

# Birchwood Business Center II on I-80|35

7801 Birchwood Court  
Johnston, Iowa 50131  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

## Class A Business or Commercial Space

### Building Features

- + Versatile Design for:
  - Flex
  - Showroom
  - Warehouse
  - Destination Retail
  - Sports
  - Recreation
  - Training
  - Office
  - Light Industrial
- + Architectural pre-cast and superior glass-lines
- + Clear Height: 26-ft
- + Highly visible tenant signage to I-80|35
- + 12' (W) x 16' (H) grade level drive-in doors available per bay. Dock doors may be possible
- + Energy Efficient Interior & Exterior Lighting: LED
- + 1,600 Amp, 480v, 3-Phase
- + Energy efficient roofing: 60 Mil TPO roof (R-30)

### Available Space

- 72,000 SF (Building II)
- Will divide
- Possible mezzanine level

### Lease Rate

- + Negotiable
- + Build-to-Suit



PHOTO EXAMPLE - BIRCHWOOD II

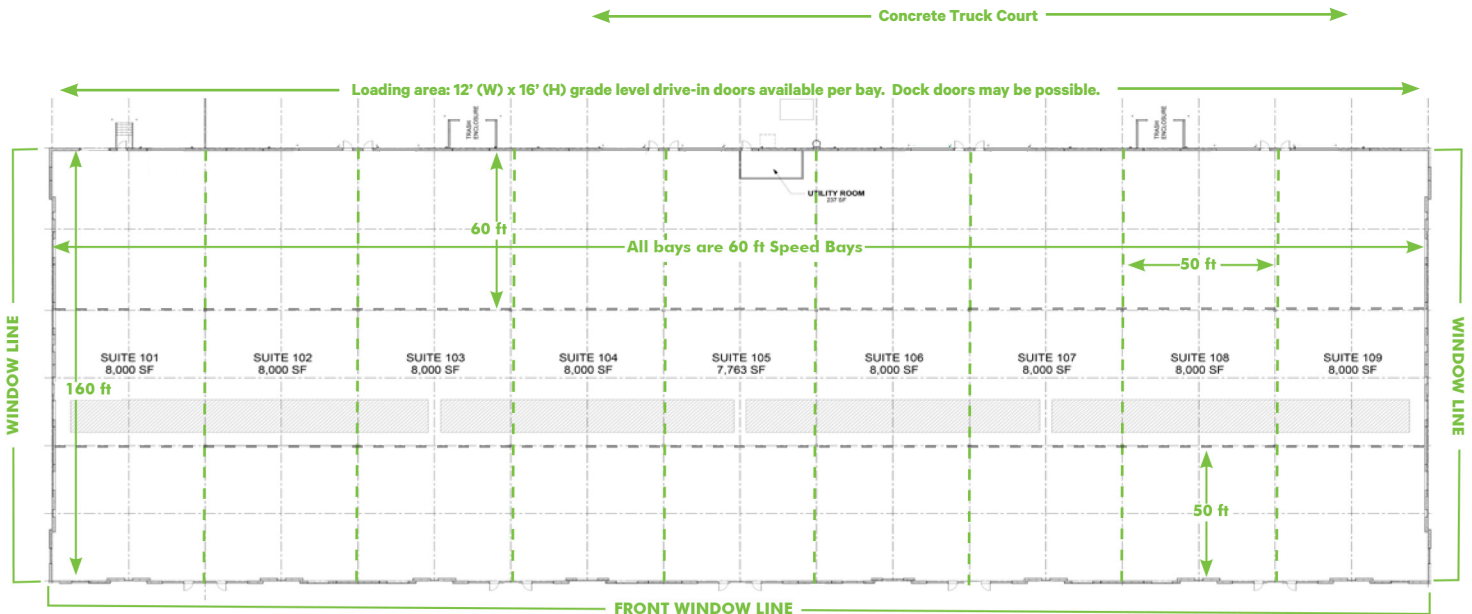
# Flexible Use Center



## Site Features

- + Tremendous I-80/I-35 Visibility - 94,000 VPD
- + Excellent access to I-80/35
- + Parking 4.0 stalls per 1,000 (322 total stalls)
- + Multiple nearby Amenities (Hotels, Restaurants, Retail and Medical)
- + Zoning PUD

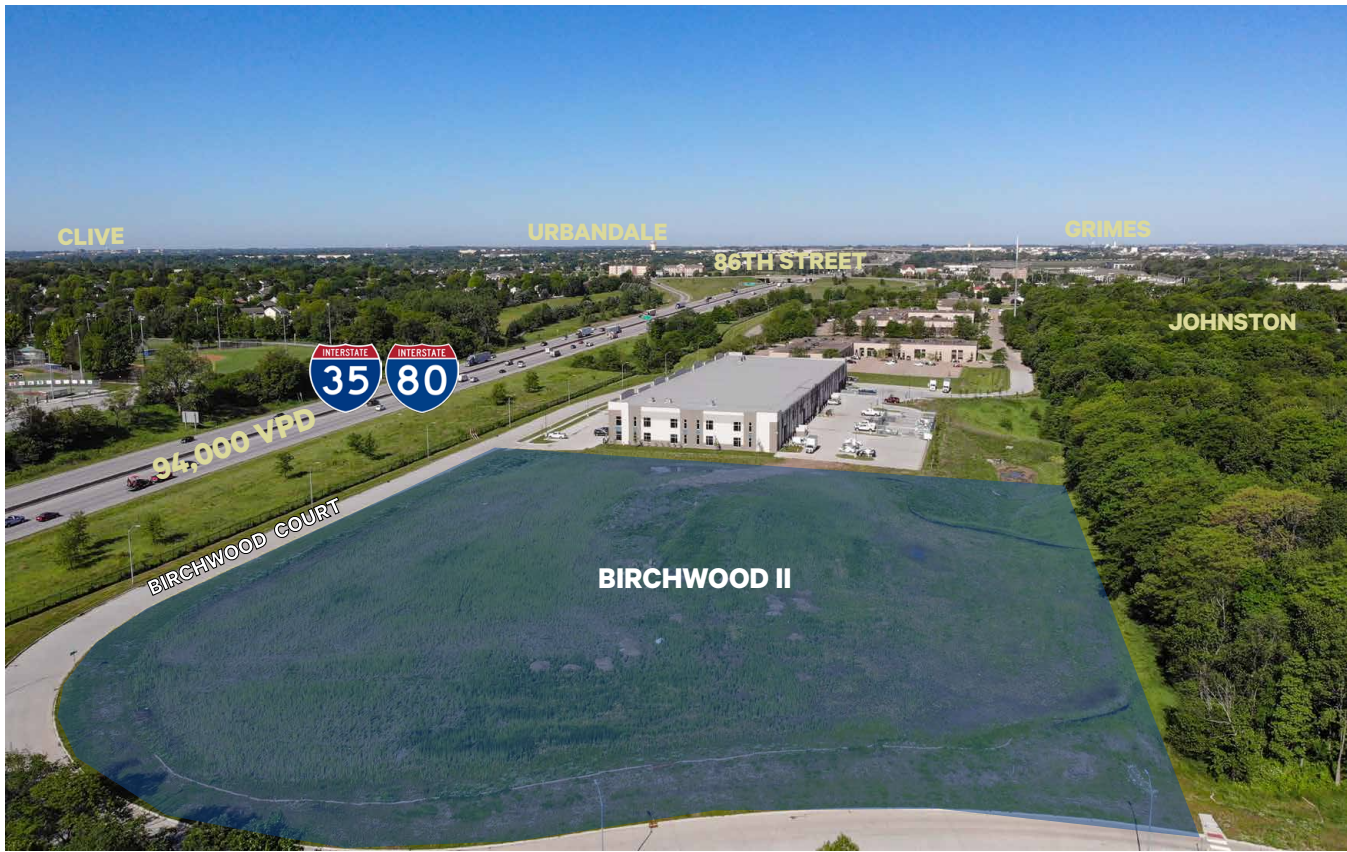
# Floor Plan



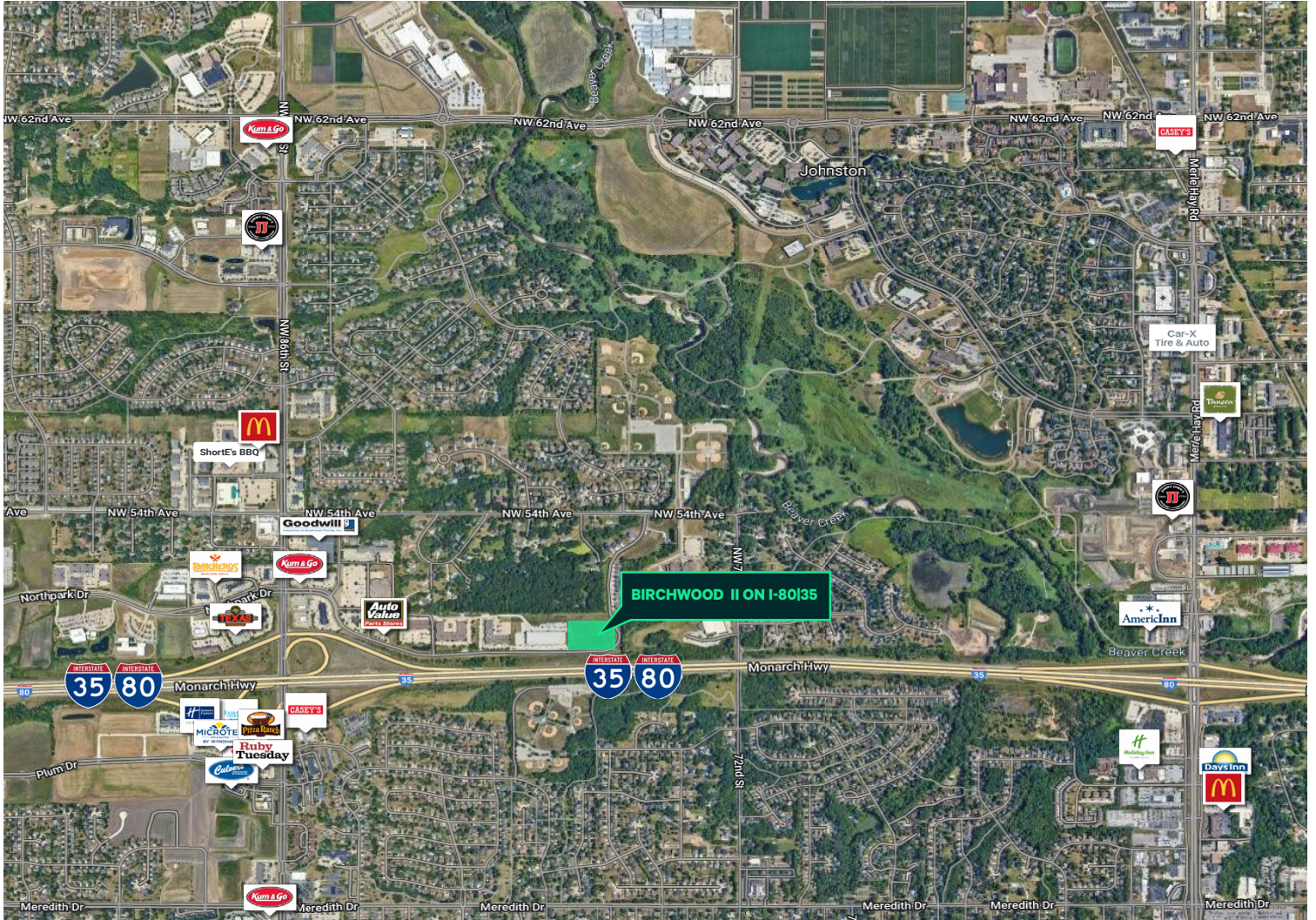
FLOOR PLAN  
NOT TO SCALE



# Aerial of Site



# Location



## Contact Us

**Chris Pendroy, CCIM, SIOR**  
Senior Vice President  
+1 515 402 6600  
chris.pendroy@cbre.com  
Licensed in the State of Iowa.

**Marty Herrmann**  
Vice President  
+1 515 415 6113  
marty.herrmann@cbre.com  
Licensed in the State of Iowa

**Grant Wright, CCIM**  
First Vice President  
+1 515 745 5113  
grant.wright@cbre.com  
Licensed in the State of Iowa.

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