

Sublease Space
Office/Flex/Clean Lab
5,856 SF



5501 NW Beaver Drive

Johnston, Iowa 50131

Property Highlights

- For Sublease: Office/Flex/Clean Lab Space
- Sublease Rate: \$11.48/sf NNN
- 5,856 Square Feet; Ideal for Single Tenant
- Immediate Availability
- Primary Lease Expiration: 2/28/2027
- Buildout Includes 6 Offices, Conference Room, and Clean Lab Area
- One Drive-In Door
- Built in 2019
- Zoning: M-2 General Industrial District

Property Description

Property is located just east of Merle Hay Road and just north of Interstate 80/35. Building has frontage on NW Beaver Drive.

OFFERING SUMMARY

Available SF	5,856 SF
Lease Rate	\$11.48 SF/yr (NNN)
Lot Size	2.16 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,803	\$101,929
3 Miles	49,410	\$105,136
5 Miles	155,341	\$105,106

For more information

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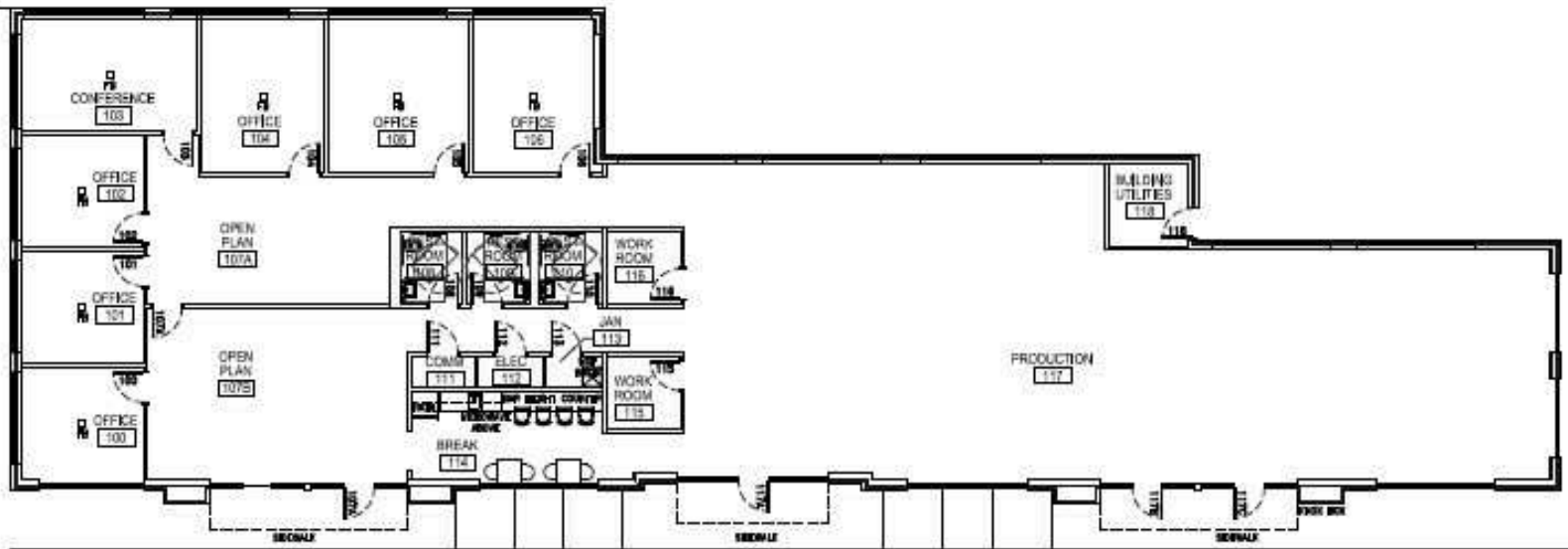
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Additional Photos



FLOOR PLAN



Location Maps

