



OFFICE

PROPERTY HIGHLIGHTS

- » Total Building: 18,394 SF
- » Available Space for Lease: 5,575
- » Great investment opportunity for owner / user
- » Highly visible on Hickman Road in Clive
- » Recent Class A office build out
- » Monument and building signage available
- » Card access system
- » Ample Parking {72 parking stalls}



SALE PRICE

- » Negotiable

SUITE 105 LEASE RATE

- » \$9.25/sf

Information contained here deemed reliable but not guaranteed by Landmark Brokerage, Inc.



9550 HICKMAN ROAD // SUITE 100 - OCCUPIED | CLIVE, IA



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9550 HICKMAN ROAD // SUITE 105 - FOR LEASE | CLIVE, IA



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9550 Hickman Road

		<u>3 miles</u>	<u>5 miles</u>
	Population	79,131	211,529
	Median Household Income	\$76,223	\$80,848
	Median Age	40	37.8
	Total Businesses	5,258	9,413
	Total Employees	78,456	141,728
	Owner Occupied Housing	65.6%	64%
	Median Net Worth	\$201,623	\$198,329
	College Graduate +	33.3%	35.8%

Source: ESRI 2022 Estimates

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9550 HICKMAN ROAD



Map data © 2021 Google Maps

DES MOINES COMMUNITY PROFILE:

- » Top 10 City to Live in After the Pandemic - Today, 2021
- » #2 Safest Place to Live - U.S. News & World Report, 2021
- » #11 Most Affordable City to Buy a Home - Forbes Advisor, 2021

- » #1 Best Place to Live in the Midwest for High Salaries and Low Cost of Living - The Ascent, 2021
- » #5 Best Place to Live in the U.S. - U.S. News & World Report, 2020
- » #2 Top City for Young Home Buyers - Clever Real Estate, 2019

- » Top 10 Best State Capital to Live in - WalletHub, 2019
- » Top 7 Most Recession Proof Cities in the U.S. - Livability, 2019

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