

OFFICE/WAREHOUSE SPACE FOR LEASE



**CENTRAL PROPERTY
ADVISORS**

**1300 Metro E Drive
Pleasant Hill, Iowa 50327**



PROPERTY OVERVIEW

1300 Metro E Drive is a well-positioned commercial property in Pleasant Hill, Iowa, offering convenient access to the Des Moines metro area. Located within an established business setting, the property provides a professional environment suitable for a variety of office, service, and commercial uses. The location benefits from Pleasant Hill's continued growth and proximity to major transportation routes, making it an attractive option for businesses seeking accessibility and visibility in the east metro.

The property is home to multiple commercial users, contributing to an established business environment and a strong mix of services. Its Pleasant Hill location offers convenient access to Des Moines, Altoona, and surrounding communities, providing businesses with an expanding customer base and workforce.

AVAILABLE FOR LEASE

Suite 136: 10,000 SF

Approximately 50% Office Finish & 50%
Warehouse Finish

Asking Base Rent: \$8.00 PSF, NNN

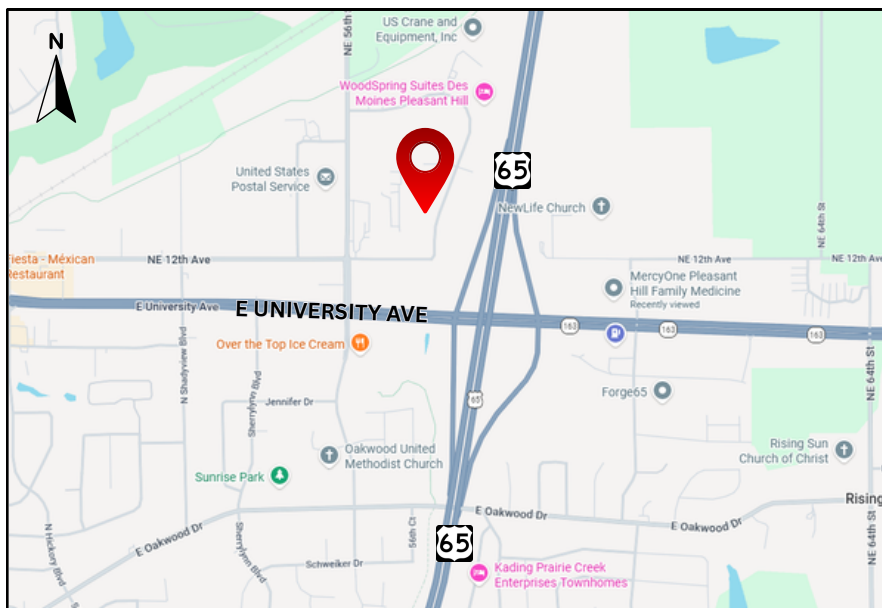
Current CAMITs: \$4.95 PSF
(Includes Electric, Gas, & Water)

KEY FEATURES

- Primarily Wide-Open Office Floor Plan w/ Private Offices & Conference Rooms On Exterior
- North & East Sides Window-Lined
- Both Dock-High and Overhead Door Access
- Clear Height = Approximately 15'



**MICHAEL
BILLINGS**



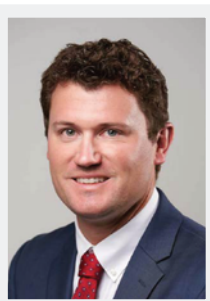
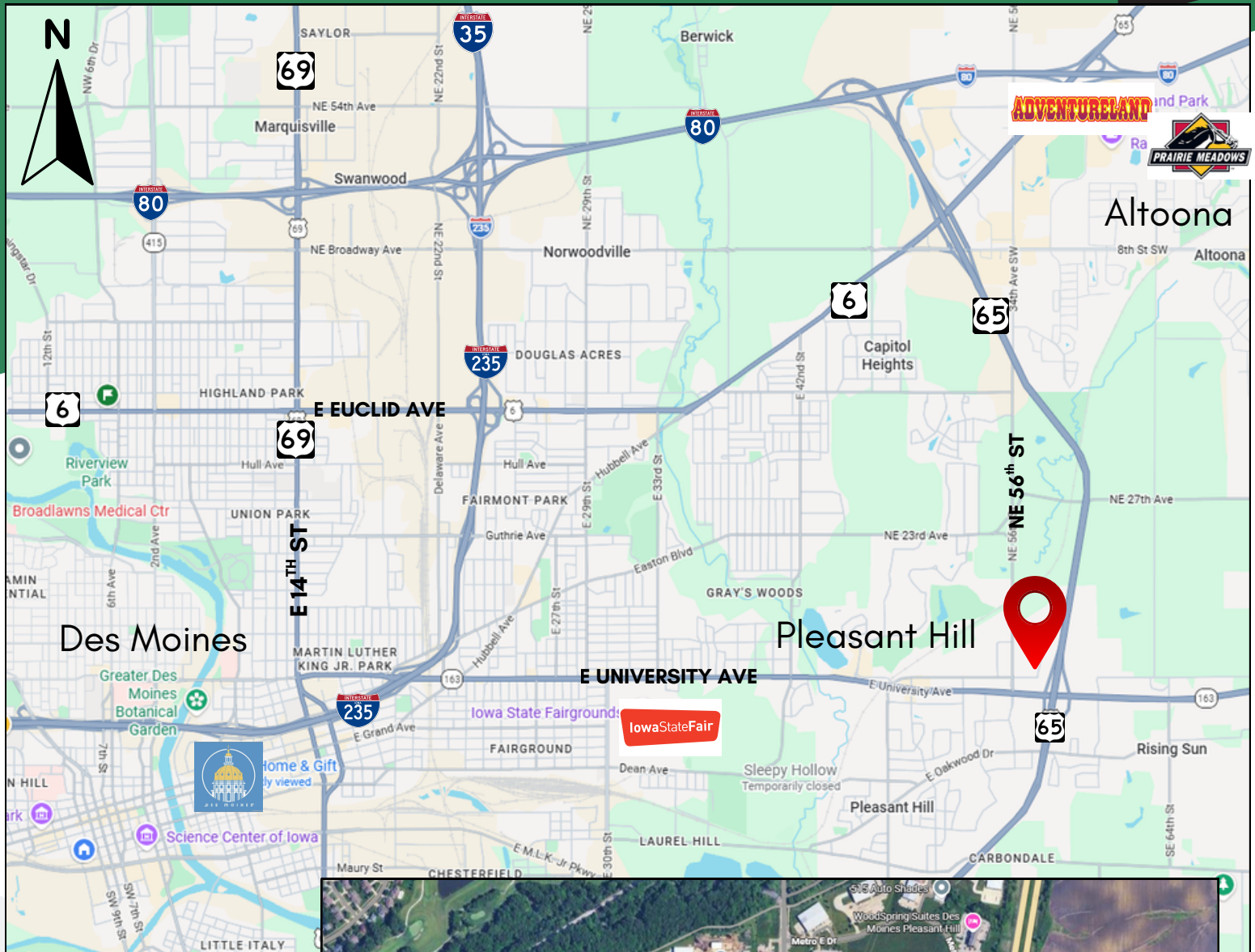
515-664-6559

mbillings@centralpropertyadvisors.com

**1300 Metro E Drive
Pleasant Hill, Iowa 50327**



**CENTRAL PROPERTY
ADVISORS**

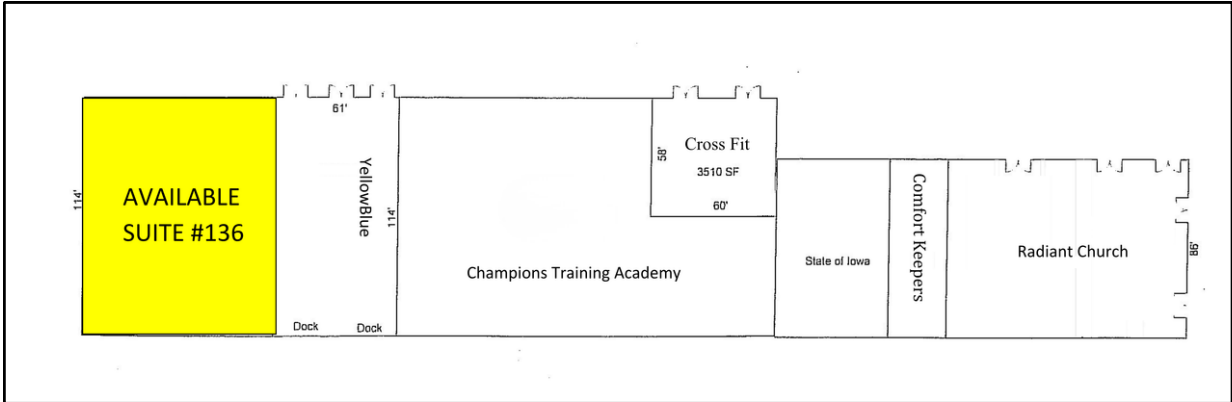
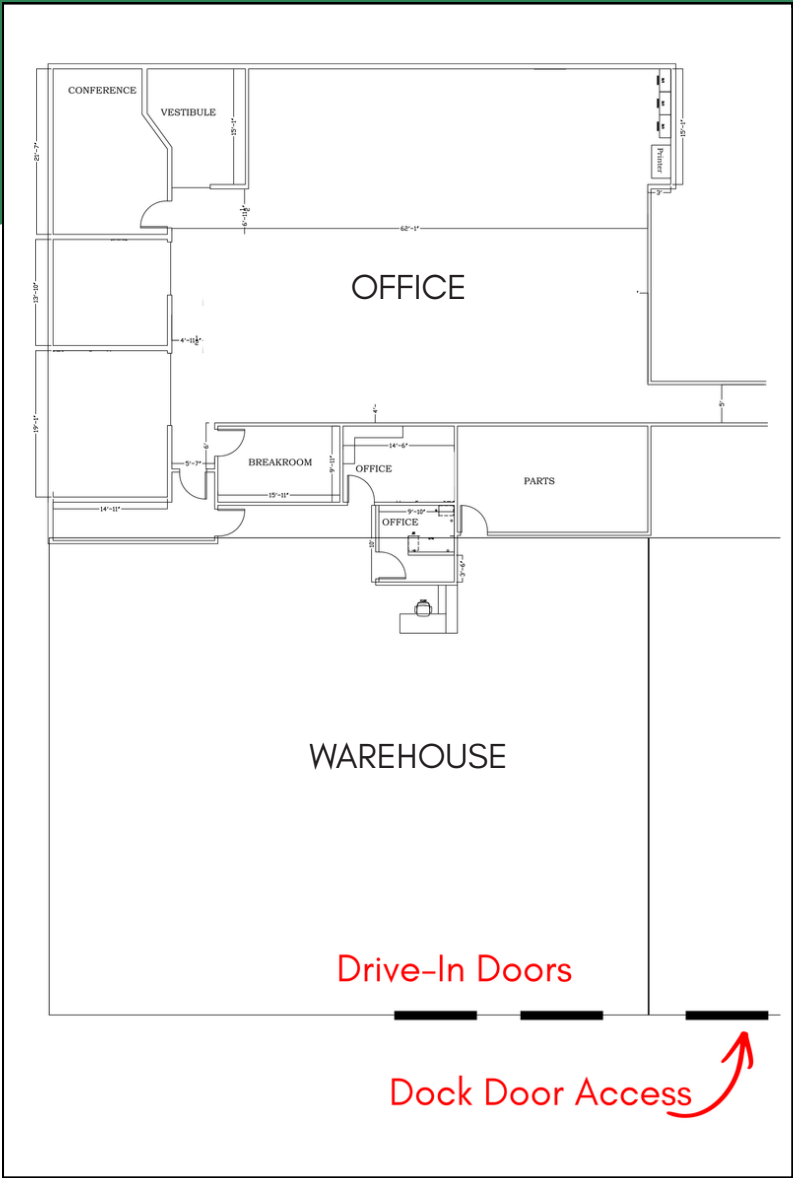


**MICHAEL
BILLINGS**

515-664-6559

mbillings@centralpropertyadvisors.com

1300 Metro E Drive
Pleasant Hill, Iowa 50327



MICHAEL
BILLINGS

515-664-6559 | mbillings@centralpropertyadvisors.com