



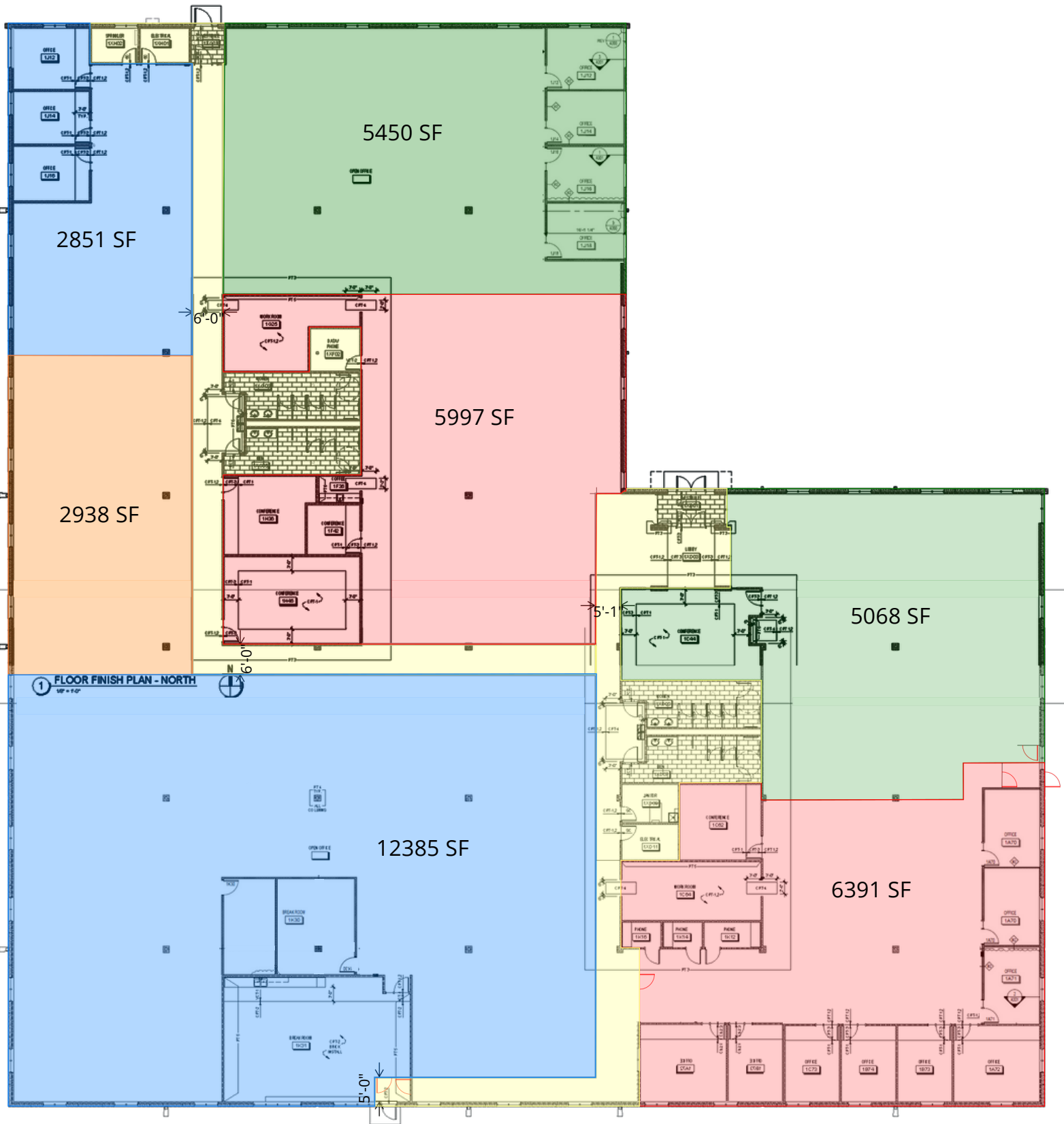
FOR SALE OR LEASE

8850 NW 62ND AVE, JOHNSTON

This property is located in a prime area of Johnston, offering convenient access to the interstate, restaurants, and retail. It features 10' ceilings, an open floor plan, and existing office buildout, providing flexible space that can accommodate a variety of business needs. Competitive lease rates start at \$6.95 per sq. ft., with a \$4,300,000 sale price.

PROPERTY DETAILS

- 4,000 - 41,080 SF available for lease
- Net rent starting at \$6.95 PSF
- Sale Price: \$4,300,000
- Single story
- 10' ceiling height
- Plentiful on-site parking at 5.2/1000
- Great natural light throughout
- Mostly open floor plan with some existing office buildout
- Easy access from Interstate 80/35
- Nearby restaurants and retail
- Ready to be customized to fit your needs
- Operating expense estimate available upon request



Conceptual demising plan, final plan may vary

NW 62nd Ave

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NW 62nd



8850 NW 62nd Ave






NW 86th St

Kin







Windsor Pkwy

Beaver Creek

Highland Oaks Dr

NW 92nd St

Chamberly Blvd

Oakdale Dr





Ridgeview Dr

NW 86th St

Longview Dr

NW 88th St






NW 54th Ave

NW 53rd Pl











NW 86th St

Birchwood Ct













WB Realty Company is a licensed broker in the state of Iowa



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Broker has financial interest in the property