

For Lease

CBRE

Wakonda on Fleur

Retail

4301 Fleur Drive | Des Moines, IA 50263 | www.cbre.com/desmoines



Space Features

Available for lease is a former fitness center space located in the Wakonda on Fleur Shopping Center on Fleur Drive in Des Moines. The space includes existing gym infrastructure such as an open layout, HVAC systems, durable flooring, and locker rooms with restrooms. The location offers good visibility and convenient access to Fleur Drive. Its proximity to major employers and the airport makes it a practical option for retail or wellness operators looking for an established space in a strong retail corridor.

Available Space

- + Suite #9 - 4,847 SF Former Fitness Center Space

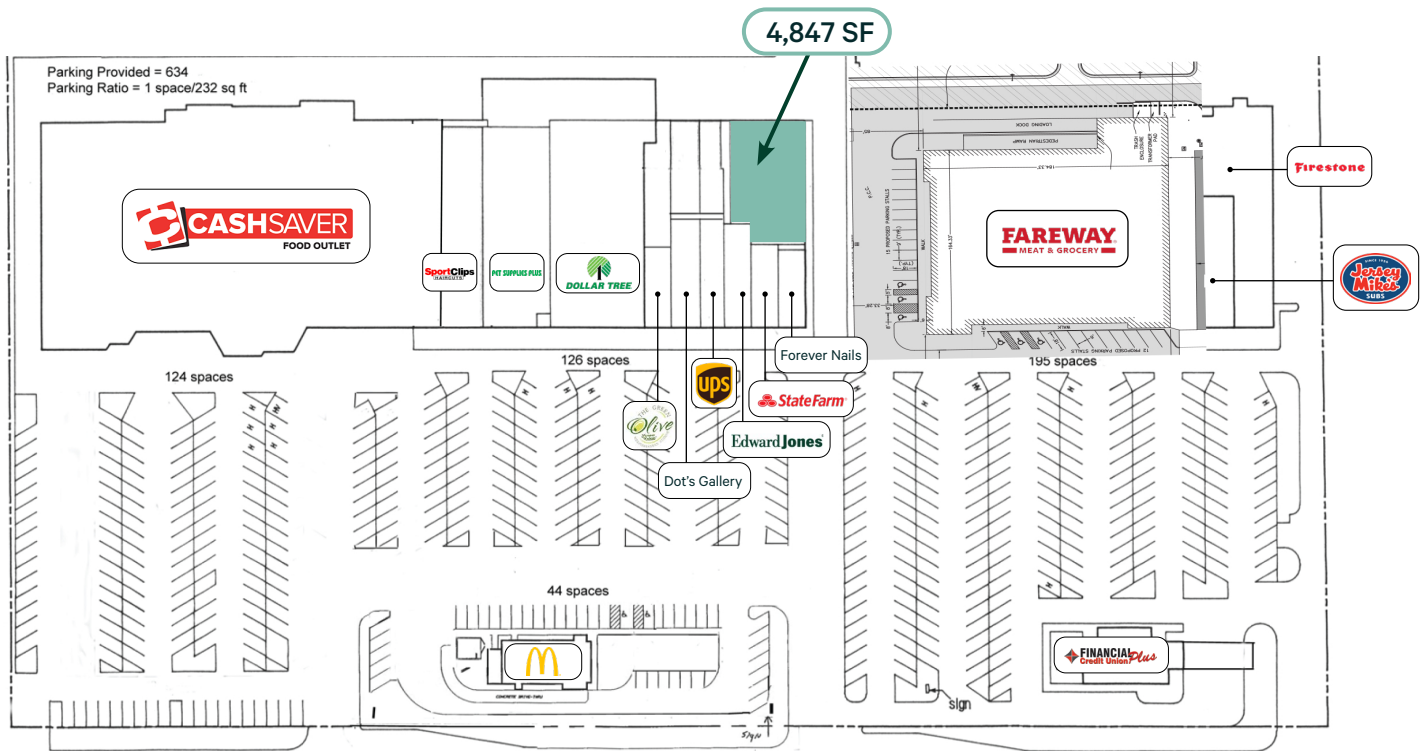
Lease Rate

- + \$10.00 PSF NNN
- + CAMIT: \$4.83/SF

Property Highlights

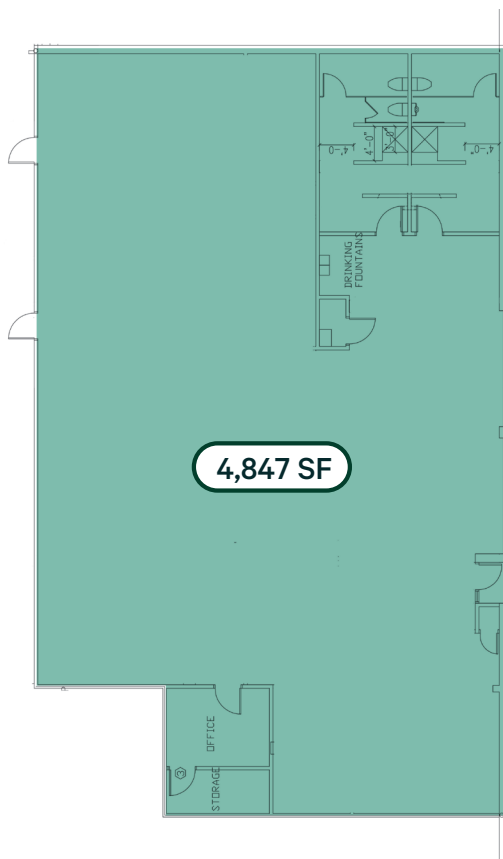
- + Ample Parking with Main Entrance Across Drive from Entrance to Fareway
- + Excellent quality co-tenancy, including Fareway, Pet Supplies Plus, Dollar Tree, Firestone, McDonald's, and new Jersey Mike's
- + Fleur Drive Traffic Counts - 29,600 VPD
- + Pylon signage available

Site Plan



FLEUR DRIVE -29,600

Floor Plan



- Open exercise room
- Two (2) restrooms that include showers
- One (1) private office
- Storage

4301 Fleur Drive
Des Moines, Iowa

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Location



Contact Us

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