

FOR SUBLEASE



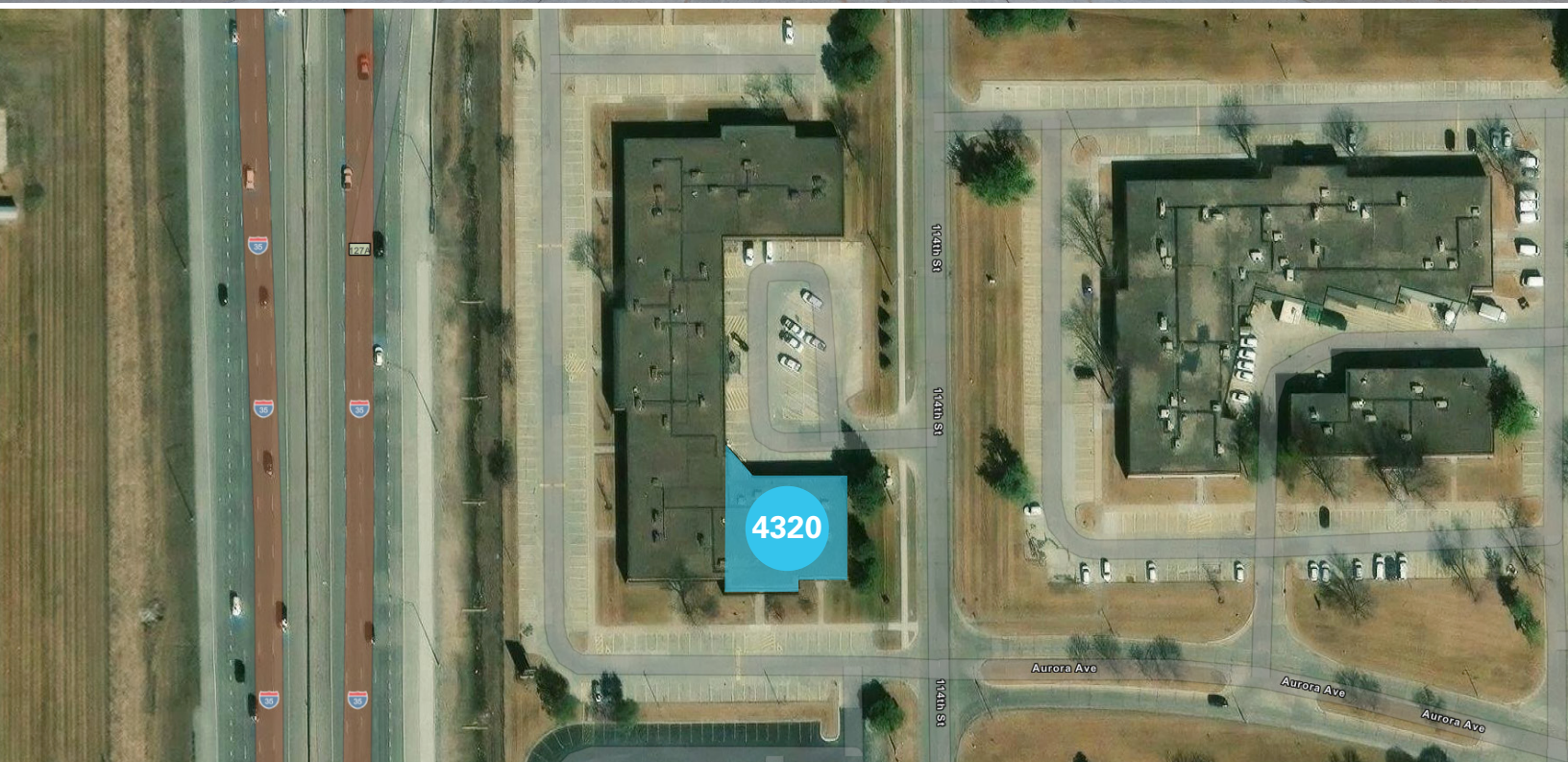
AURORA BUSINESS PARK **4320 114TH STREET** **Urbandale, Iowa 50322**

Office Space Available
8,730 RSF +/-

KOREY BIRKENHOLTZ
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AURORA BUSINESS PARK FOR SUBLEASE



BUILDING HIGHLIGHTS

- Class A flex office/warehouse space in Aurora Business Park
- Excellent visibility with convenient access to I-80/I-35
- Individual suite entrance
- Up to 14' clear height
- High-speed private fiber connectivity
- Monument and building signage opportunities
- Optional card access security
- Ample complimentary parking
- On-site fitness center & conference facilities
- Walking trails & outdoor gathering spaces
- Professionally managed business park

AURORA BUSINESS PARK AVAILABILITY

OFFICE/FLEX SPACE

4320 114TH ST

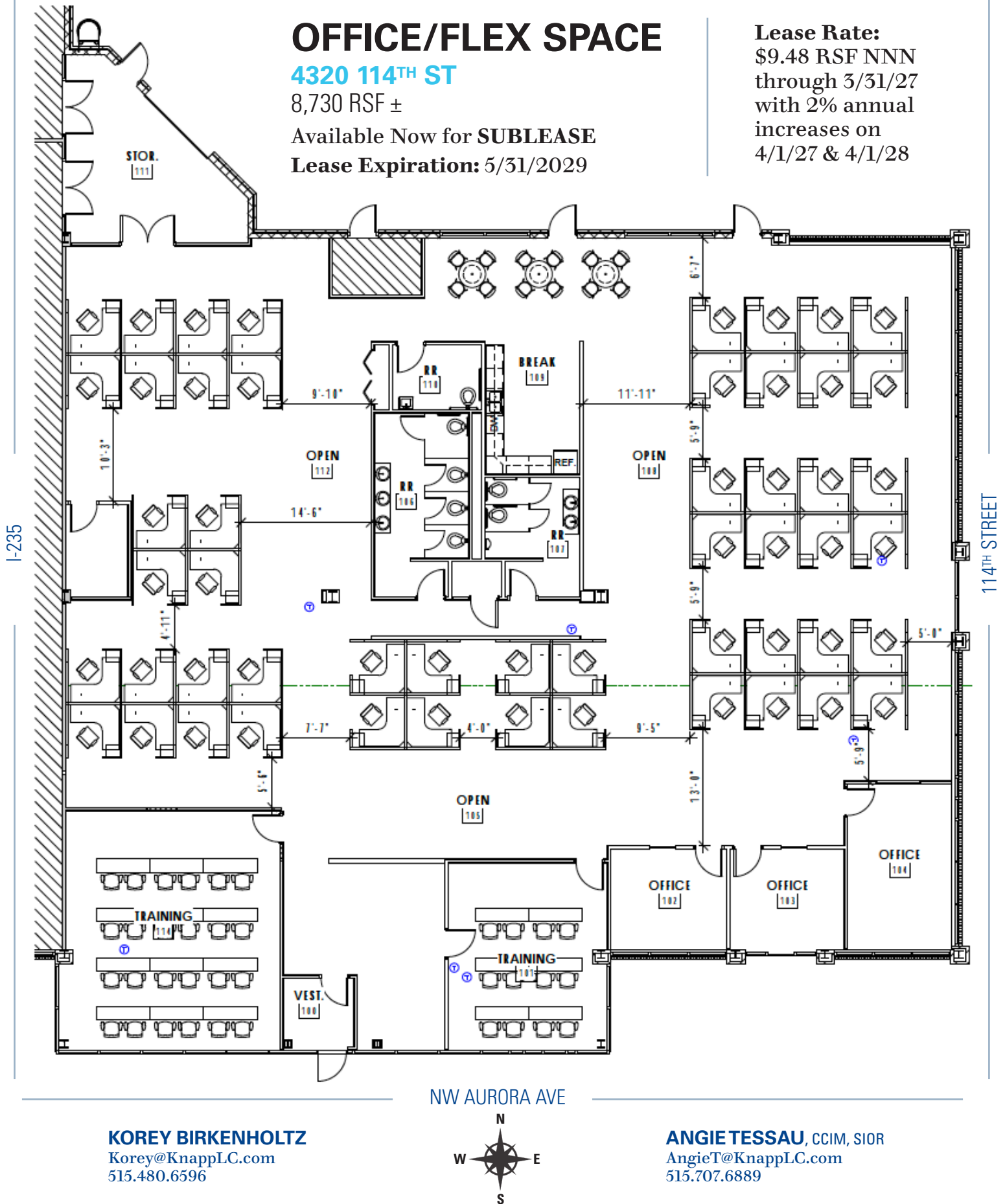
8,730 RSF ±

Available Now for **SUBLEASE**

Lease Expiration: 5/31/2029

Lease Rate:

\$9.48 RSF NNN
through 3/31/27
with 2% annual
increases on
4/1/27 & 4/1/28



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DEMOGRAPHICS

4320 114TH STREET

5 mile radius

INCOME



\$104,305

Median Household Income



\$362,385

Median Net Worth



\$341,019

Median Home Value



\$84,533

Median Disposable Income

EDUCATION



55%

Bachelor's/Grad/Prof Degree

BUSINESS



8,398

Total Businesses



113,221

Total Employees

KEY FACTS



189,537

Total Population



209,298

Total Daytime Population



37.7

Median Age



76,968

Households

TRAFFIC



109,800

I-80



18,800

Meredith Dr



2,350

Aurora Ave

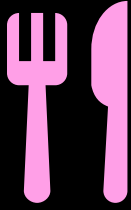
EMPLOYMENT



2.9%

Unemployment Rate

nearby ATTRACTIONS



370

Restaurants



32

Bars and
Pubs



50

Coffee
Shops



35

Grocers



78

C-Stores



138

Retail
Shopping



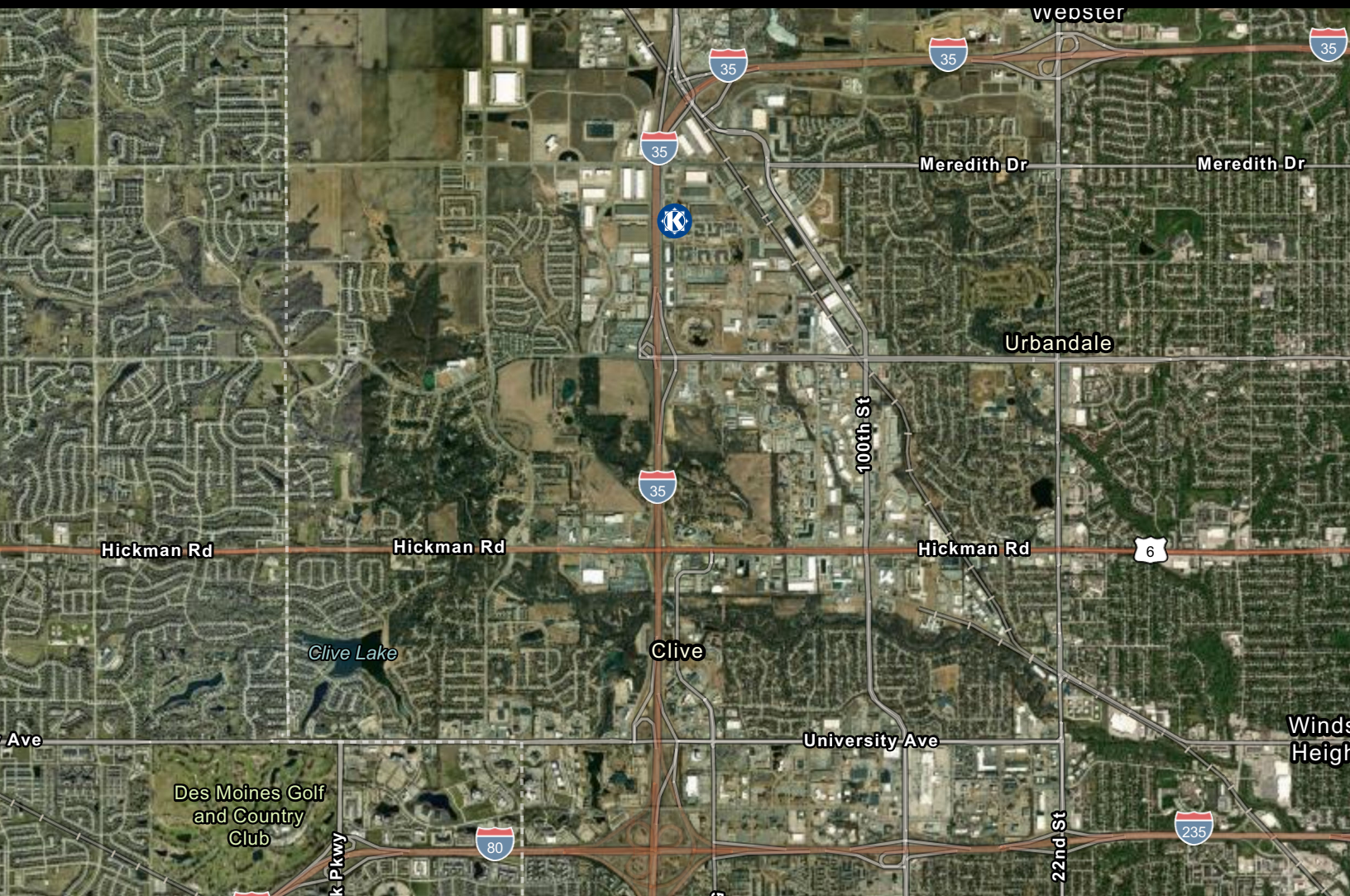
50

Hotels



37

Attractions/
Entertainment



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K N A P P
P R O P E R T I E S



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