



For Lease

Office/Retail Space in Johnston, IA

Up to ± 1,747 RSF Office/Retail Space Available off I-80/35

Property details

Available space:	Suite #700: 1,747 RSF
Lease rate:	\$18.00/RSF NNN
Estimated OPEX:	\$11.18/RSF
Location:	Located in Johnston right off I-80/35

Property Information:

- Great location right off I-80/I-35
- Easy access and parking
- Tenant mix includes Truly Nails, Back Road Lounge, Wine Styles, De Rice, & Sports Clips
- Building and monument signage available
- Total building size: 22,658 RSF

Birchwood Crossing Center
8460 Birchwood Court
Johnston, Iowa 50131

Lucas Hedstrom
Vice President
+1 515 564 9269
lucas.hedstrom@jll.com

Nick Anderson
Associate
+1 515 729 6015
nicholas.anderson@jll.com

Marcus R. Pitts, CCIM, SIOR
Senior Managing Director
+1 515 564 9269
marcus.pitts@jll.com

jll.com/des-moines



Photos



Suite #700

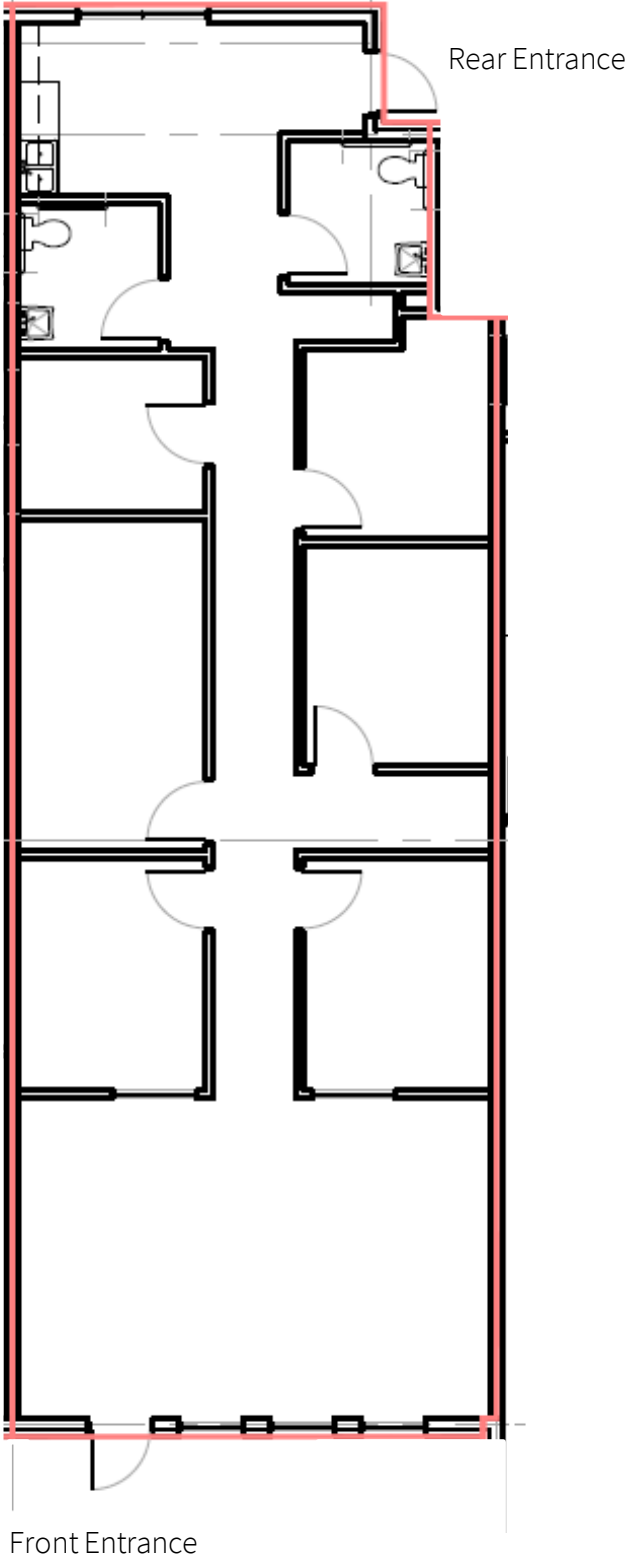


Floor plans

Suite #700: 1,747 RSF

Lease Rate: \$18.00 PSF/NNN

Estimated OPEX: \$11.18/RSF





AVAILABLE
1,747 RSF

Demographics

	1 Mile	3 Miles	5 Miles
Population	9,040	63,747	146,441
Households	3,442	25,673	59,828
Average HH Income	\$108,586	\$82,517	\$81,373

Traffic Counts

86th Street	31,391 VPD
Interstate 80/35	94,234 VPD

JLL contacts

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