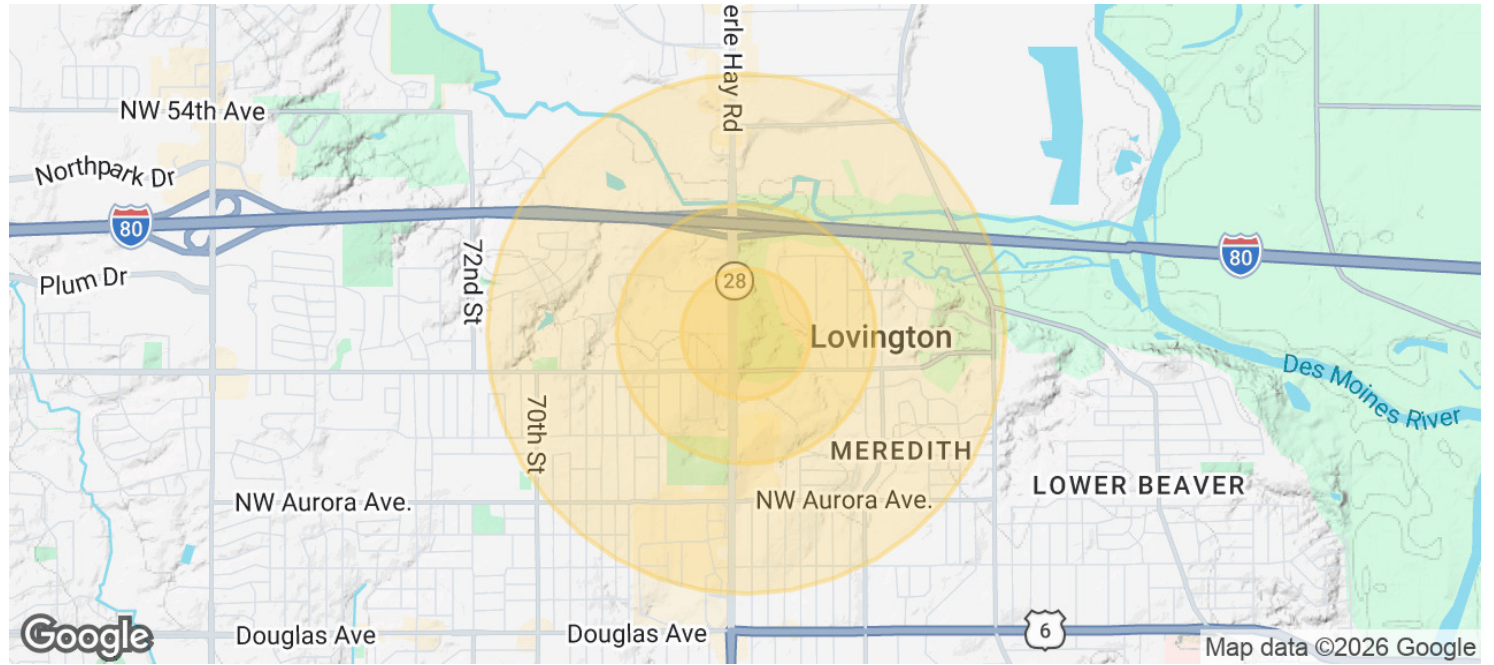
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Average House Value

\$264,217

\$254,039

\$243,886

2023 American Community Survey (ACS)



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