

FOR LEASE WINDSOR OFFICE PARK

8700 THOMAS AVE | JOHNSTON, IA

PRIME RETAIL, RESTAURANT, MEDICAL, & OFFICE

1,503 - 7,815 SF AVAILABLE | \$24 PSF NNN



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



LOCATION



LOT LAY OUT



Thomas Ave

Thomas Ave

Thomas Ave

Thoma

WINDSOR COMMERCIAL
8793 Thomas Avenue

EXISTING
DETENTION BASIN,
SEE CIVIL

EXISTING
DETENTION BASIN,
SEE CIVIL

PROPERTY PHOTOS



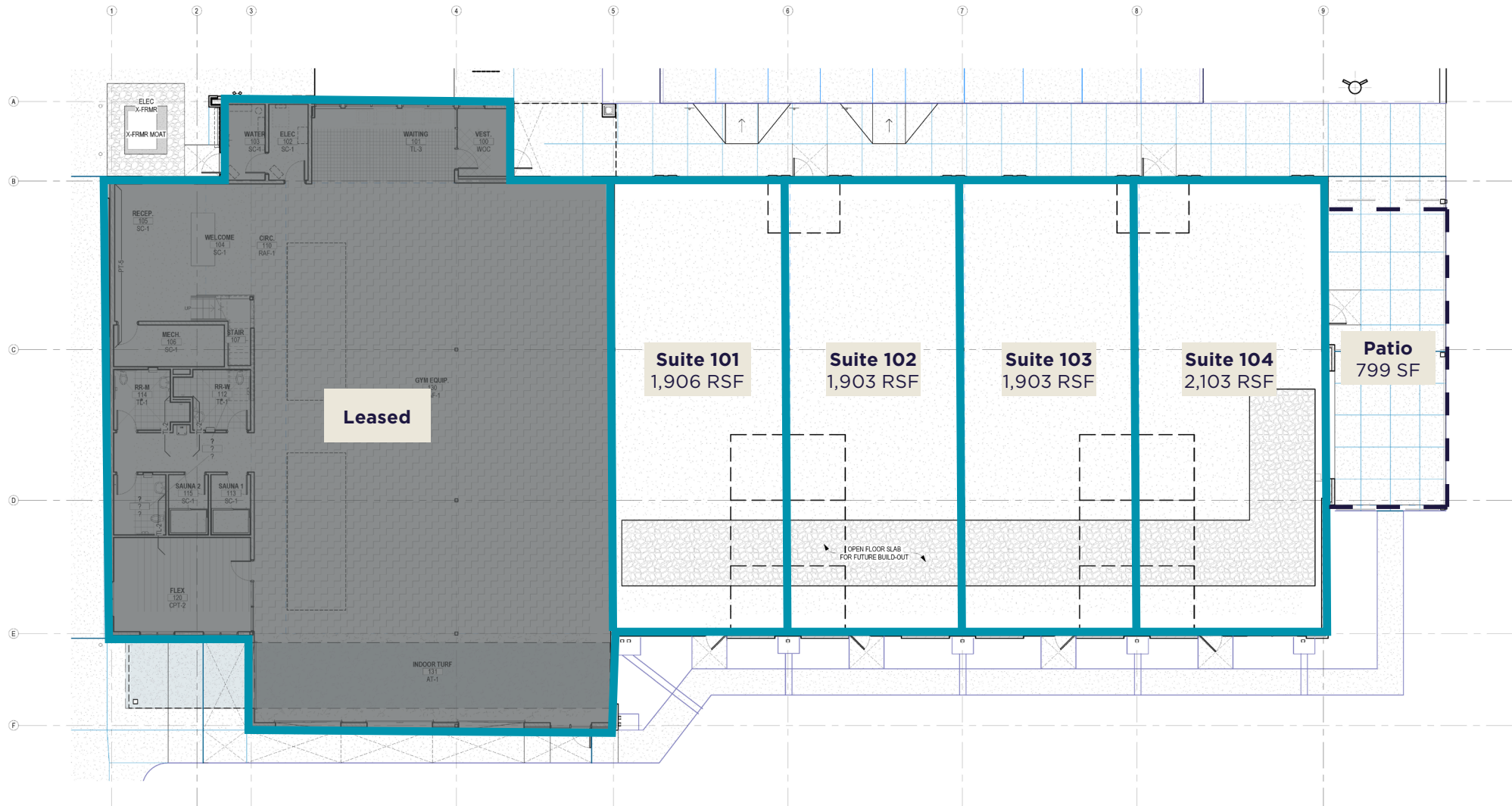
DEMOGRAPHICS

		1 Mile	3 Mile	5 Mile
Total Population		7,413	54,595	124,157
Total Employees		3,459	34,137	73,940
Total Households		2,712	21,974	50,279
Average Household Income		\$148,928	\$104,016	\$96,728

ELEVATION PLAN



PROPOSED SUITE PLAN



JOHNSTON, IA

“Johnston is where we thrive every day. Families pack the football stadium on fall Friday nights, and they gather in the spring to beautify our parks and trails. Santa Claus pulls up in a squad car for Holidays at the Town Center every December. Residents wait patiently for the popular Farmers Market to open just outside City Hall each May. In summer, they fill the grassy area at Terra Park for Green Days, a community celebration that’s been a staple in town since 1996.

Solidly behind every gathering is Johnston’s successful business community. Two blue-chip companies, John Deere Financial and Corteva Agriscience, have their world headquarters located in the heart of the city. The number of small businesses here continues to grow, powered by a strong and active chamber of commerce.

A thriving community doesn’t sit still. Johnston is on the cusp of a retail renaissance. Residents overwhelmingly tell us they want more places to dine, shop and explore. Developers who invest here will discover that a strong economy has their backs. Of all Des Moines metro cities, Johnston ranks at the top regarding household income, home value, and educational attainment. During the recent recession, home values grew here as they plummeted nationwide. Thanks to good leadership, Johnston has an AA+ bond rating and the fourth-lowest city tax rate in the Des Moines metro.”

- From cityofjohnston.com

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population	10,364	50,026	114,474
Daytime Pop. (workers)	3,435	31,924	67,525
Median Age	35.5	37.6	38.4
Total Households	4,044	19,780	45,220
Avg Household Income	\$157,578	\$145,300	\$136,204



CONTACT



Iowa Commercial Advisors

3737 Woodland Avenue, Suite 100
West Des Moines, IA 50266
Main +1 515 309 4002
iowacommercialadvisors.com

BRANDON FITZ

Vice President
+1 319 400 0202
bfitz@iowaca.com

JORDAN BOUSLOG

Vice President
+1 515 402 9131
jbouslog@iowaca.com

MARK E. TIMMINS, J.D.

Vice President
+1 515 988 2765
mtimmins@iowaca.com



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.