

MEDICAL OFFICE SPACE **FOR SALE**

# UnityPoint Clinic at Warrior Station

40 - 50 - 54 - 60 E Hickman Road, Waukee, IA

**Medical Office | \$7,749,000 | 6.50% Actual  
Cap Rate**



# Executive Summary

\$7,749,000 | 6.5%  
Actual Cap Rate  
Medical Office Space



## Executive Summary

NAI Iowa Realty Commercial is proud to present UnityPoint Clinic at Warrior Station - an exclusive medical office investment opportunity in the rapidly growing community of Waukee, Iowa. Ideally located along high-traffic Hickman Road, the property benefits from outstanding visibility and exposure to more than 23,500 vehicles per day.

This premier development consists of six professionally managed office condominiums, four of which are available for purchase. The anchor tenant, UnityPoint Clinic, occupies three of the four available units, totaling 15,095 SF. The clinic has four years remaining on their initial 10-year NNN lease, plus renewal options. The fourth unit for sale, is occupied by Greater Des Moines Orthodontics, features 3,759 SF of finished main-level space, along with 1,363 SF of lower-level, unfinished space. The orthodontist has 2 years remaining, plus a renewal option. The final 2 units are owned and occupied by Walnut Hills Pediatric Dentistry and are not being offered for sale.

With its strong tenancy and prime location, Warrior Station Condominiums is an exceptional fit for 1031 exchange buyers and investors seeking a stable, income-producing medical office asset with long-term growth potential in fast growing community.

**OFFERING MEMORANDUM**

**40 - 50 - 54 - 60 E Hickman Road, Waukee, IA 50263**

# Investment Summary

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Actual Cap Rate  
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## Investment Summary

<b>Sale Price</b>	\$7,749,000
<b>Actual NOI</b>	\$502,241
<b>Actual Cap Rate</b>	6.5%
<b>Total Rentable SF For Sale (Units 1-4)</b>	18,854 SF
<b>Leased SF (UnityPoint - Units 1, 2, 3)</b>	15,095
<b>Greater Des Moines Orthodontics SF (Unit 4)</b>	3,759 SF
<b>Lease Type</b>	NNN
<b>Lease Term Remaining</b>	UnityPoint ± 4 Years, Ortho 2 Years
<b>Renewal Options</b>	UnityPoint - Two - 5 Year Options

## Building Information

<b>Total Building Size</b>	24,096 SF
<b>Land Acreage</b>	2.15 Acres
<b>Building Class</b>	B
<b>Number of Floors</b>	2
<b>Year Built</b>	2010



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# Aerials

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