

For Sale & For Lease

DENNY ELWELL COMPANY
Commercial Real Estate & Development



3001-3035 86th St
Urbandale, Iowa 50322

- Direct Signage to 86th St Plus Monument Signage
- Convenient Interstate Access Via I-235
- 20,000 VPD

For Sale

Sale Price: \$1,895,000

- Building Size is 17,557 SF
- Excellent Owner-User Opportunity

For Lease

Suite 3007: 2,869 SF

Lease Rate: \$10.00 PSF/NNN

CAMIT: \$5.75 PSF

Medical Finish, Multiple Individual
Offices/Exam Rooms w/Plumbing, Front
Reception/Waiting Area, Window-Lined



dennyelwellcompany.com
515-964-1587

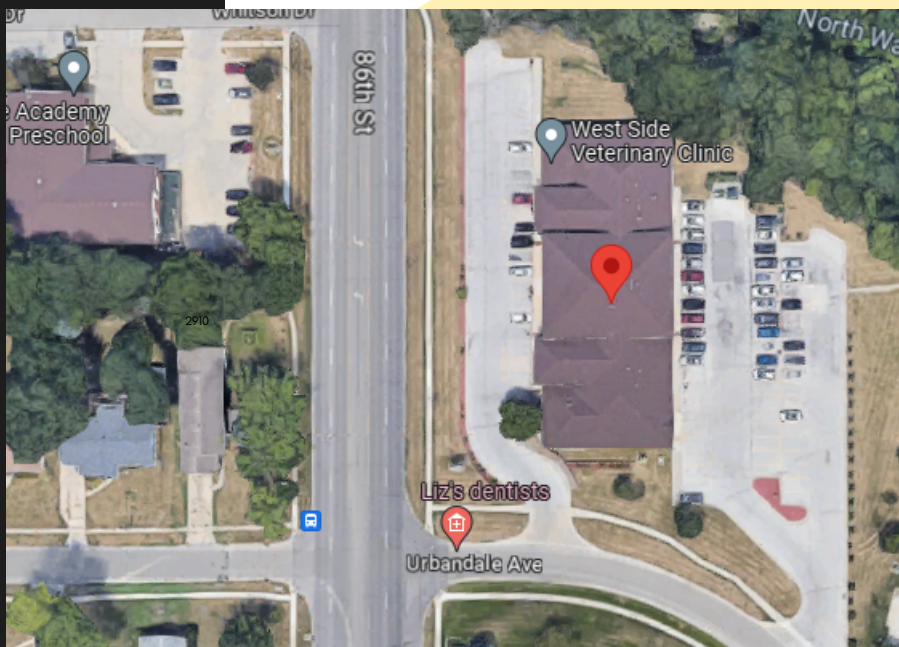
Michael Billings
515.664.6559

MBillings@DennyElwellCompany.com



For Sale & For Lease

3001-3035 86th St
Urbandale, Iowa 50322



2401 SE Tones Dr Suite 17 Ankeny, Iowa 50021

515.964.1587

DennyElwellCompany.com

Michael Billings

MBillings@DennyElwellCompany.com

515.664.6559

The information contained herein is deemed reliable but not guaranteed by Denny Elwell Company
Licensed to sell real estate in the state of Iowa

3001-3035 86th St
Urbandale, Iowa 50322

Suite 3007
2,869 Total SF

AVAILABLE SUITE

WALL TYPES

FLOOR PLAN

GENERAL NOTES



DennyElwellCompany.com

515.664.6559

The information contained herein is deemed reliable but not guaranteed by Denny Elwell Company
Licensed to sell real estate in the state of Iowa