

FOR SALE/LEASE

12,697 SF | OFFICE/MEDICAL



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



7481 US-69

Des Moines, Iowa

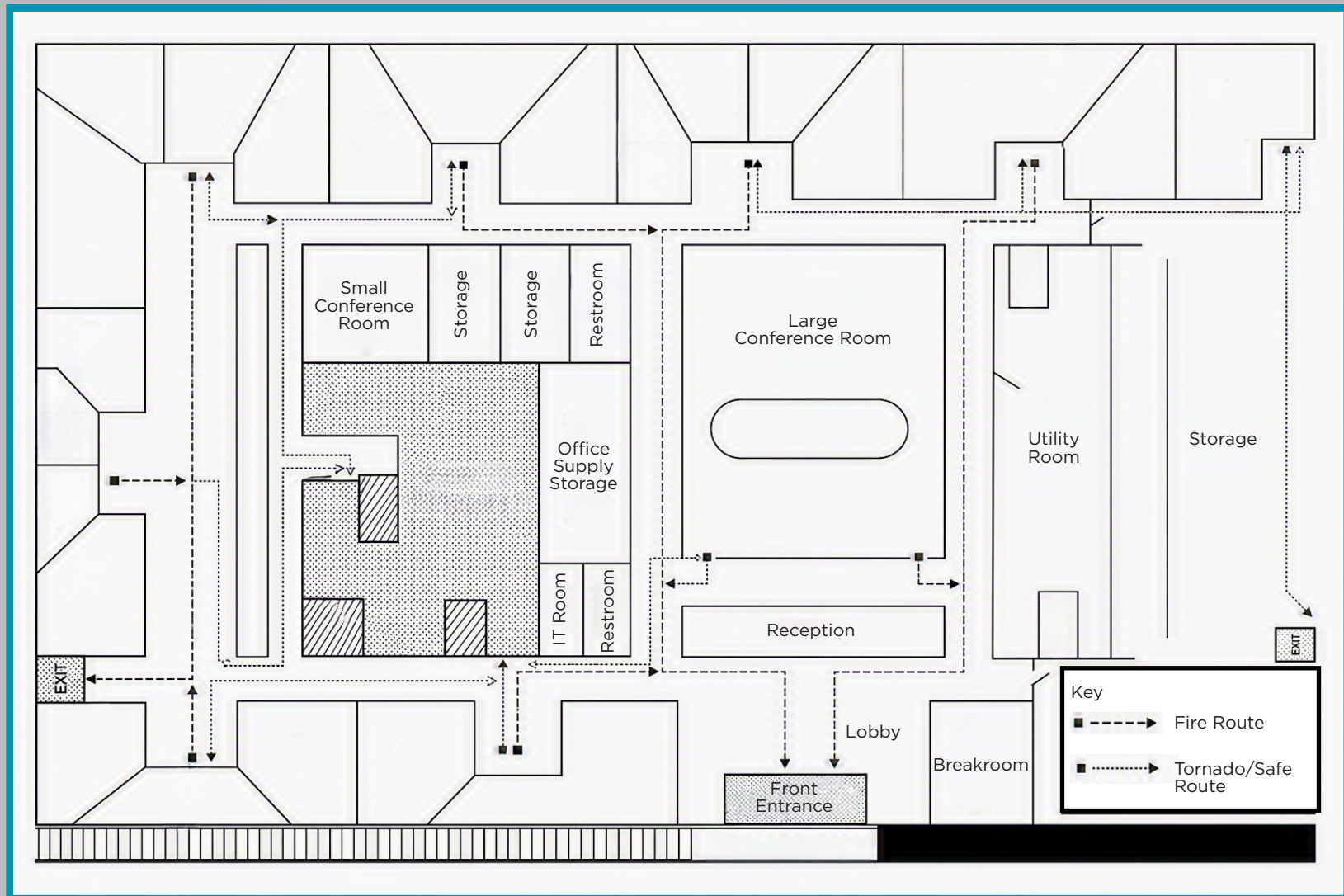
PROPERTY OVERVIEW

- **12,697 SF former medical office building** on 1.523 acres, purpose-built with medical infrastructure already in place — ideal for a medical, dental, or professional office user seeking a building with limited improvements needed
- **Prime South Des Moines location** adjacent to the redeveloping Southridge Mall, and right off of the HWY 5 bypass.
- **Ample on-site parking** with 42,000 SF of concrete paving supporting heavy traffic and patient/client parking needs
- **Adjacent land available for future growth or development needs**
- **Flexible sale or lease opportunity** — suited for owner-occupant healthcare users, investors, office/medical redevelopment, or users looking for something less than the entire building.

Sale Price:	\$1,295,000
Lease Rate:	\$12.50 PSF NNN
Site Area:	1.52 AC
Total Building Size:	12,697 SF
Min. Divisible:	5,000 SF
Zoning:	MX2-V (Mixed Use District)
Use:	Office/Medical
Year Built:	2000



FLOOR PLAN



PROPERTY AERIAL





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