

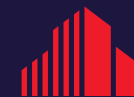


# 1405 BALTIMORE DR

AMES, IOWA 50010

Medical Office Building - 6,235 SF

\$2,600,000



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

# 1405 BALTIMORE DR

Ames, Iowa 50010

## PROPERTY HIGHLIGHTS

This medical and surgical facility features a fully completed medical build-out and functioning surgical suite. The space also includes five clinic/exam rooms, dedicated pre-operative and post-operative areas, a conference room, and two private offices ideal for administrative functions or consulting. Strategically configured for surgical and specialty practices, this facility provides an outstanding environment to deliver high-quality care.

### PROPERTY FEATURES

**Building Size:** 6,235 SF

**Price:** \$2,600,000

**Site Area:** 1.07 AC

**Use:** Office/Medical

**Zoning:** HOC (Highway-Oriented Commercial)

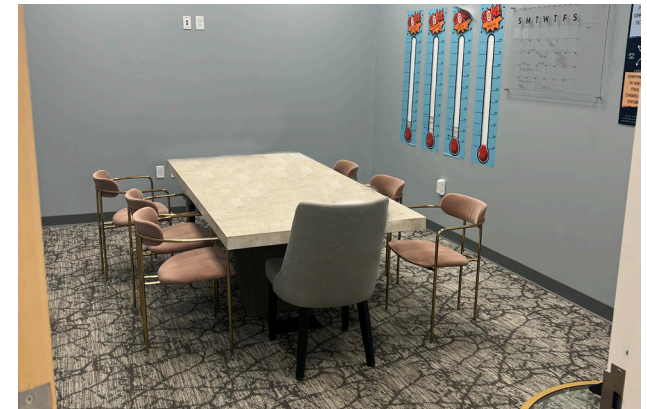
**Year Built:** 2021



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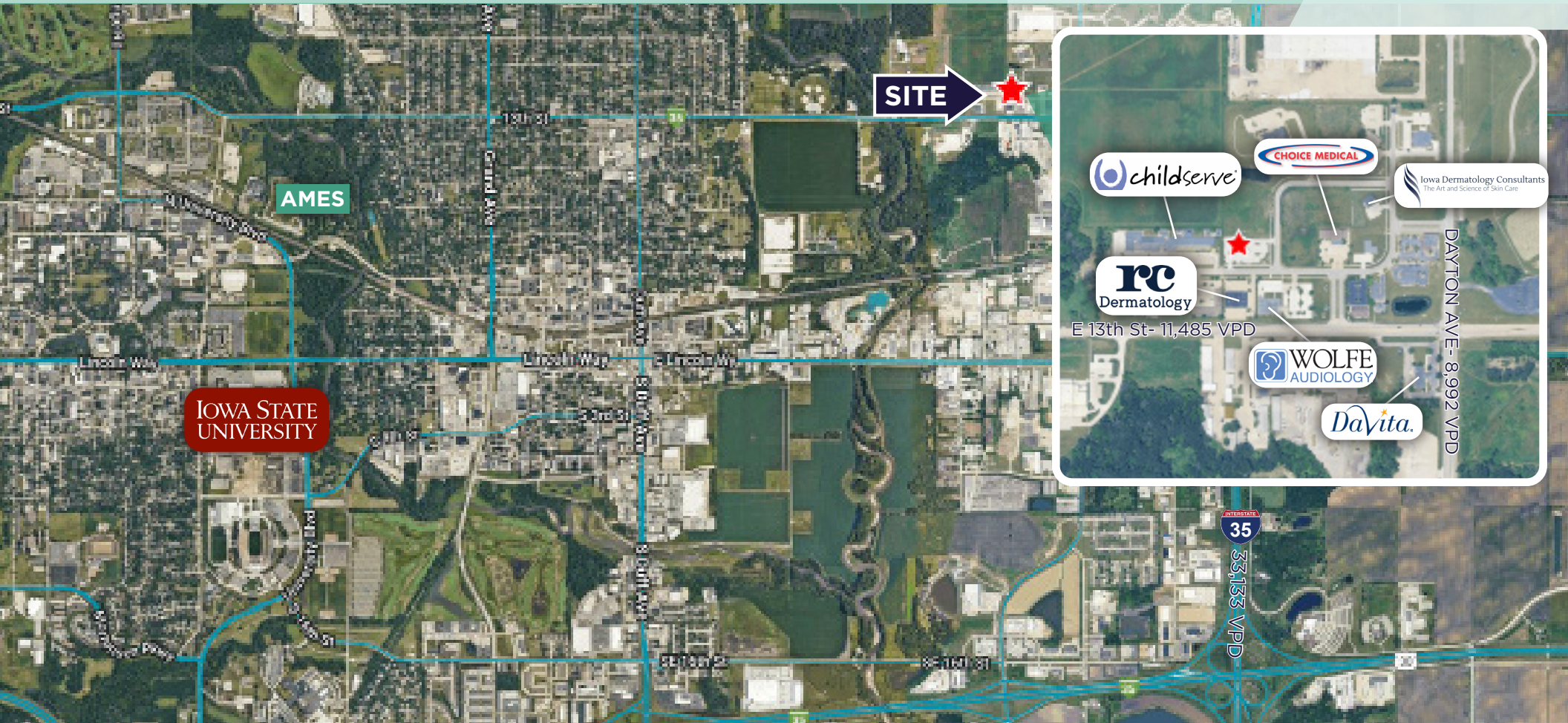
Ames, Iowa 50010

## FLOOR PLAN



# 1405 BALTIMORE DR

Ames, Iowa 50010



## TOTAL POPULATION

1 MILE	3 MILE	5 MILE
422	27,623	62,646



## TOTAL EMPLOYEES

1 MILE	3 MILE	5 MILE
2,131	22,100	34,700



## TOTAL HOUSEHOLDS

1 MILE	3 MILE	5 MILE
216	10,647	24,802



## AVG HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$80,478	\$64,734	\$62,120



**FOR MORE INFORMATION, CONTACT:**

JORDAN BOUSLOG

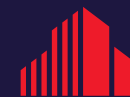
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WAKEFIELD**

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