

# OFFICE FOR LEASE

**224 S BELL AVE**

**AMES, IA 50010**

**11,012 SF | \$19.50 SF Modified Gross**

**JORDAN BOUSLOG**

SENIOR ASSOCIATE

+1 515 402 9131

[jbouslog@iowaca.com](mailto:jbouslog@iowaca.com)

**MARK TIMMINS, J.D.**

SENIOR ASSOCIATE

+1 515 988 2765

[mtimmins@iowaca.com](mailto:mtimmins@iowaca.com)

**BRANDON FITZ**

SENIOR ASSOCIATE

+1 515 226 8016

[bfitz@iowaca.com](mailto:bfitz@iowaca.com)

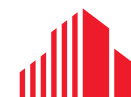
3737 Woodland Avenue, Suite 100

West Des Moines, IA 50266

Main +1 515 309 4002

Fax +1 515 309 4040

[iowacommercialadvisors.com](http://iowacommercialadvisors.com)



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WAKEFIELD**

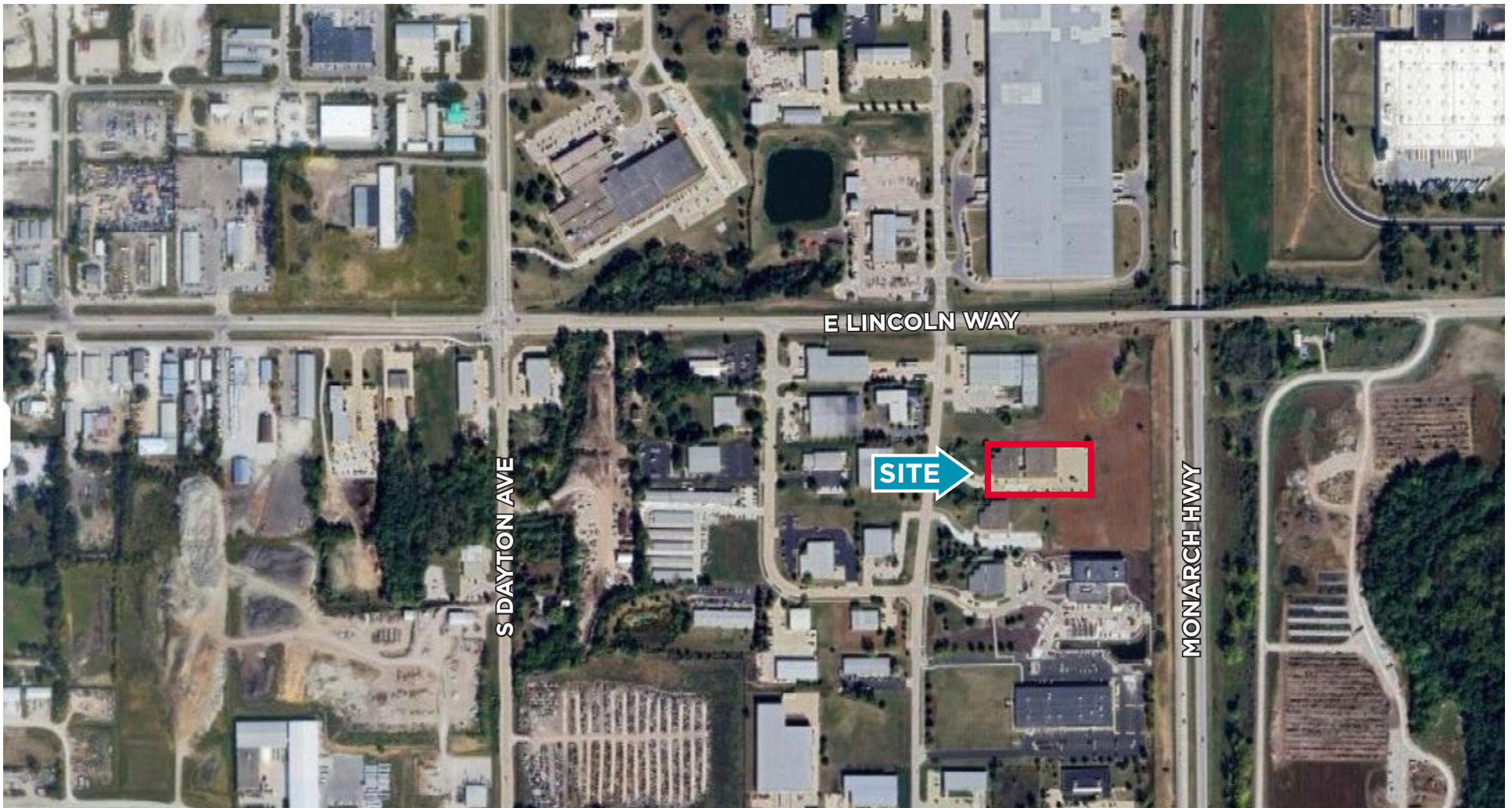
Iowa Commercial Advisors

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# PROPERTY HIGHLIGHTS

- Turn-key office space available
- All furniture, fixtures, and equipment available
- Conveniently located near I-35
- Abundant parking





# LOCATION



## DEMOGRAPHICS

	Total Population	Average Household Income	Daytime Population
1 Mile	440	\$119,011	4,419
3 Mile	16,522	\$86,876	29,419
5 Mile	56,952	\$93,005	71,420

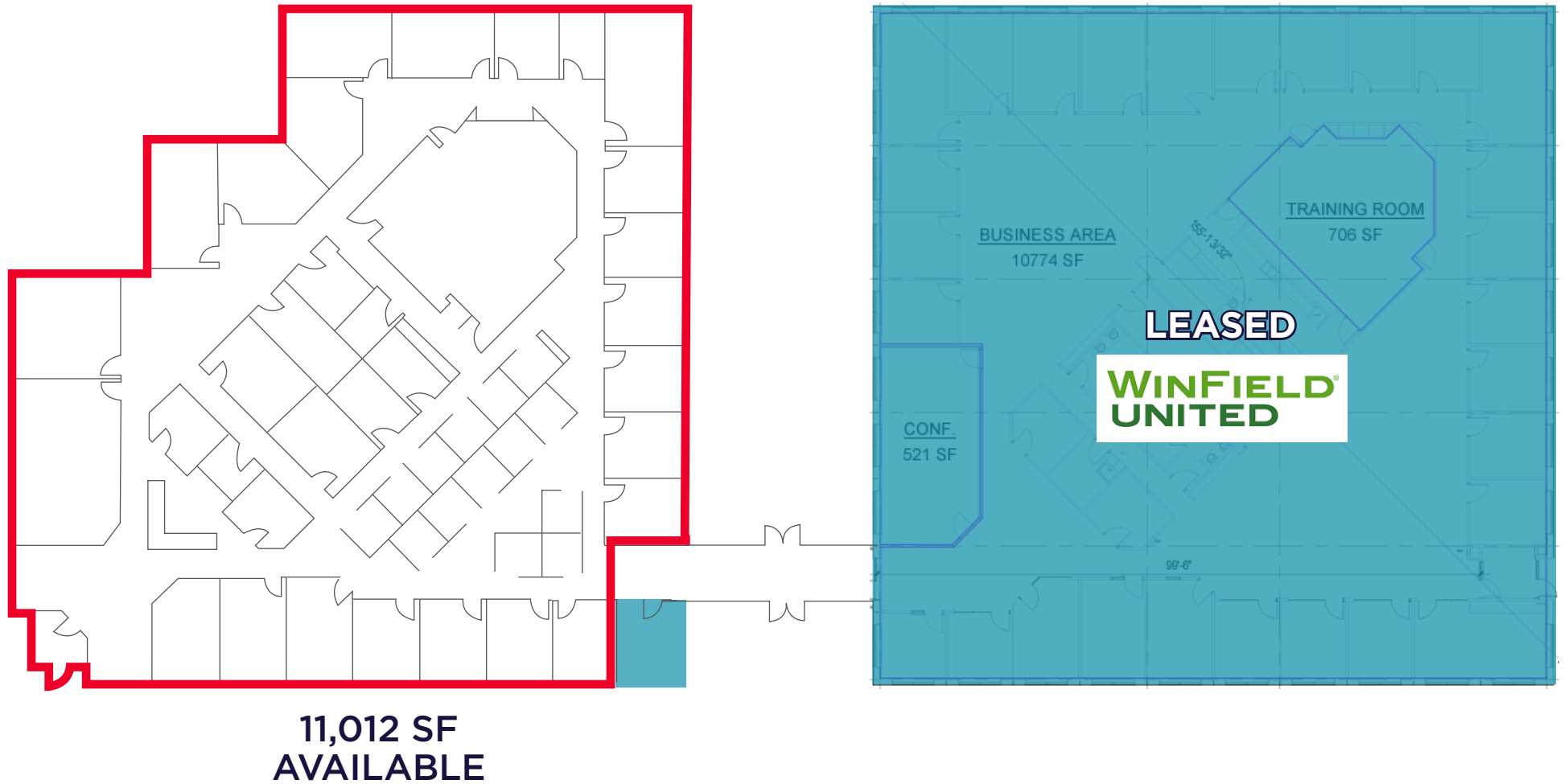


Map data ©2025 Google





# FLOORPLAN





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