

For lease

Office / Retail space available right off 86th Street & I-80

2,500-11,382 SF

8845 Northpark Court
Urbandale, Iowa 50131

Property Overview

Lease Rate: \$14.00-\$16.50 PSF/NNN

Estimated Opex: \$6.71 PSF

- Co-Tenants: The Lounge, Powerlife Yoga, and Stride Autism Centers
- High-traffic corridor with excellent accessibility for customers, employees, and clients
- Adjacent to restaurants, hotels, and other businesses
- Flexible space configuration to suit business needs and ideal for office and retail businesses

Nick Anderson

Associate

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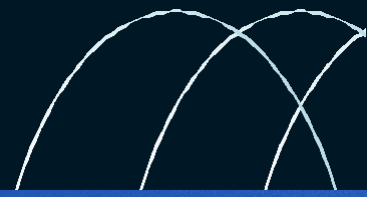
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Vice President

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Demographics

	1 mi	3 mi	5 mi
Est. population	9,040	63,747	146,441
Est. households	3,442	25,673	59,828
Est. Average HH income	\$108,586	\$82,517	\$81,373

Traffic Counts:

86 th Street	28,900 VPD
I - 80	90,800 VPD

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