

FOR  
LEASE



KNAPP  
PROPERTIES



# DEERWOOD OFFICE PARK — 1700 NW 118<sup>TH</sup> STREET

*Clive, Iowa 50325*

Office Space Available  
from 1,748 - 2,340 RSF

**KOREY BIRKENHOLTZ**

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korey@knapplc.com  
Licensed in IA

**ANGIE TESSAU, CCIM, SIOR**

515.707.6889  
angiet@knapplc.com  
Licensed in IA

# 1700 NW 118<sup>TH</sup> STREET FOR LEASE



## *INCENTIVES*

### **Broker:**

*4% leasing commission to procuring brokers paid on the gross lease value (minimum 3 year term)*

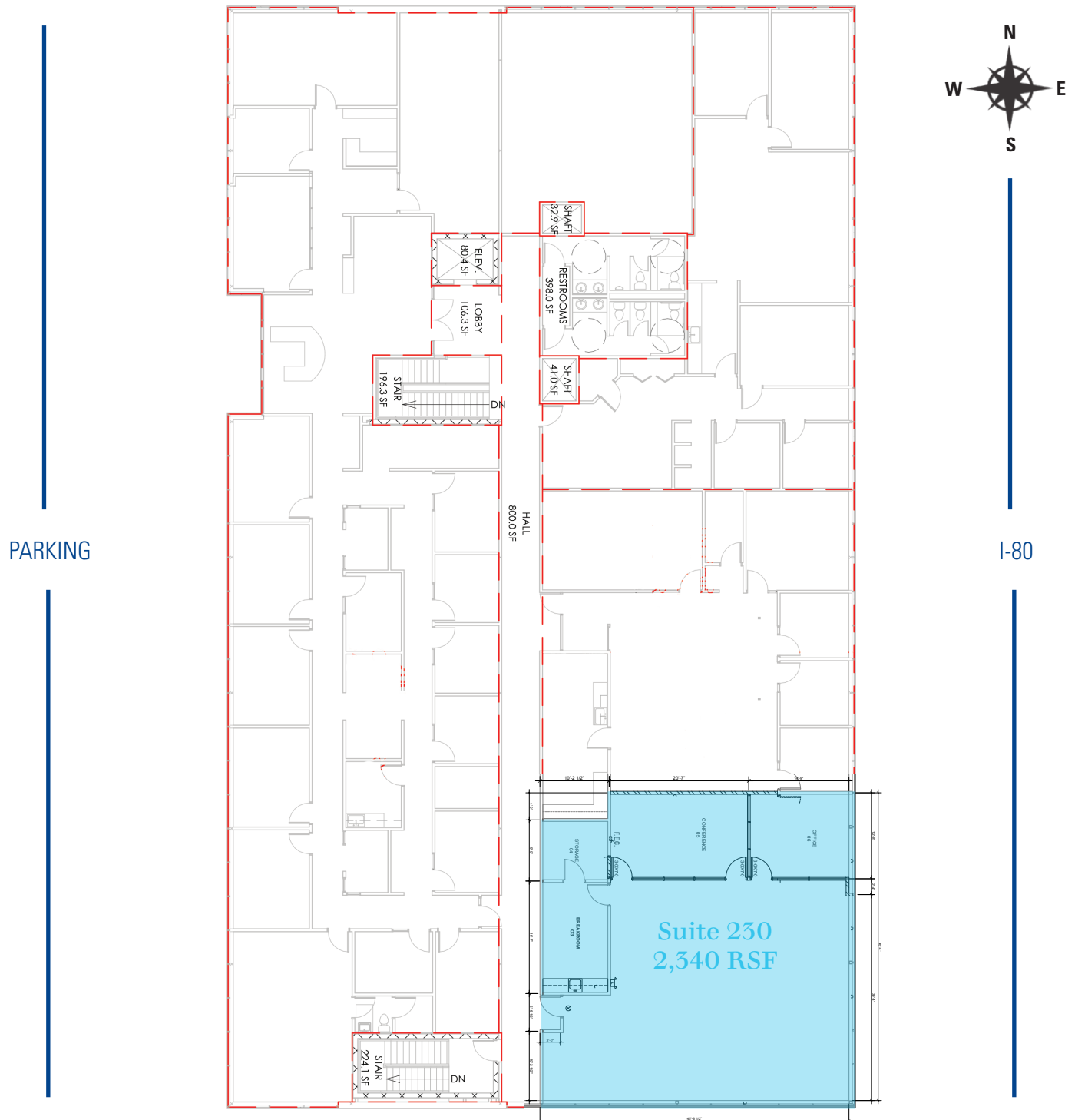
### **Leasing:**

*Free net rent or TI allowance available for qualifying tenants and suites (minimum 3 year term)*

## **BUILDING HIGHLIGHTS**

- Abundant free surface parking (approx. 4.81 per 1,000 RSF parking ratio)
- Efficient floor plates & professional finishes
- Located in a park-like setting
- Generous window lines
- Excellent interstate visibility & access to I-80/I-35 and University Ave.
- Building & monument signage opportunities with frontage to I-80/I-35
- Numerous retail amenities in the immediate area





## OFFICE SPACE 2,340 RSF (approx.)

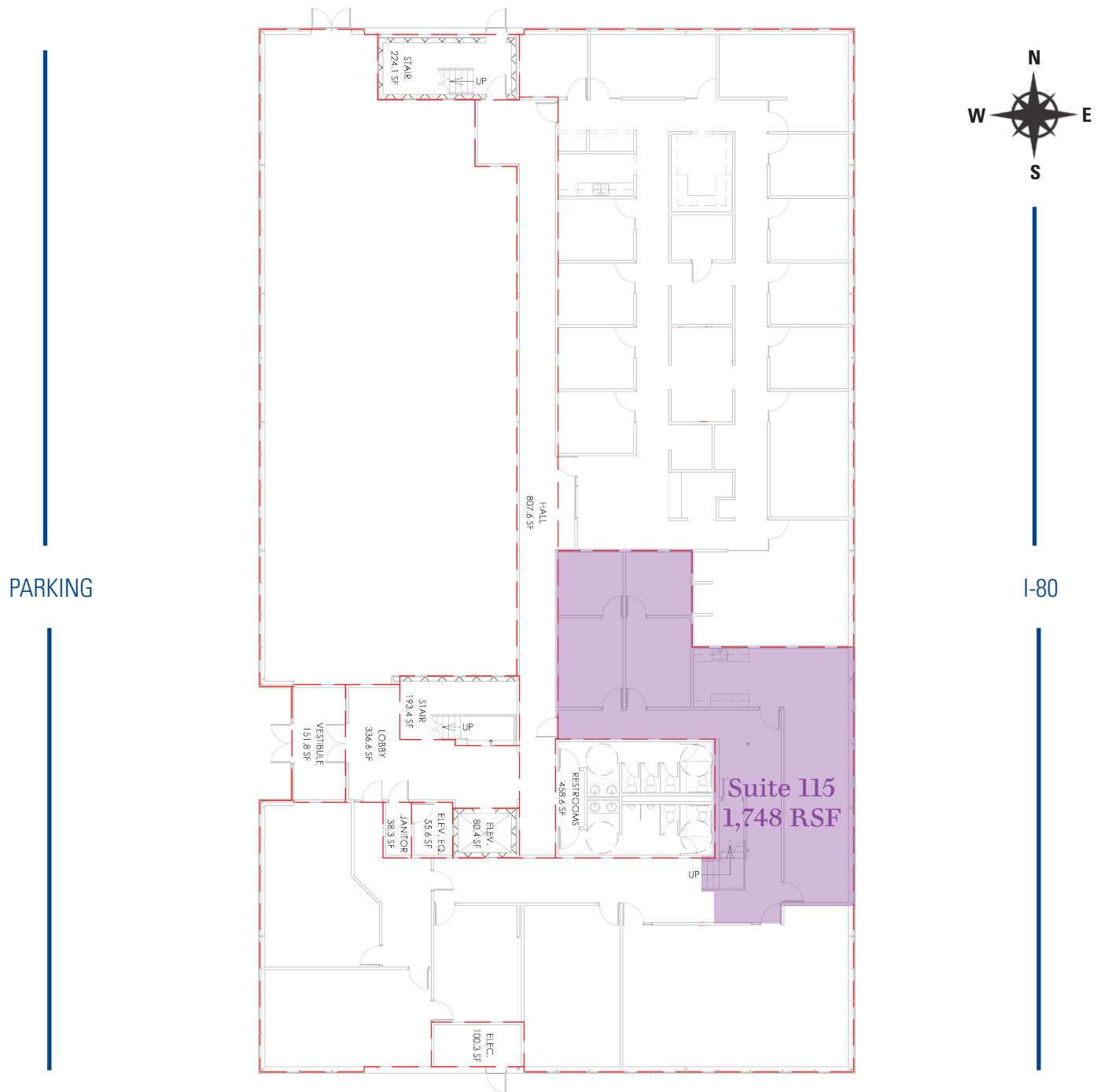
*Building I- Second Floor  
Available January 1, 2025  
Lease Rate: \$9.00 PSF NNN*

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# 1840- BUILDING 2 AVAILABILITY

First Floor



**OFFICE SPACE 1,748 RSF** (approx.)

**SUITE 115** 1,748 RSF +/- (approx.)

*Building II- First Floor  
Available Now  
Lease Rate: \$9.00 RSF NNN*

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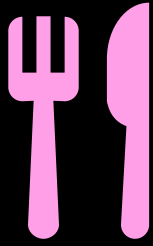
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1700 NW 118th St, Clive, Iowa, 50325



# Nearby Attractions

5 Mile Radius



447

Restaurants



33

Bars and Pubs



41

Coffee Shops



39

Grocers



70

C-Stores



167

Retail Shopping



61

Hotels



43

Attractions/ Entertainment

## Average Annual Spend per Household on Eating Out



\$480

Breakfast



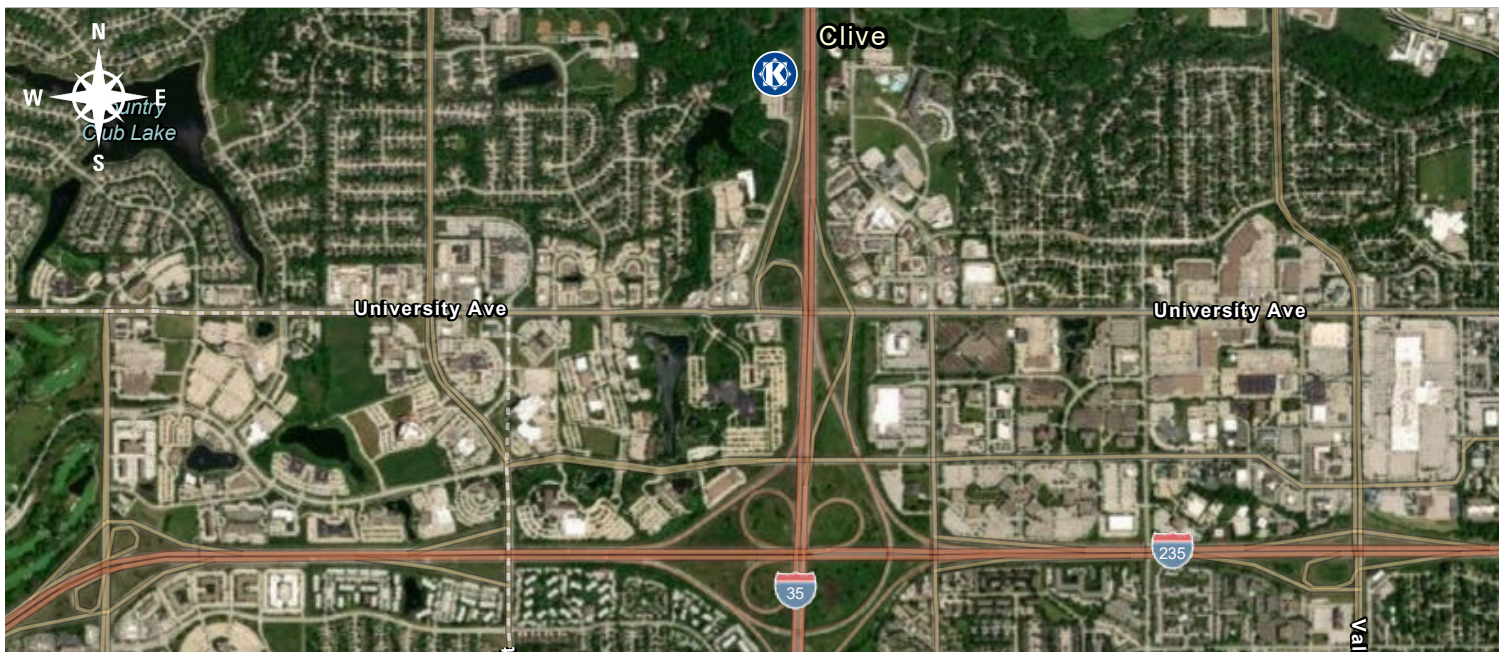
\$1,507

Lunch



\$2,306

Dinner





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