

FOR
SUBLEASE
~AVAILABLE NOW~

9400 PLUM
DRIVE

NEW OFFICE CONSTRUCTION
LANDMARK OFFICE PARK

9400 PLUM DRIVE URBANDALE, IA



Landmark
brokerage, inc.



MIKE BONNETT, CCIM
MANAGING BROKER



515.865.6086



mbonnett@lmcompanies-inc.com

SHELBY MILLER
DIR. COMMERCIAL REAL ESTATE



515.988.4405



shelbym@lmcompanies-inc.com

LANDMARK BROKERAGE, INC.
9550 Hickman Road / Suite 100 / Clive, Iowa 50325
LMCompanies-inc.com
Licensed brokerage firm in the state of Iowa

9400 PLUM DRIVE

PLUM DRIVE IN URBANDALE

PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Modern office building with contemporary architecture and professional curb appeal
- Prime location within the rapidly expanding Urban Loop business corridor
- Immediate access to Interstate 35/80 at 86th Street and 100th Street
- Flexible zoning accommodates office, flex, service, and commercial users
- Parking ratio: 5.7 per 1,000 SF

Suite Highlights:

- Move-in ready with recent high-quality tenant improvements (Polished Concrete Floors, Key Fob Access)
- Three private offices / 4 work stations
- 1 Large Conference Room / Training Room
- Spacious open office area with welcoming reception/lobby
- Common Area Restrooms
- Fully Furnished Option
- 2 Entrance Options

AVAILABILITY & TERMS

- Suite 130 - 2,590 SF
- Lease Rate: \$14.01 per PSF NNN (Flexible Lease Terms)

Distance from I35/I80 to Landmark Office Park

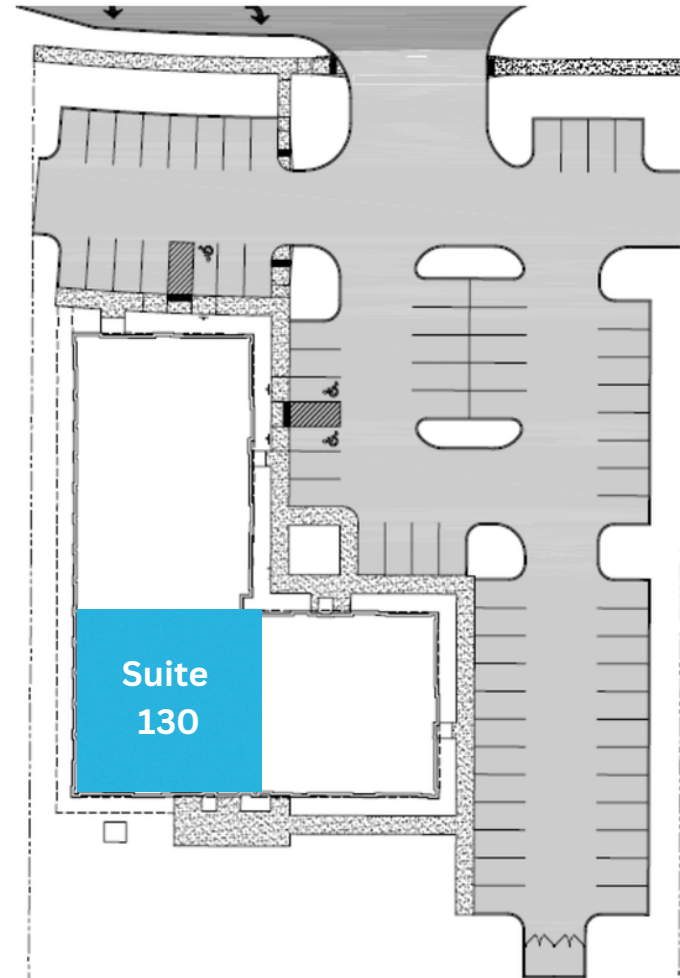
- 100th St Interchange - .58 miles
- 86th Street Interchange - .87 miles



9400 PLUM DRIVE

PLUM DRIVE IN URBANDALE

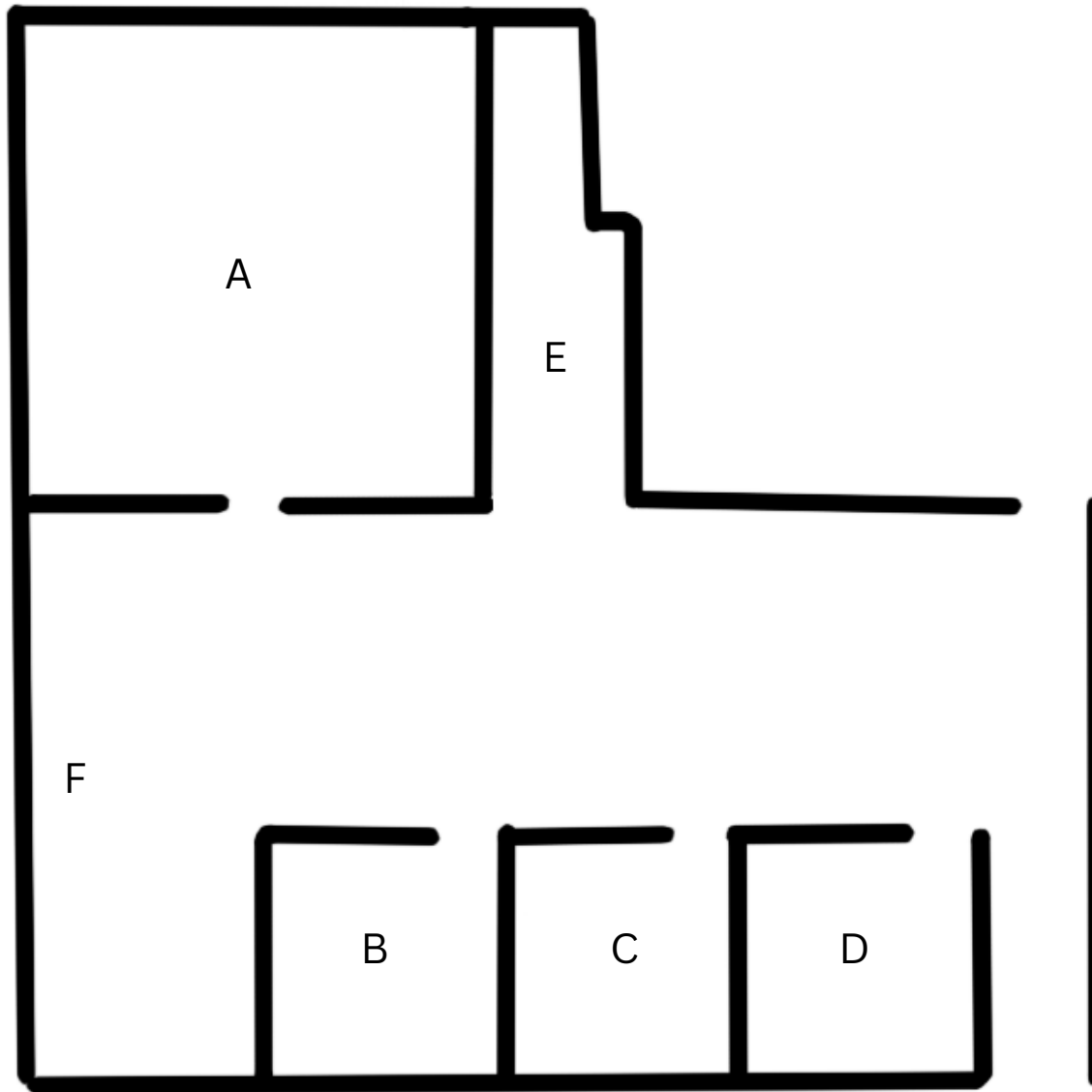
SITE PLAN



9400 PLUM DRIVE

PLUM DRIVE IN URBANDALE

INTERIOR PLAN



A- Training Room - 23 X 24

B- Office - 12 X 12

C- Office - 12 X 11.6

D- Office - 12 X 11.6

E- Storage Room - 24 X 6.5

F- 4 Workstations

9400 PLUM DRIVE

PLUM DRIVE IN URBANDALE

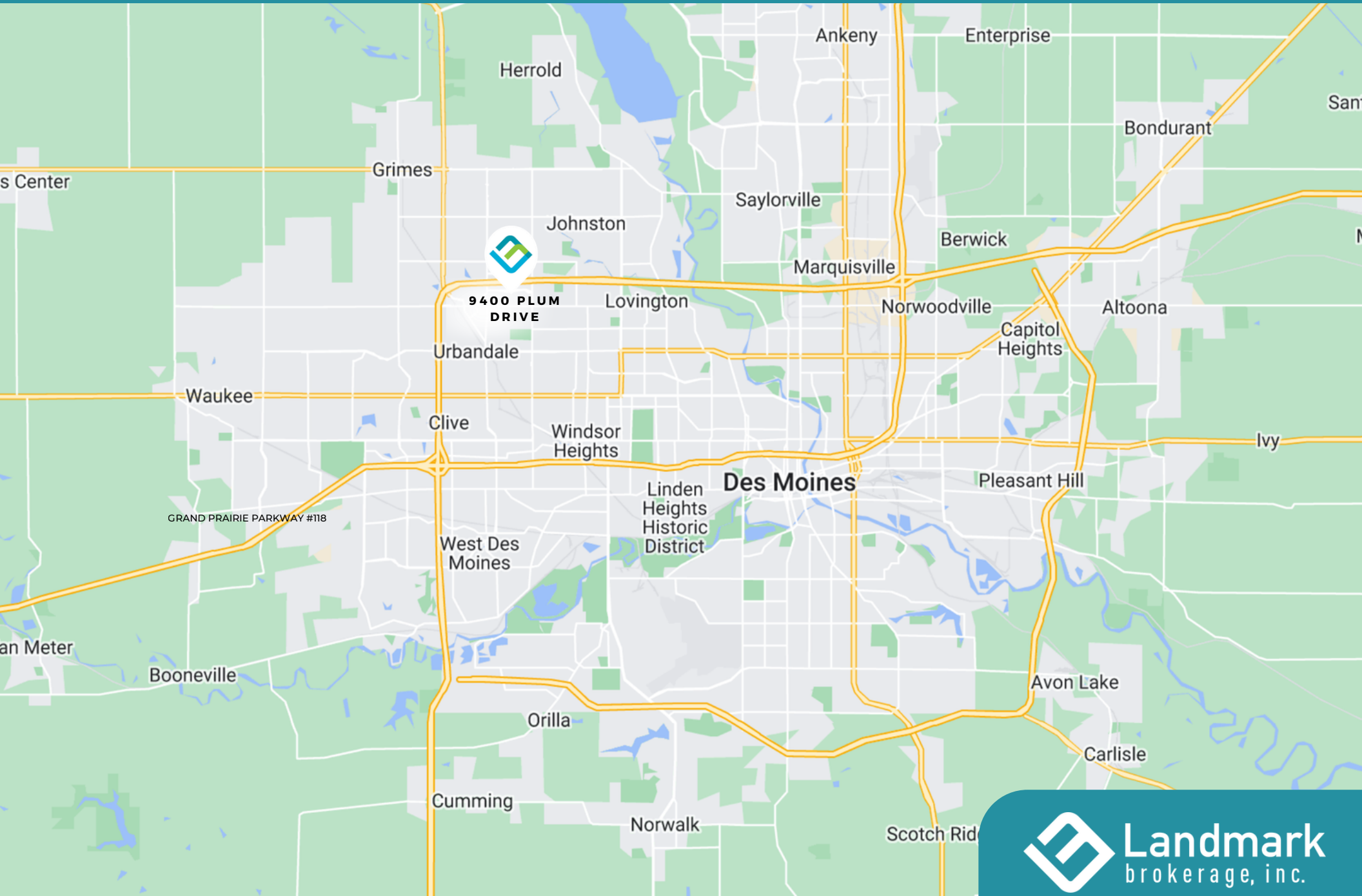
AREA MAP



9400 PLUM DRIVE

PLUM DRIVE IN URBANDALE

METRO MAP



9400 PLUM DRIVE

PLUM DRIVE IN URBANDALE

RESOURCE PAGE

DEMOGRAPHICS - 5 MILE RADIUS



167,309
POPULATION



38.6
MEDIAN AGE



\$96,923
MEDIAN HOUSEHOLD INCOME



\$322,159
MEDIAN NET WORTH



\$363,666
AVERAGE HOME VALUE



70.1%
OWNER OCCUPIED HOUSING



106,841
TOTAL EMPLOYEES



7,895
TOTAL BUSINESSES

SOURCE: ESRI ESTIMATES

DES MOINES METRO:

- #1 Best Place to Live in the Midwest for High Salaries and Low Cost of Living - The Absent, 2025
- Des Moines - West Des Moines area ranked the #2 Place for Young Professionals to Live - Forbes, 2024
- #3 Most Livable City in the U.S. - Visual Capitalist, 2025
- #5 Cost of Living for States in the U.S. - U.S. News & World Report, 2025
- Des Moines metro area is the fastest-growing major metropolitan area in the Midwest - Business Record, 2024
- #3 Most Livable metros for Renters - rent cafe, 2024

TRAFFIC:

- Interstates 35 and 80 connect Urbandale to customers and suppliers throughout the United States. Perfectly positioned in the Midwest, Urbandale has a direct connection to I-80 and is within a day's drive of many major metropolitan areas. It is also a quick drive to downtown Des Moines, the capitol city of Iowa.



**AROUND 90,800
VEHICLES PER DAY**
I-80 BETWEEN 100TH STREET &
86TH STREET (WEST & EAST)



**AROUND 4,500
VEHICLES PER DAY***
PLUM DRIVE

*SOURCE: IOWA DOT - TRAFFIC COUNTS LAST COUNTED IN 2024.

MIKE BONNETT, CCIM
MANAGING BROKER



515.865.6086



mbonnett@lmcompanies-inc.com

SHELBY MILLER
DIR. COMMERCIAL REAL ESTATE



515.988.4405



shelbym@lmcompanies-inc.com



Landmark
brokerage, inc.