



**PROPERTY FEATURES:**

- **For Lease: \$1,850/mo–\$4,500/mo**
- 1,500–5,587 square feet
- Excellent visibility from Douglas Avenue (17,000 VPD in 2016)
- Close proximity to Merle Hay corridor
- Multi-tenant commercial building
- Co-Tenants: Blackford Shoe Repair, Geysa's Tailor, & Cornerhouse Gymnastics
- Clear height: 8' to 25'
- Building signage available
- Buildout: large open area, reception area, private restroom, mezzanine space, and overhead door

STANBROUGH REALTY COMPANY  
2775 86th Street  
Urbandale, Iowa 50322  
StanbroughRealty.com | 515.334.3345

JEFF STANBROUGH  
CCIM, CPM  
515.202.6649  
Jeff@StanbroughRealty.com

ANDREW MCCUNE  
515.402.1642  
Andrew@StanbroughRealty.com