

Hope Plaza III

1601 NE 12TH STREET | GRIMES, IA



Leased

Leased

Building Information

Building SF: 17,685.33 SF

Price: \$30 - \$32/SF NNN

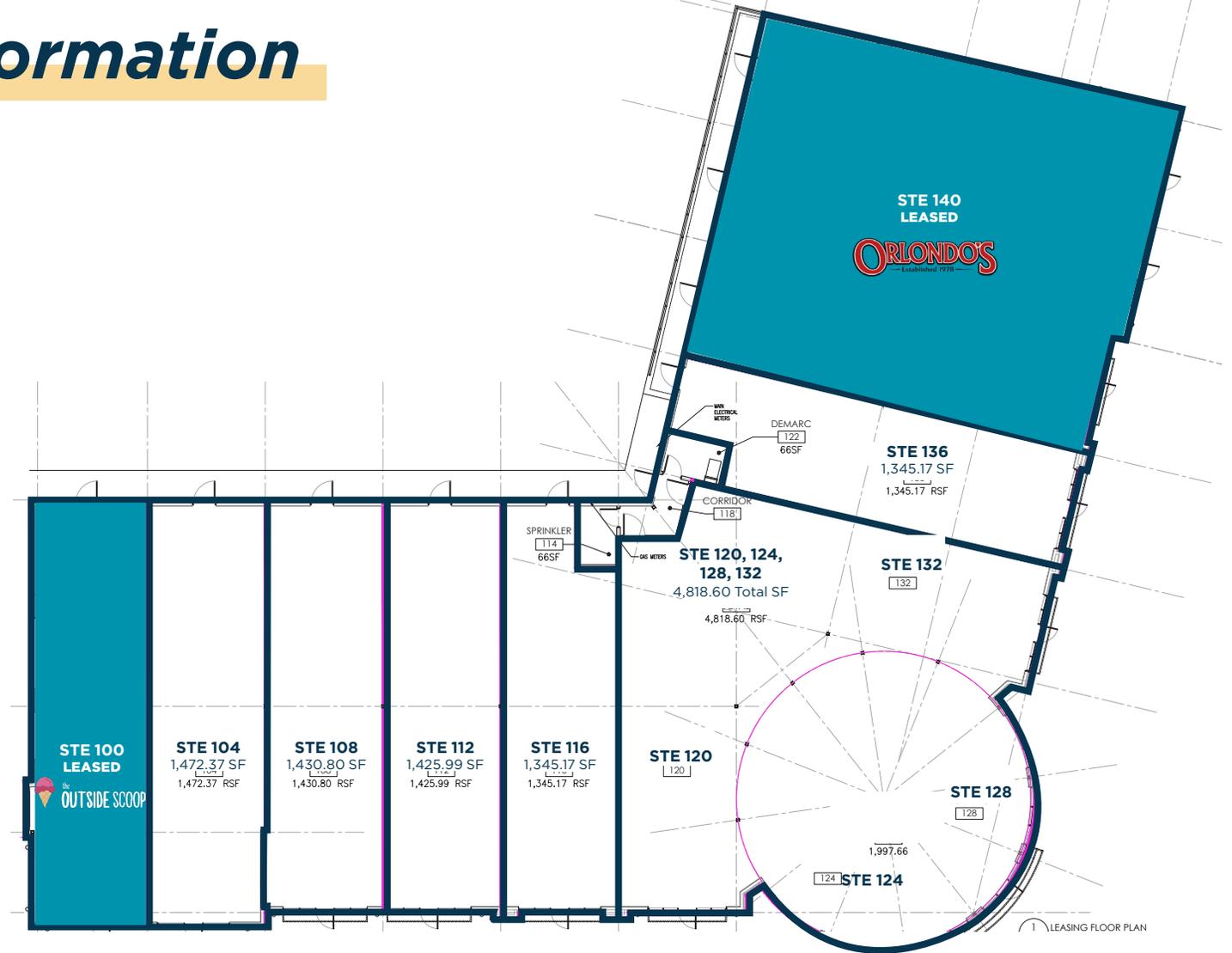
Year Built: 2025

Total Story Height: 2

Parking: Approx 158 stalls

Zoning: General Commercial

Building Type: Mixed Use
Retail/Office/Medical



Suite

SF

Price

Suite 100	1,478.70	LEASED
Suite 104	1,472.37	\$32/SF NNN
Suite 108	1,430.80	\$30/SF NNN
Suite 112	1,425.99	\$30/SF NNN
Suite 116	1,345.17	\$30/SF NNN

Suite

SF

Price

Suite 120, 124, 128, 132	4,818.60	\$30/SF NNN
Suite 136	1,345.17	\$30/SF NNN
Suite 140	1,425.99	LEASED
Suite 144	1,463.00	LEASED
Suite 148	1,479.54	LEASED

Hope Entertainment District

The Hope Entertainment District in Grimes, Iowa, is a 200-acre mixed-use development featuring the Hy-Vee Multiplex Powered by the City of Grimes (formerly GrimesPlex), a 50-acre synthetic turf multi-sport complex with facilities for soccer, baseball, softball, and football.

The district plans include luxury housing with 320 apartments and townhomes, a 6 to 7 acre pond, and a 30-acre town center offering retail, restaurants, entertainment, medical offices, and green spaces.

Additional developments include hotels and other commercial ventures, with ongoing collaboration between the city and Hope Development & Realty to finalize these projects.



This image shows the design of Grimes' Hope District with areas labeled 2 and 3 being designed for development of a town center with plans for restaurants, retail, entertainment and office. Image provided by the city of Grimes.

Property Highlights



Prime Location & Visibility:

- Located at 1601 NE 12th St Grimes, IA in a high-growth area
- Adjacent to the new Hope Development & Grimes Recreation Area
- High traffic counts and excellent exposure



Accessibility & Convenience:

- Ample parking for customers and employees
- Easy access to Highway 141 & major thoroughfares
- Strong surrounding demographics & growing residential base



Retail Center Features:

- Brand-new construction with modern architecture
- Flexible suite sizes available for lease
- Ideal for retail, restaurant, medical, and service businesses



Surrounding Market & Demand:

- Part of fast-growing Grimes, IA community
- Close proximity to schools, parks, and residential neighborhoods
- High demand for retail, dining, and service businesses in the area





Demographics

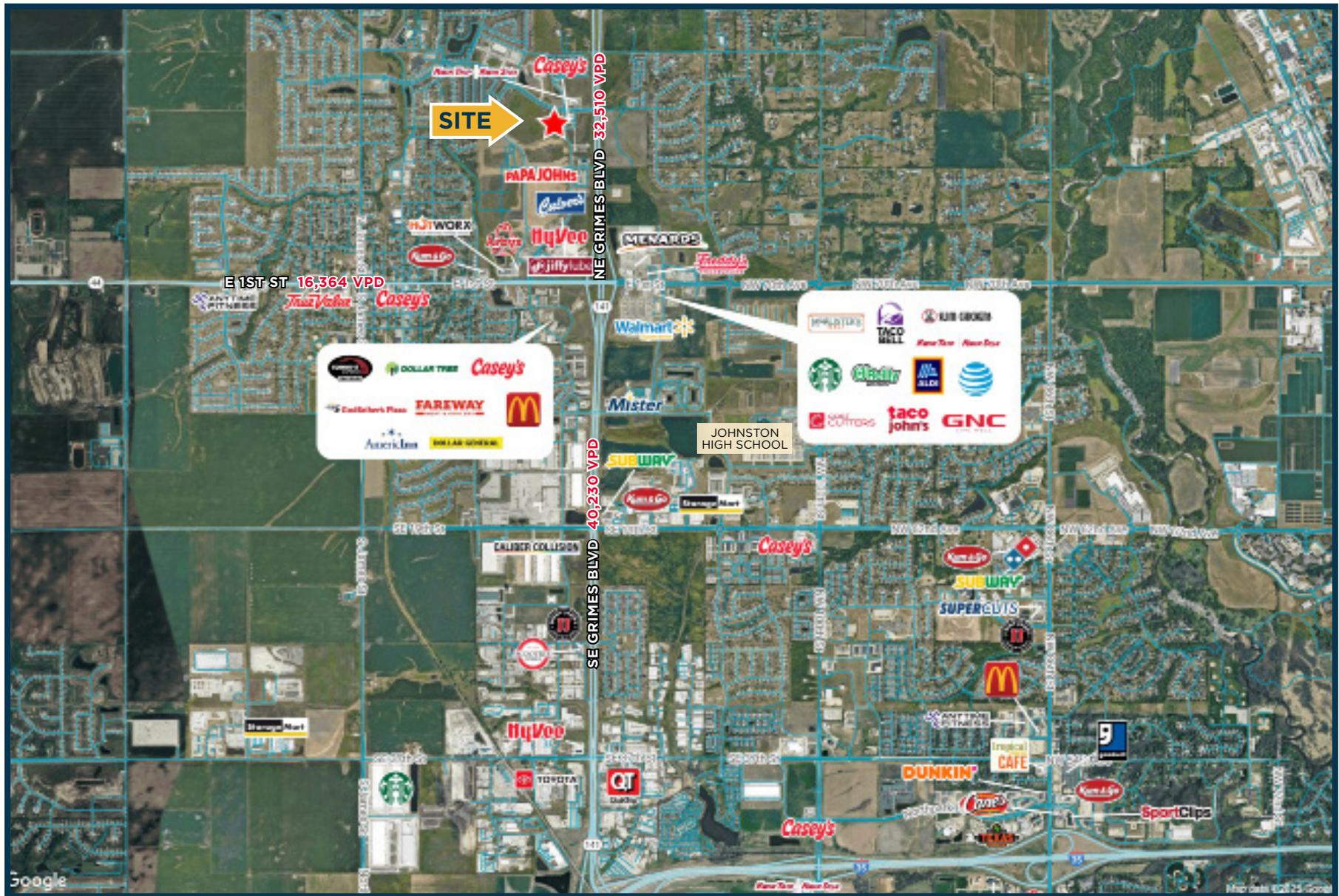
1601 NE 12TH STREET,
GRIMES, IA 50111



2024 Population Stats	3 Miles	5 Miles
Total Population	30,112	69,041
Daytime Population (Workers)	10,434	37,014
Total Households	11,170	26,283
Average Household Income	\$147,752	\$155,874



Location



1601 NE 12TH STREET, GRIMES, IA 50111

Get in Touch



Iowa Commercial Advisors

Brandon Fitz
Vice President
+1 319 400 0202
bfitz@iowaca.com

Jordan Bouslog
Vice President
+1 515 402 9131
jbouslog@iowaca.com

Mark E. Timmins, J.D.
Vice President
+1 515 988 2765
mtimmins@iowaca.com

3737 Woodland Avenue, Suite 100
West Des Moines, IA 50266
Main +1 515 309 4002 | +1 515 309 4040
iowacommercialadvisors.com



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.