

FOR LEASE WINDSOR OFFICE PARK

8700 THOMAS AVE | JOHNSTON, IA

PRIME RETAIL, RESTAURANT, MEDICAL, & OFFICE



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

1,903 - 7,815 SF AVAILABLE | PRICING \$26 - \$28 PER SF NNN

LOCATION



SUBWAY
Kum & Go

NW 62nd Street - 4,900 VPD

141

SUBWAY
Kum & Go
Domino's

NW 86th Street - 13,900 VPD

Casey's

HORIZON

Property Location

SUMMIT
SCHOOL

CENTRAL IOWA

Heartland
HEATING & COOLING

ARC
electric

HyVee

ENRICHMENT
THERAPY & LEARNING CENTER, P.C.

McDonald's

FARMERS
INSURANCE

goodwill

UnityPoint Health

NW 54th Ave

QT
QuikTrip

Starbucks

Kum & Go

AMC
THEATRES

TEXAS
ROADHOUSE

Cane's
CHICKEN FINGERS

INTERSTATE
35

INTERSTATE
35



SCAN OR CLICK TO VIEW DRONE FOOTAGE OF THE PROPERTY



LOT LAY OUT

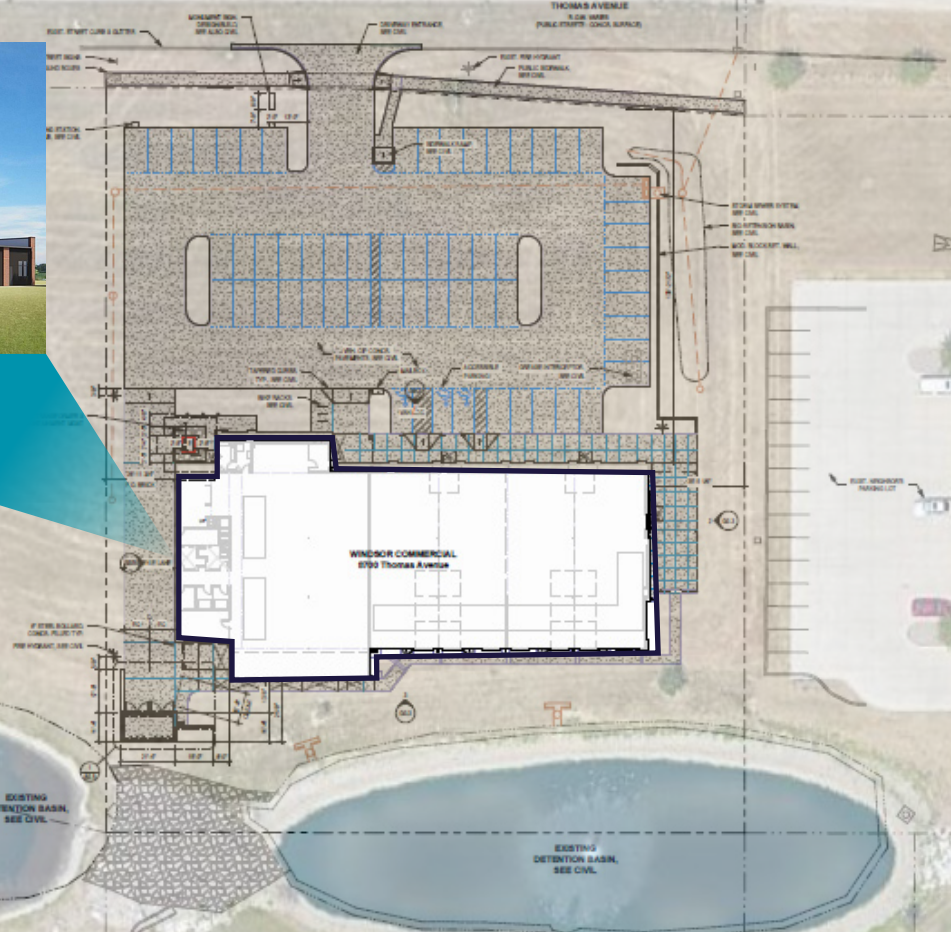


Thomas Ave

Thomas Ave

Thomas Ave

Thoma



EXISTING
DETENTION BASIN,
SEE CIVIL

EXISTING
DETENTION BASIN,
SEE CIVIL


SITE PROGRESS

MARCH 2026





[CLICK TO VIEW DRONE FOOTAGE OF THE SITE PROGRESS](#)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population 	7,413	54,595	124,157

Total Employees 	3,459	34,137	73,940
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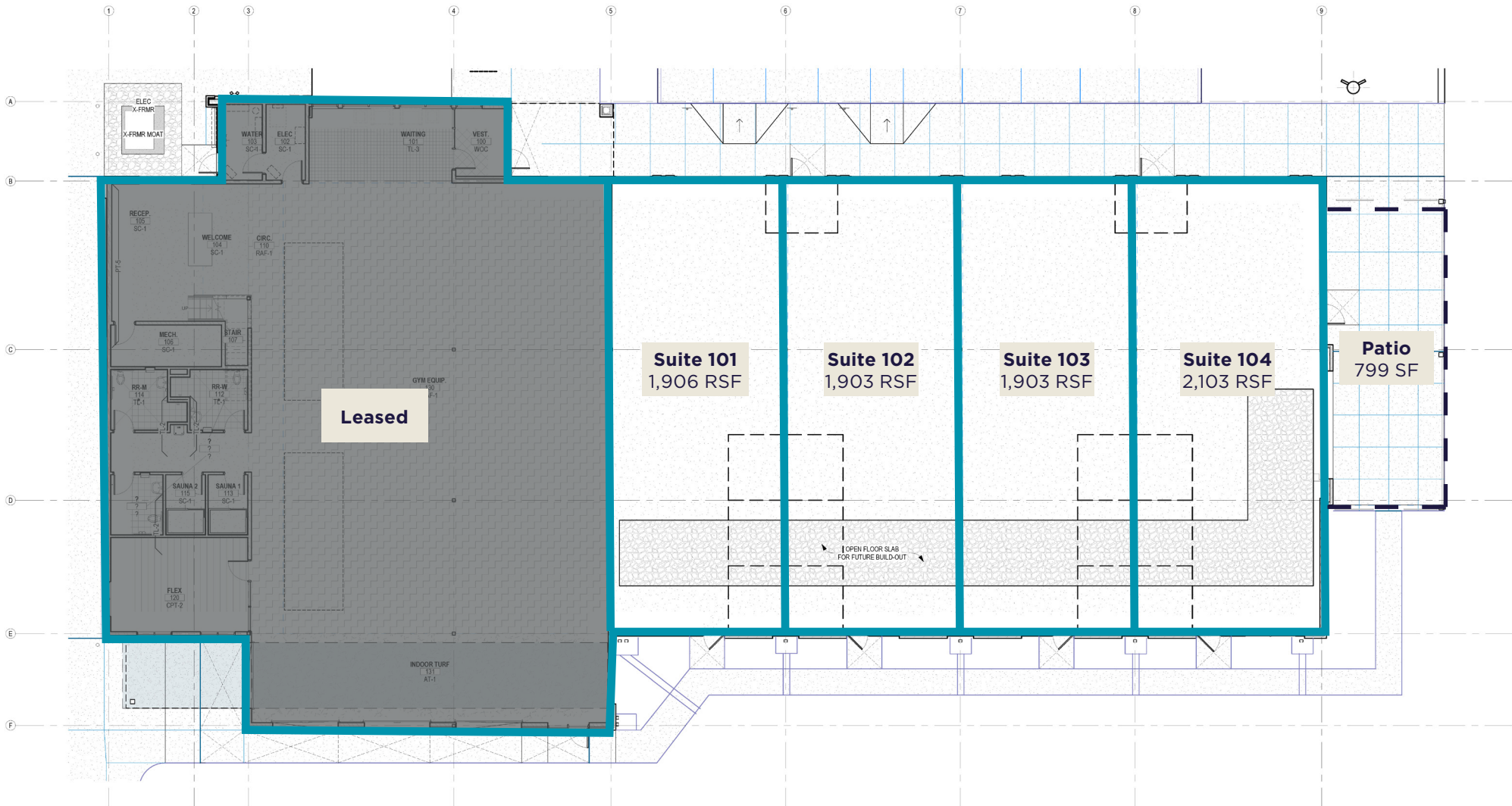
Total Households 	2,712	21,974	50,279
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Average Household Income 	\$148,928	\$104,016	\$96,728
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ELEVATION PLAN



PROPOSED SUITE PLAN



JOHNSTON, IA

“Johnston is where we thrive every day. Families pack the football stadium on fall Friday nights, and they gather in the spring to beautify our parks and trails. Santa Claus pulls up in a squad car for Holidays at the Town Center every December. Residents wait patiently for the popular Farmers Market to open just outside City Hall each May. In summer, they fill the grassy area at Terra Park for Green Days, a community celebration that’s been a staple in town since 1996.

Solidly behind every gathering is Johnston’s successful business community. Two blue-chip companies, John Deere Financial and Corteva Agriscience, have their world headquarters located in the heart of the city. The number of small businesses here continues to grow, powered by a strong and active chamber of commerce.

A thriving community doesn’t sit still. Johnston is on the cusp of a retail renaissance. Residents overwhelmingly tell us they want more places to dine, shop and explore. Developers who invest here will discover that a strong economy has their backs. Of all Des Moines metro cities, Johnston ranks at the top regarding household income, home value, and educational attainment. During the recent recession, home values grew here as they plummeted nationwide. Thanks to good leadership, Johnston has an AA+ bond rating and the fourth-lowest city tax rate in the Des Moines metro.”

- From cityofjohnston.com

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population	10,364	50,026	114,474
Daytime Pop. (workers)	3,435	31,924	67,525
Median Age	35.5	37.6	38.4
Total Households	4,044	19,780	45,220
Avg Household Income	\$157,578	\$145,300	\$136,204



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