

Shine Business Park

3934-3946 NW Urbandale Drive
Urbandale, IA 50322

Shine Business Park is located in the Urban Loop along NW Urbandale Drive and provides unparalleled regional connectivity and high traffic visibility. The corridor features unmatched accessibility, with direct, high-speed access to I-35/80 and Highway 141, allowing companies in the corridor to efficiently reach regional and national markets.

Available Space

- + Suite 3956-3958
 - 5,000 SF
 - (2) Grade level, drive-in doors

Lease Rate

- + \$9.75/SF NNN
- + 2026 OPEX: \$6.35/SF

Park Features

- + Building signage
- + Ample parking
- + 14' - 16' ceilings
- + Traffic Count
 - 16,400 vpd (2024)



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.

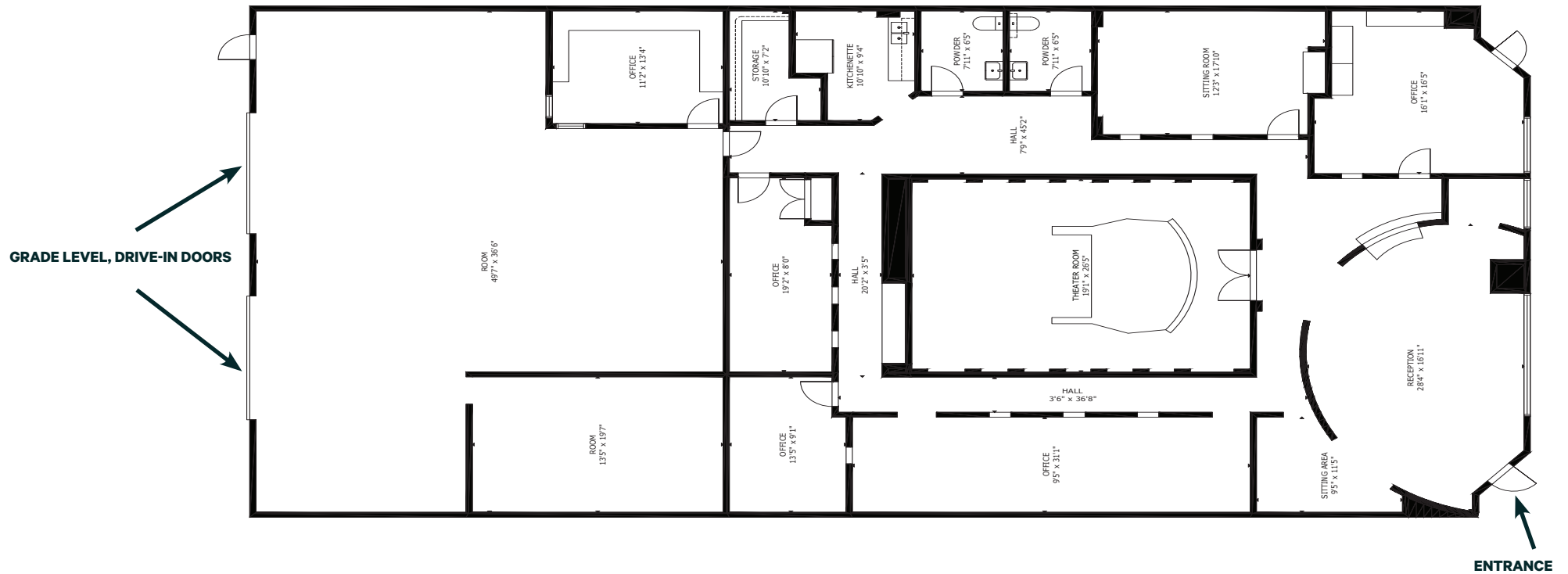
Grant Wright, CCIM

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.

Floor Plan



Shine Business Park

3934-3946 NW Urbandale Drive | Urbandale, IA 50322

For Lease

Site Plan



AVAILABLE
Suite 3956-3958



CBRE

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3934-3946 NW Urbandale Drive | Urbandale, IA 50322

For Lease

Location



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