

FOR SALE

FORMER BANK OFFICE BUILDING

CBRE



1290 COPPER CREEK DR

PLEASANT HILL, IOWA

PROPERTY FEATURES

Located within the Copper Creek area, one of Pleasant Hill's most established corridors, this property offers 11,083 SF on 1.689 acres. The site is positioned just seconds from E. University Avenue and Highway 65, providing convenient access throughout the Des Moines Metro. Surrounding amenities include a variety of restaurants, cafés, and quick-service dining options serving both residential and office users. Nearby attractions such as Copper Creek Golf Club, Copper Creek Lake, Iowa State Fair Grounds, walking and biking trails, and several parks and green spaces further enhance the property's appeal. The combination of accessibility, nearby amenities, and a strong commercial setting makes this an excellent opportunity for a variety of office, medical, and commercial users.

Property Features

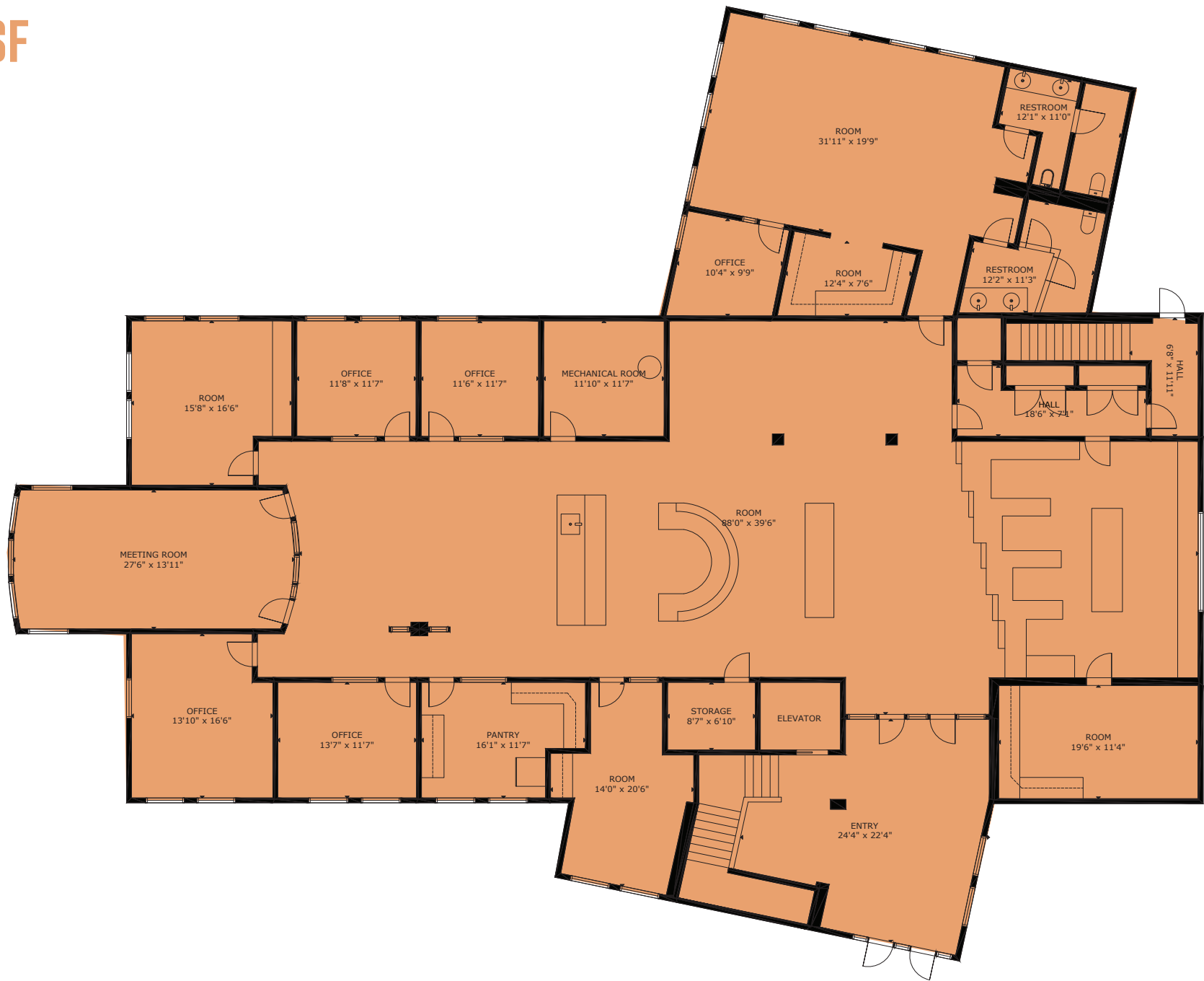
- Total Building Size: 11,083 SF
- Land Size: 1.689 Acres
- Monument Signage
- Elevator Access to both Floors
- Real Estate Taxes: \$8.79/SF (\$97,307.25 per year)
- Constructed in 2004
- Great visibility for a professional office setting
- Strong site accessibility with existing ATM drive-thru capability
- Located within the desirable Copper Creek area, one of Pleasant Hill's premier demographics
- Existing income in-place with strong 2 tenants: Mutual of Omaha and Liebl Marketing Group



SALE PRICE
\$3,050,000

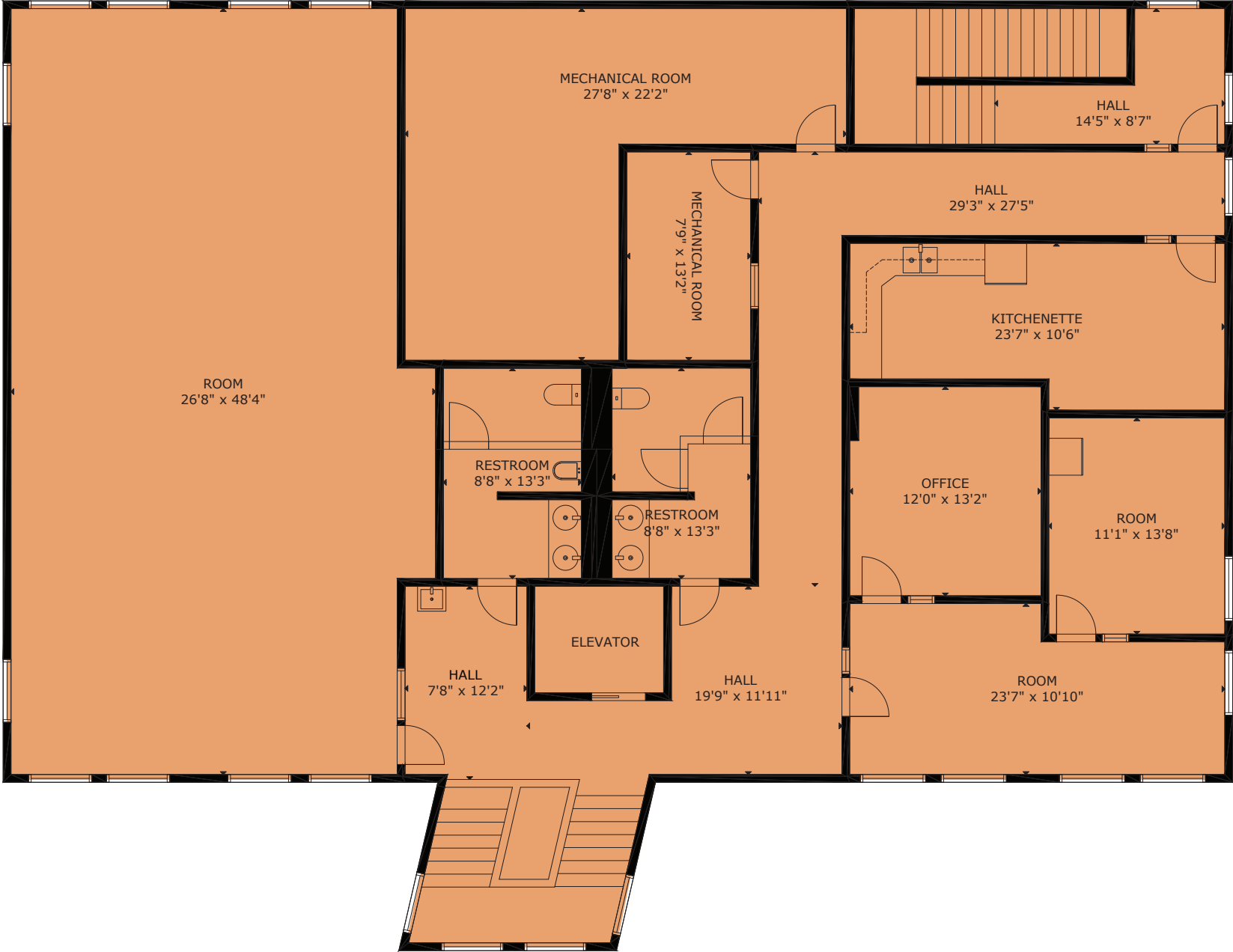
FLOOR PLAN | MAIN LEVEL

8,775 SF



FLOOR PLAN | UPPER LEVEL

2,308 SF



SITE PLAN





CBRE



CONTACT US

Ajdin Nadarevic

Senior Vice President

+1 515 419 1882

ajdin.nadarevic@cbre.com

Ben Probst

Senior Associate

+1 515 326 1985

ben.probst@cbre.com

CBRE

cbre.com/desmoines

LOCATION



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