



# FOR LEASE

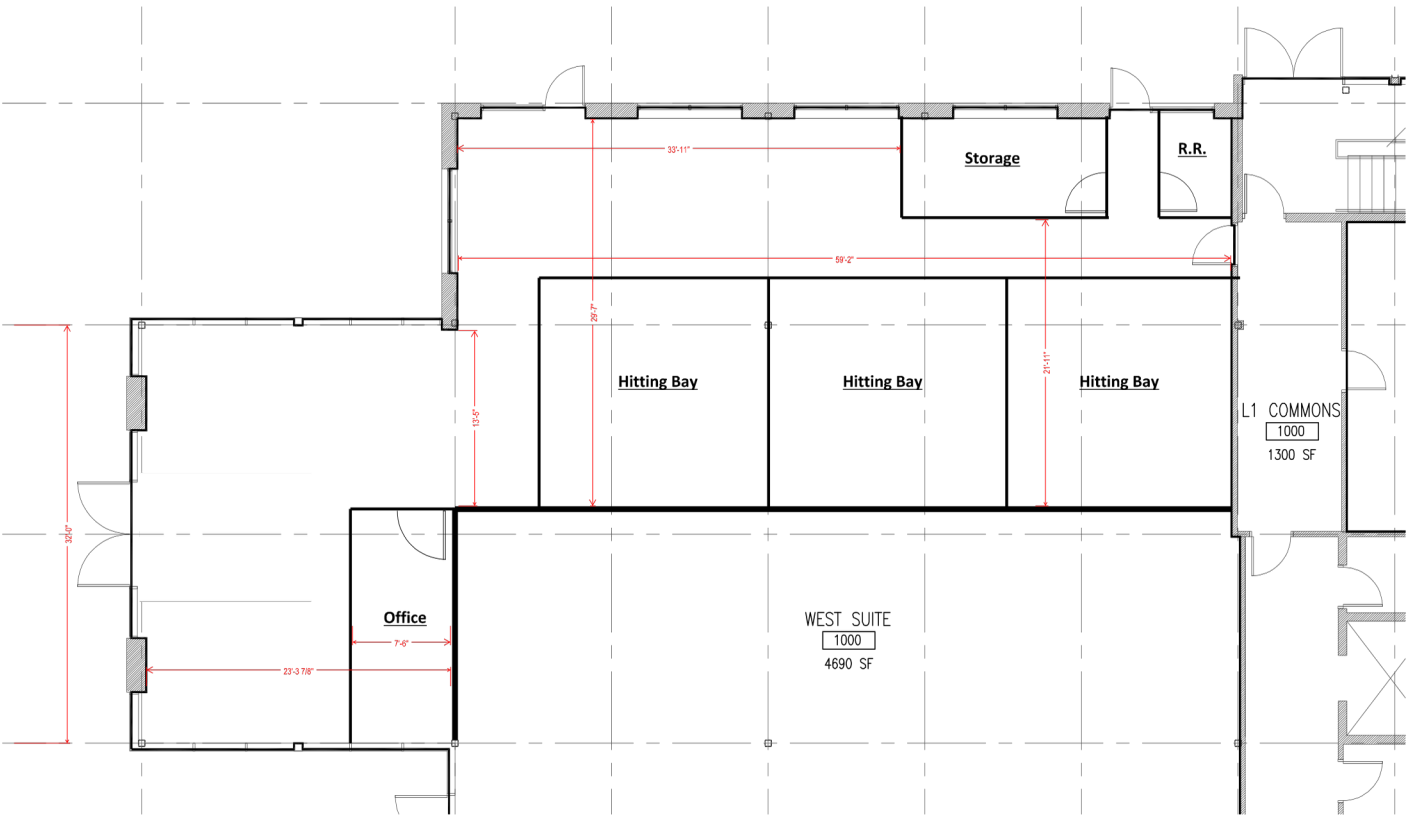
## 12951 UNIVERSITY AVE, SUITE 110, CLIVE, IA

Welcome to 12951 University Avenue in Clive, IA! This property has 3,009 square feet of space available for lease. The property features existing buildout with three golf bays, making it well-suited for wellness centers, clinics, or other service-based businesses. With an excellent location right off University Ave, the location provides high visibility and convenient access for customers.

### PROPERTY DETAILS

- Suite 110 - 3,009 SF
- Available March 1, 2026
- Lease Rate: \$22/SF NNN
- Operating expenses available upon request
- Existing buildout with three simulator bays
- Close proximity to restaurants and retail
- On-site parking
- Building signage opportunity
- University Avenue monument signage opportunity

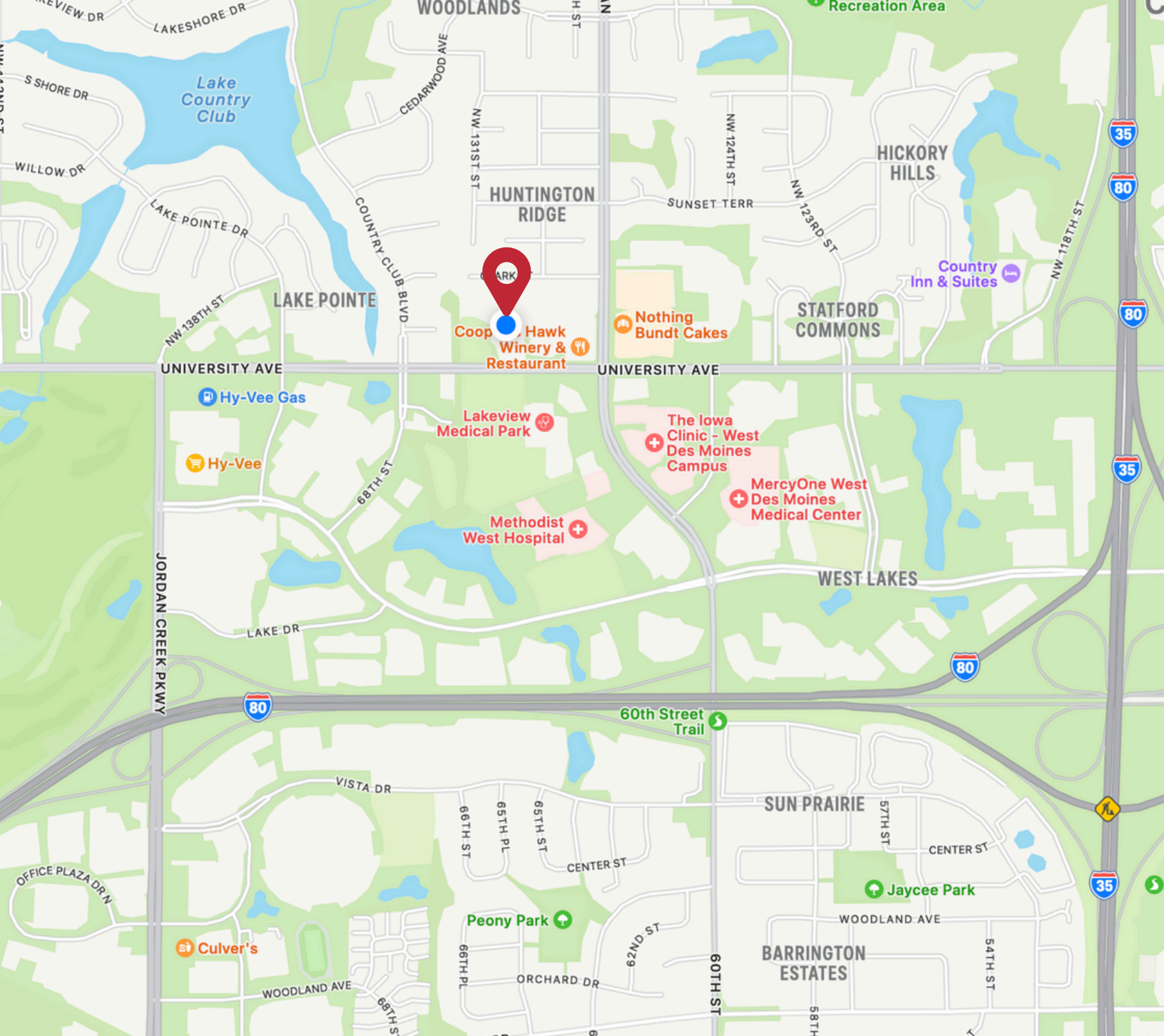
# FLOOR PLAN











WB Realty Company is a licensed broker in the state of Iowa  
Broker has financial interest in the property



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