

# Ottumwa Clinic/Medical Space

1005 Pennsylvania Avenue | Ottumwa, Iowa



Office | For Lease

**CBRE**

# Property Overview

Introducing the newly renovated 1005 Pennsylvania Avenue in Ottumwa, Iowa—a premier healthcare destination designed to meet the growing needs of Southeast Iowa. Conveniently located off Hwy 63 near Ottumwa Regional Hospital, this modern facility offers flexible medical spaces, including white-box suites ready for build-to-suit customization as well as second-generation units. Home to leading providers like Wolfe Eye Clinic, University of Iowa Clinics, MercyOne Heart Center, and DaVita, the center features ample parking and easy access for patients, staff, and physicians. With its prime location, adaptable spaces, and patient-focused design, Ottumwa Clinic property is the region's hub for exceptional care.

## Available Space

- + Rentable Area – 70,046 SF
- + Available from 1,200 - 25,000 SF
- + Typical Floor Plan: 35,023 SF

## Existing Medical Space Including:

- + Exam rooms
- + X-ray facilities
- + MRI Room
- + Lab space
- + Treatment areas
- + Surgery suites

## Building Features

- + Opportunities to upgrade and renovate as well
- + Facility is connected to Ottumwa Regional Hospital

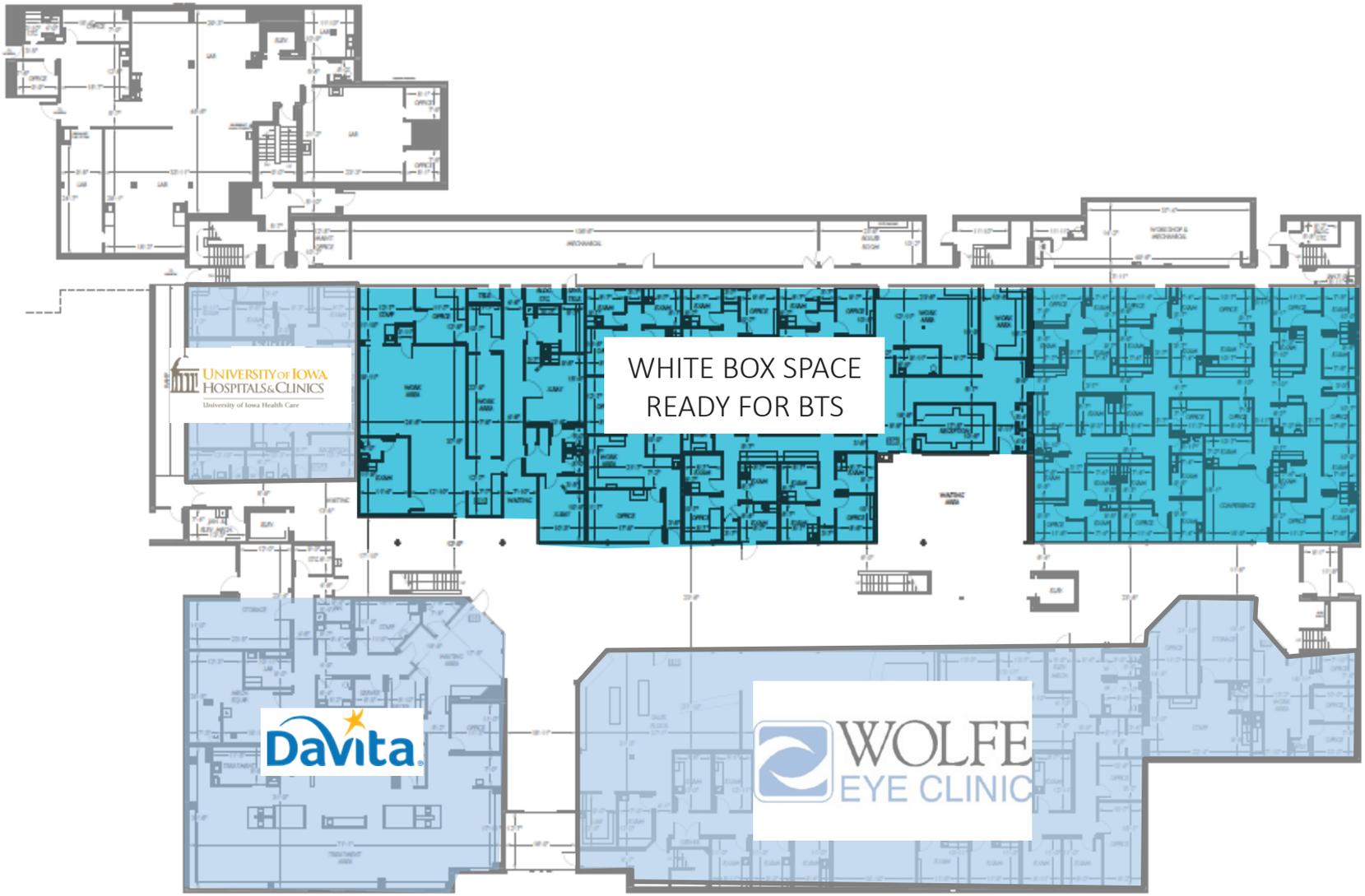
## 2025 renovations

- + White box offices ready for new build-to-suit
- + Resurfaced parking
- + New monument signage
- + Remodeled common area
- + New common area and wait area furniture
- + Remodeled entry
- + Updated landscaping



# Floor Plan

## Main Floor



Driveway  
Blood Center

Parking Lot

# Floor Plan

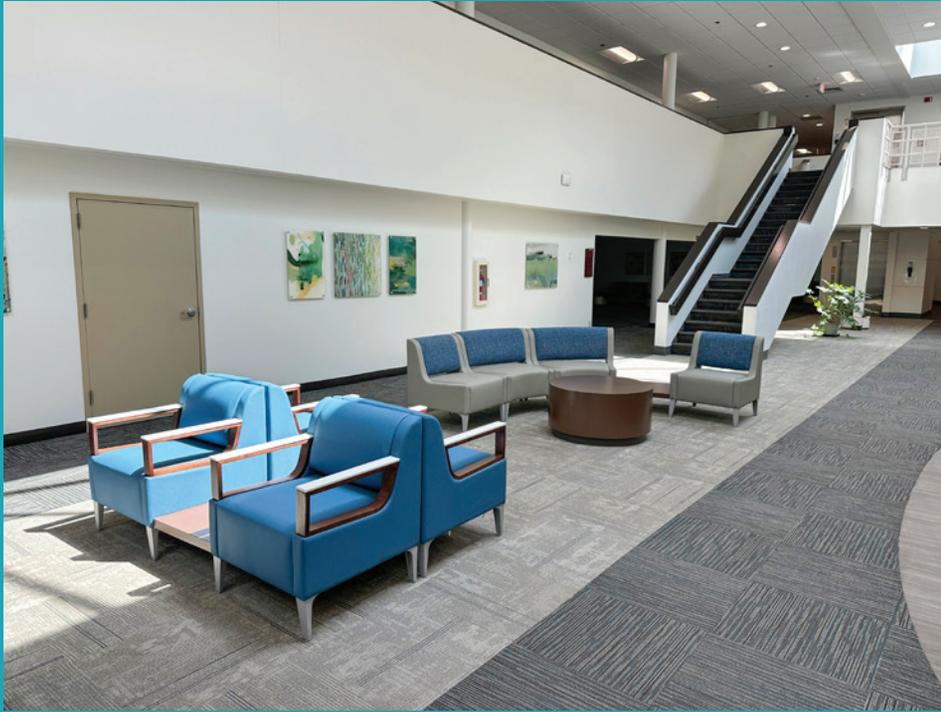
## Upper Floor



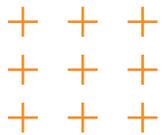
Driveway  
Blood Center

Parking Lot

# Interior Photos



# Location

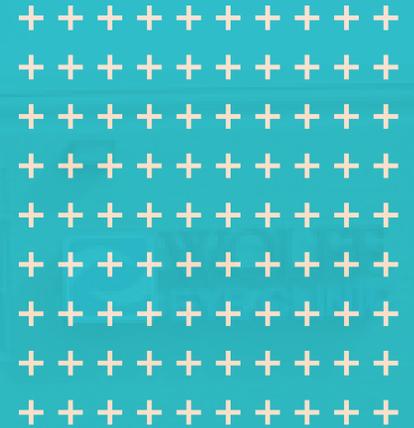


# Area Demographics



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## Contact

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