

# OFFICE FOR LEASE

## 7445 UNIVERSITY

7445 UNIVERSITY AVENUE, CLIVE, IA 50325



### PROPERTY OVERVIEW

Quiet neighborhood could be a perfect place for your business. Building sits high and has green space to the North. Handicap accessible with lots of parking. Tenant is responsible for electric, phone and internet.

### OFFERING SUMMARY

<b>RENTABLE SF:</b>	4,002
<b>BUILDING SF:</b>	6,597
<b>LEASE RATE:</b>	\$10.50 PSF
<b>OPEX</b>	\$3.03 PSF
<b>LOT SIZE:</b>	0.68 Acres
<b>PARKING:</b>	28 Stalls
<b>YEAR BUILT:</b>	1979
<b>ZONING:</b>	Office

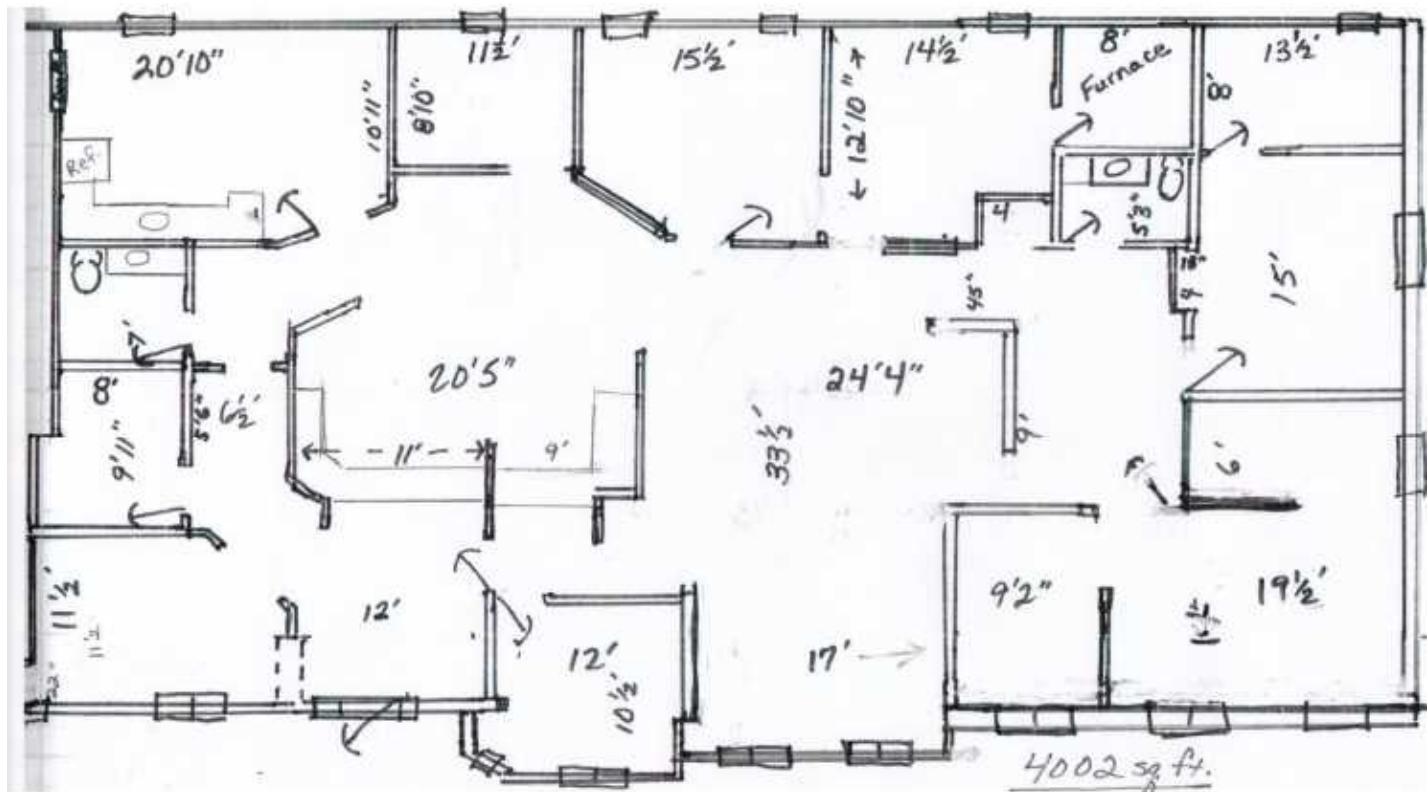


Stafford, TX 77477

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## Property Summary

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### Property Summary

Lease Rate:	\$10.50/sqft
Lease Term :	3-5 years
Building SF:	6,597
Rentable SF:	4,002
Available SF:	4,002
Year Built:	1979
Renovated:	2017
Building Class:	B
Floors:	1
HVAC:	Forced air Heat and NEW AC
Lighting:	Fluorescent
Parking:	28
Parking Ratio:	248
Zoning:	Office

### Property Overview

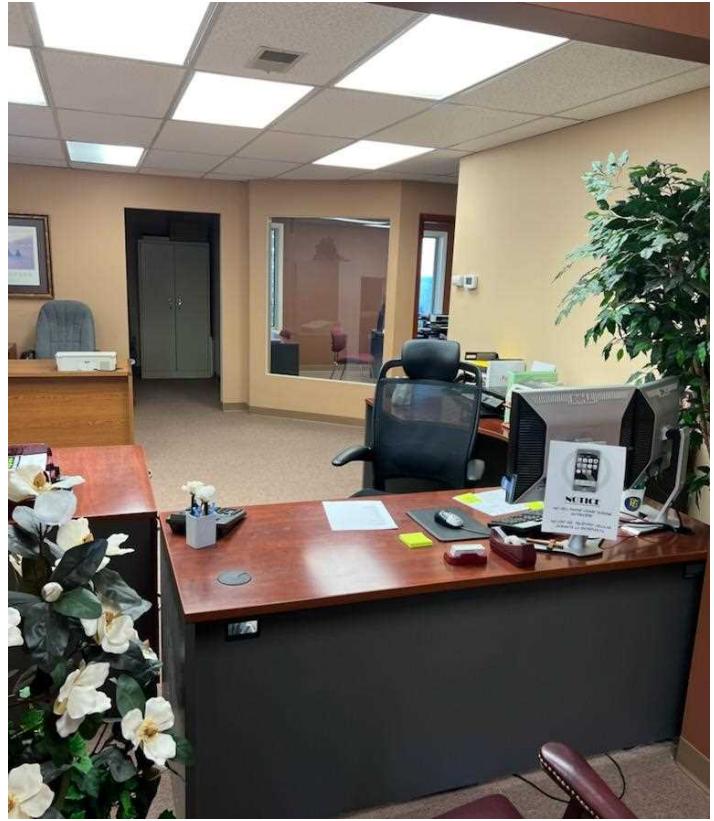
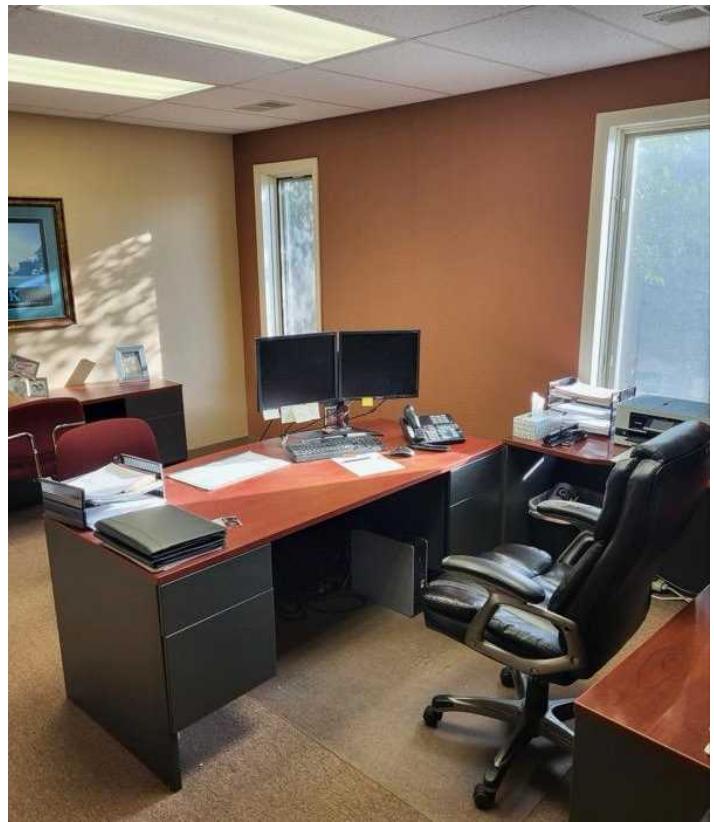
Quiet neighborhood could be a perfect place for your business. Building sits high and has green space to the North. Handicap accessible with lots of parking. This space has a new efficient A/C and monument signage is available.

### Location Overview

Walnut creek is home to several offices, industrial users, retail shops, Walmart, Sam's, and Hy-vee. The area sees over 12,000 VPDT.

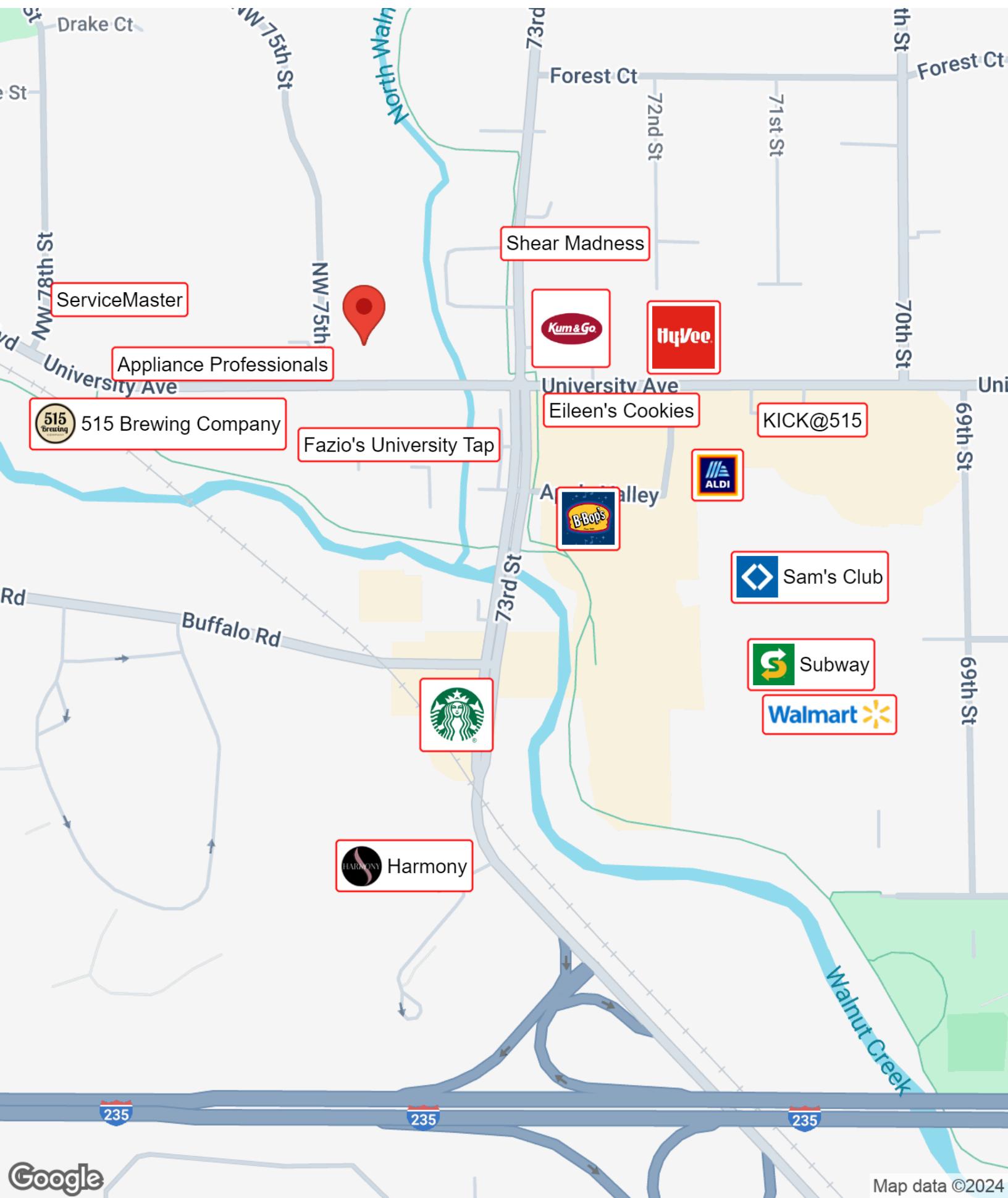
## Property Photos

7445 University | 7445 University Avenue | Clive, IA 50325



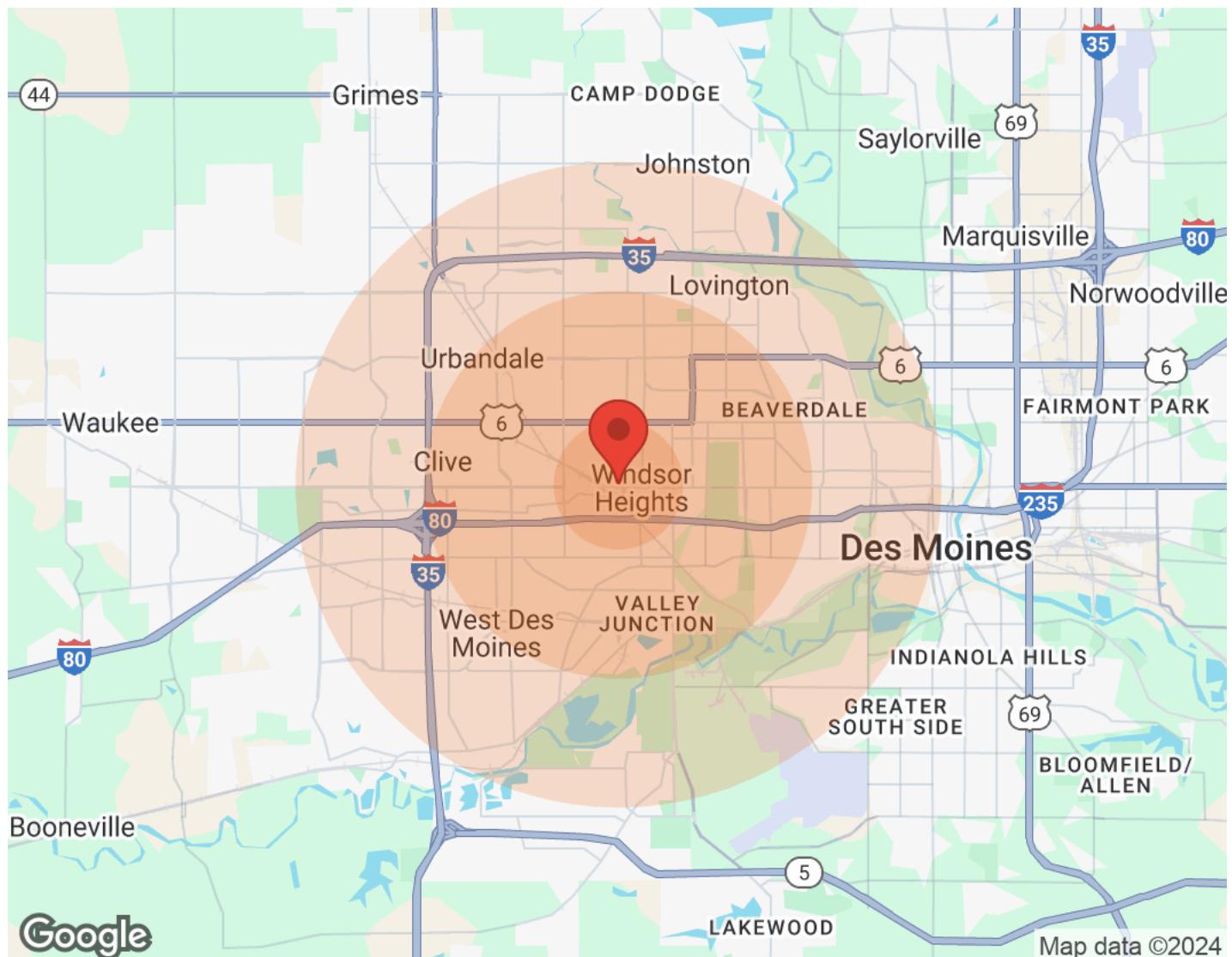
## Business Map

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## Demographics

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles	
Male	4,976	47,343	104,860	Median	\$46,854	\$60,302	\$59,849	
Female	5,486	49,844	110,468	< \$15,000	299	3,094	8,688	
Total Population	10,462	97,187	215,328	\$15,000-\$24,999	454	3,785	7,824	
<b>Age</b>								
Ages 0-14	1,906	18,474	45,003	\$25,000-\$34,999	582	4,039	8,009	
Ages 15-24	971	11,110	26,999	\$35,000-\$49,999	966	6,621	13,007	
Ages 25-54	4,495	38,731	85,487	\$50,000-\$74,999	1,005	9,006	17,205	
Ages 55-64	1,222	12,331	25,598	\$75,000-\$99,999	635	6,495	12,472	
Ages 65+	1,868	16,541	32,241	\$100,000-\$149,999	686	6,260	13,165	
<b>Race</b>								
White	9,290	89,058	185,751	\$150,000-\$199,999	186	1,706	4,520	
Black	313	3,076	13,821	> \$200,000	55	1,570	4,718	
Am In/AK Nat	N/A	3	63					
Hawaiian	3	10	46	<b>Housing</b>				
Hispanic	761	5,109	13,565	Total Units	5,015	45,047	94,318	
Multi-Racial	1,060	6,810	18,712	Occupied	4,698	42,433	88,020	
				Owner Occupied	2,434	28,178	56,847	
				Renter Occupied	2,264	14,255	31,173	
				Vacant	317	2,614	6,298	

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