

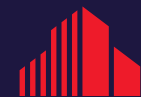


# 1405 BALTIMORE DR

AMES, IOWA 50010

Medical Office Building - 6,235 SF

\$2,750,000



**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.

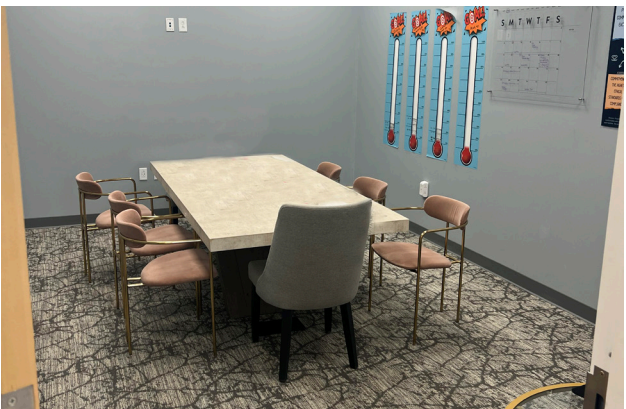
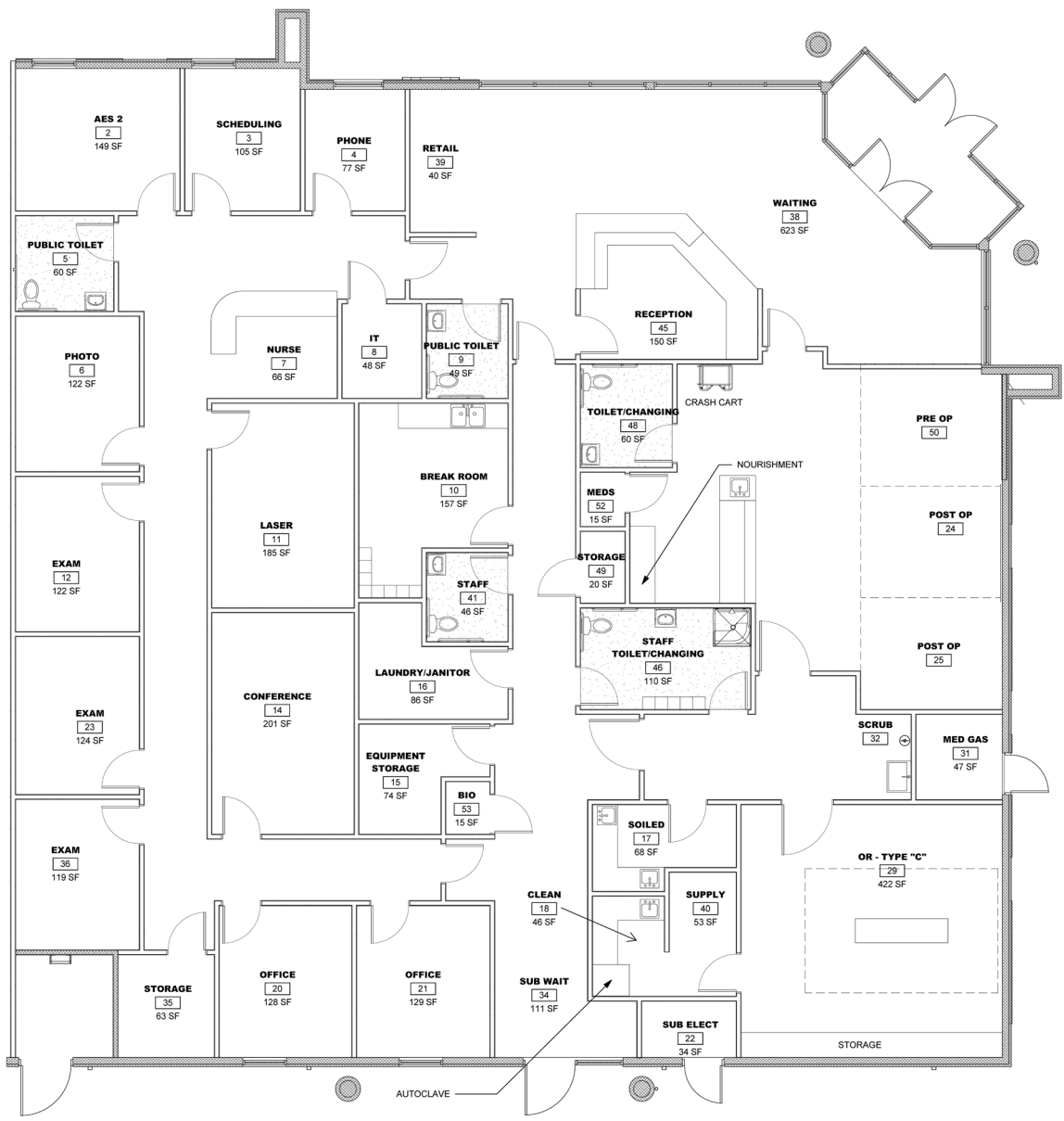
PROPERTY FEATURES	
Building Size:	6,235 SF
Price:	\$2,750,000
Site Area:	1.07 AC
Use:	Office/Medical
Zoning:	HOC (Highway-Oriented Commercial)
Year Built:	2021



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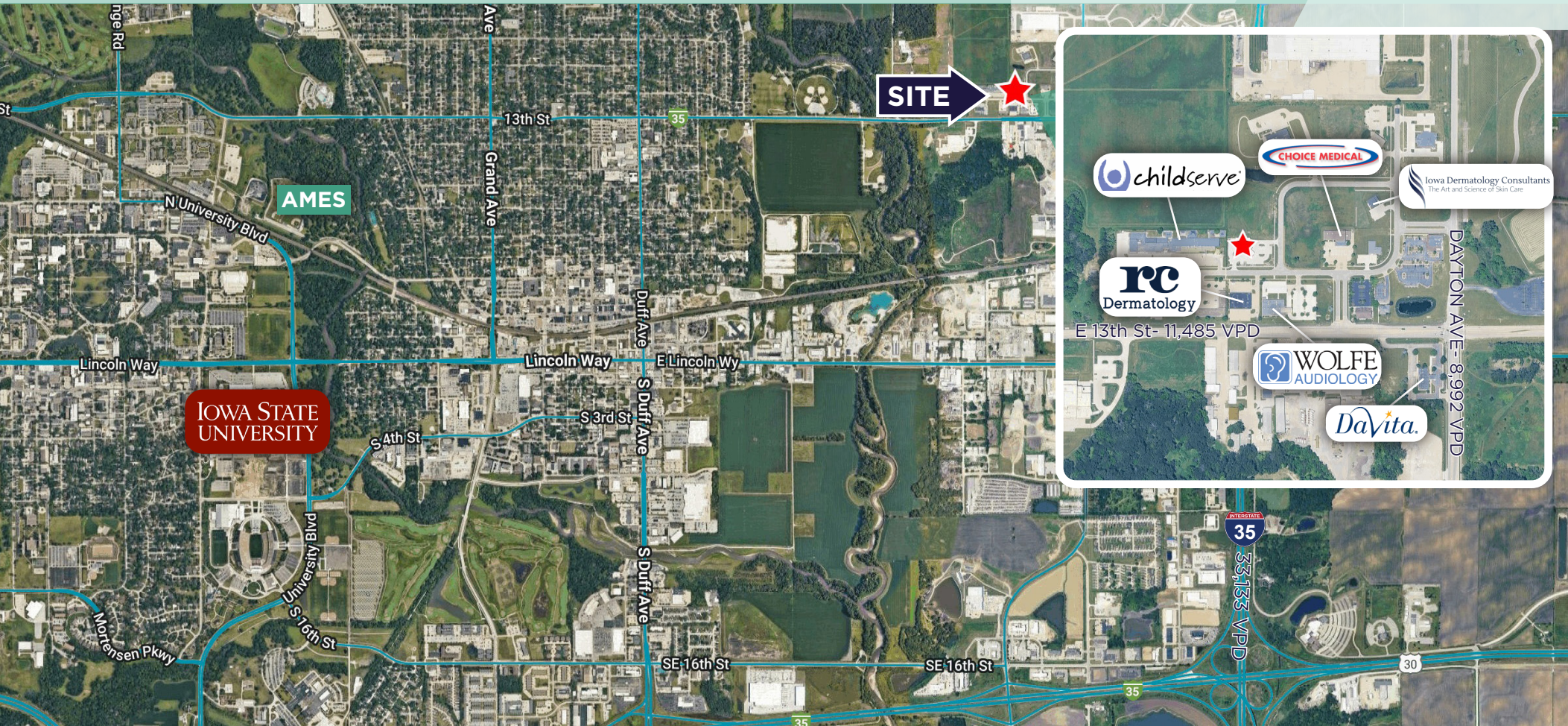
## FLOOR PLAN





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## 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

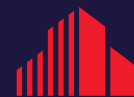
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