



651 NE VENTURE DRIVE

Retail or Office Space
For Lease or Sale

Waukee, Iowa 50263

Bill Wright
Senior Vice President
+1 515 210 3050
bill.wright2@cbre.com

Licensed in the State of Iowa

Grant Wright, CCIM
Senior Vice President
+1 515 745 5113
grant.wright@cbre.com

Licensed in the State of Iowa

Dakota Little
Senior Associate
+1 515 745 4378
dakota.little@cbre.com

Licensed in the State of Iowa

Drew Rosonke
Senior Associate
+1 515 612 5494
drew.rosonke@cbre.com

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CBRE

Property Overview

651 NE Venture

Located in Waukee, Iowa's fastest-growing community, this property offers an endcap opportunity with abundant natural light and a flexible layout well-suited for office, medical, professional service, or select retail users. Positioned along NE Venture Drive with strong visibility, the property sits adjacent to Hy-Vee and near Waukee Towne Center, home to Target and other major retailers. This prime location within a high-traffic corridor offers ample parking and convenient access, making it an ideal opportunity for businesses seeking to establish or expand their presence in one of the metro's most rapidly growing trade areas.

Available Space

Suite 651: 5,000 SF - Office Space

- Possession achievable within 30 days (subject to lease conditions)

Pricing

Lease Rate: \$23.00/SF NNN

2026 CAMIT: \$13.62/SF

Sale opportunity may be considered. Contact broker for details.

Building Features

Endcap spaces featuring expansive windows and abundant natural light

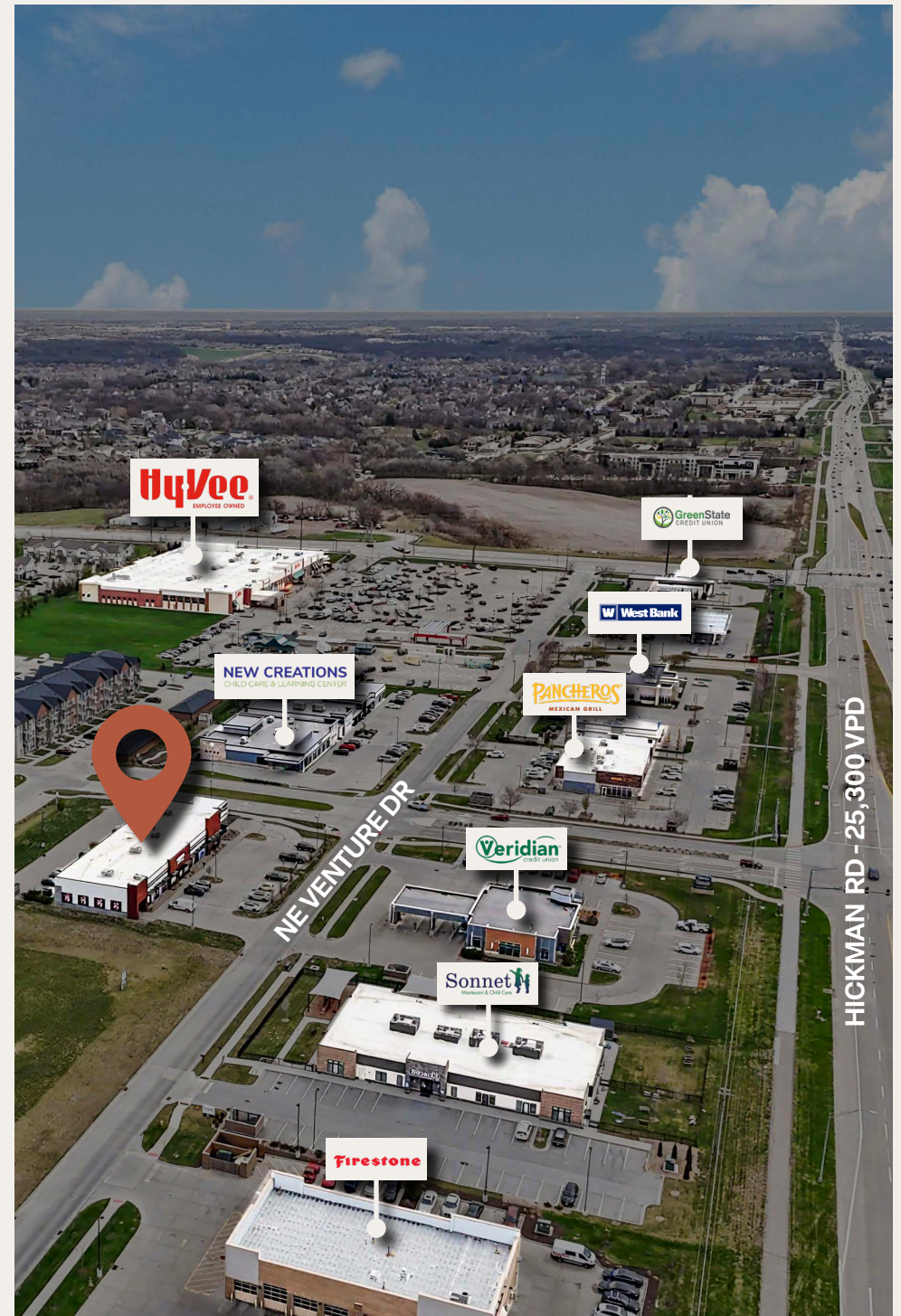
Recently built retail center – 2019

Estimated 65 parking spaces

Visibility from Hickman Road - 25,300 VPD

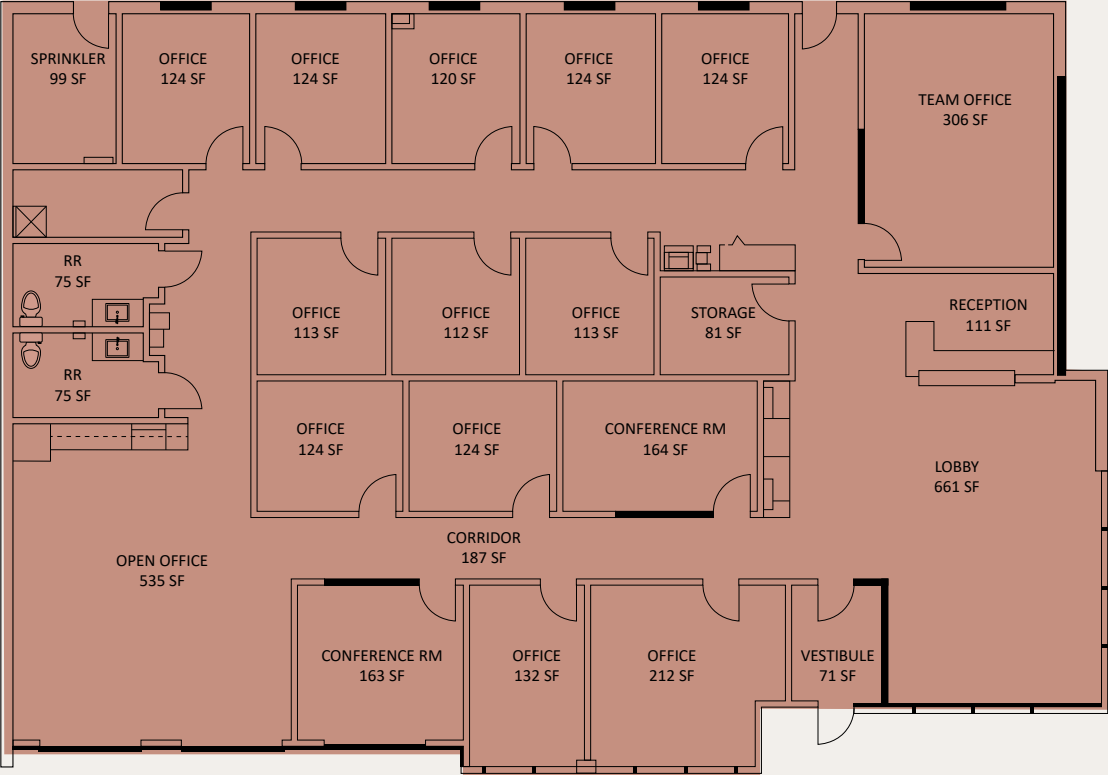
Building signage available

Nearby retailers include Hy-Vee Grocery, Target, Aldi, Starbucks, The Palms IMAX Theater, and others



Floor Plan

Suite 651



Location



651 NE VENTURE

Brick Towne at
Prairie Crossing



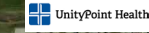
NEW CREATIONS
CHILD CARE & LEARNING CENTER



Hickman Road -- 28,000 VPD

16,611 VPD

Alice's Road



Waukee Towne
Center



Demographics	1-Mile	3-Mile	5-Mile
Population	12,410	61,296	98,778
Daytime Population	11,735	45,140	110,160
Average HH Income	\$148,952	\$162,665	\$160,691
Median Age	35	35.5	36.2

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