

# FOR LEASE



KNAPP  
PROPERTIES



# 12345 UNIVERSITY AVENUE

Clive, Iowa 50325

Office Space Available  
3,500 - 13,336 RSF +/-

**KOREY BIRKENHOLTZ**  
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**ANGIE TESSAU, CCIM, SIOR**  
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# 12345 UNIVERSITY AVE FOR LEASE



## BUILDING HIGHLIGHTS

- Premier location along University Avenue in Clive, surrounded by established businesses & amenities
- Second floor space with excellent glass line
- Distinctive three-story office building offering exceptional visibility & presence
- Versatile second-floor opportunity ideal for a single tenant or flexible layout for multiple users with a variety of space needs & configurations
- Built in 2000 and well maintained with modern finishes in the common areas
- Fiber connectivity to building
- Access to exterior patio
- Abundant on-site parking providing convenience for employees & visitors alike
- Excellent connectivity throughout the Des Moines metro & Prominent frontage along one of the metro's most traveled corridors
- Potential signage opportunities on the building & monument along University Avenue for strong brand exposure
- Outstanding location on University Ave. near I-80/I-35, S 60th St. & Jordan Creek Pkwy.



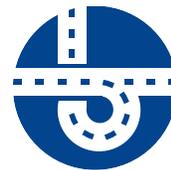
CLASS A



OFFICE SPACE



PARKING LOT



INTERSTATE ACCESS



POND



PATIO



RESTAURANTS NEARBY



EXCELLENT LOCATION

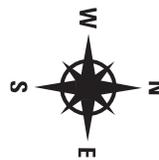
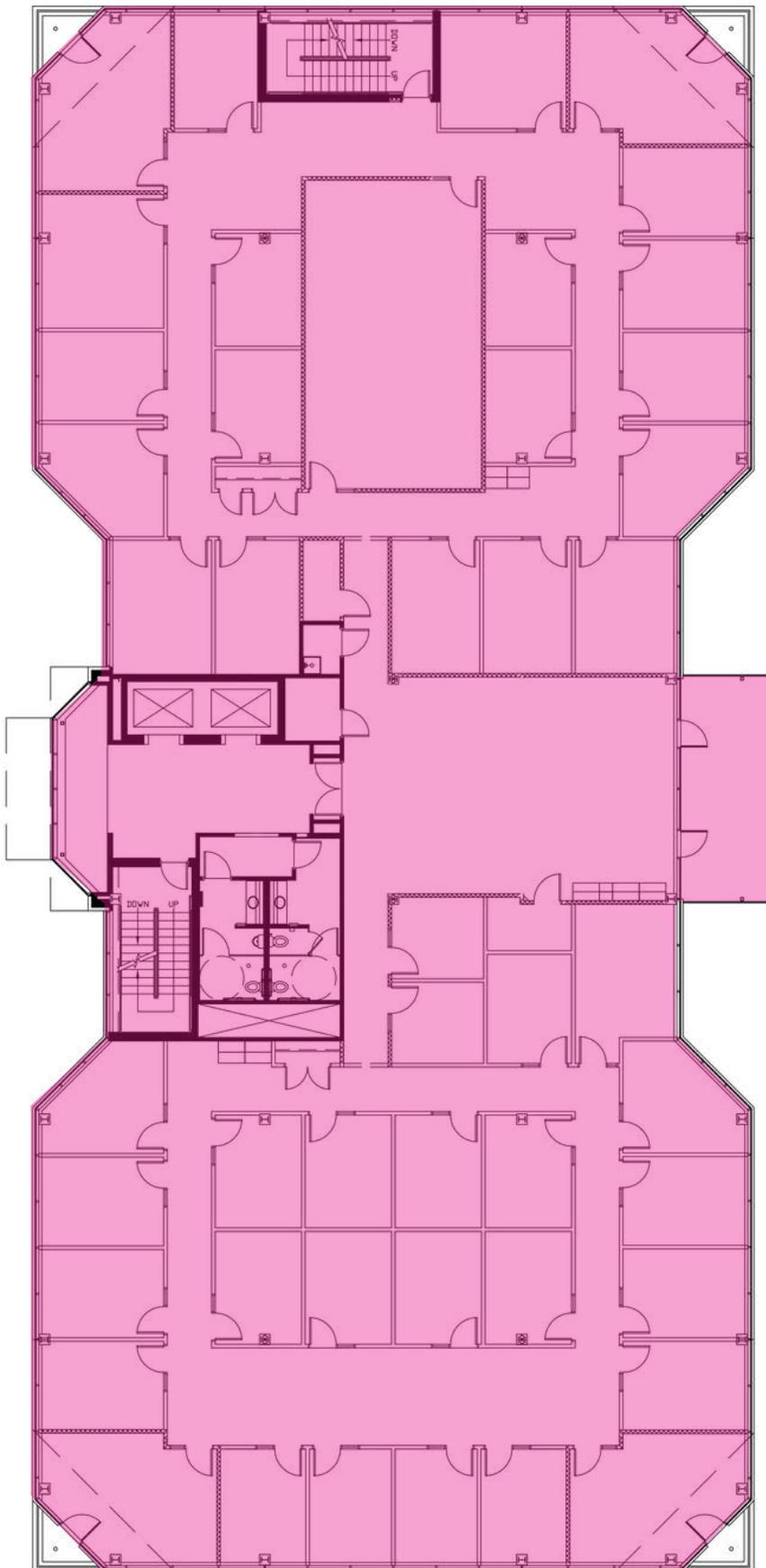


HOSPITAL NEARBY



NW 124<sup>TH</sup> ST

UNIVERSITY AVE



**OFFICE SPACE**  
3,500 - 13,336 RSF ±

*Available:*  
**3/1/26, As-Is**  
*Lease Rate:*  
**\$15.00 PSF NNN**

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# DEMOGRAPHICS

## 12345 UNIVERSITY AVENUE

5 mile radius

### INCOME



\$89,168

Median Household Income



\$227,886

Median Net Worth



\$277,294

Median Home Value



\$71,671

Median Disposable Income

### EDUCATION



56%

Bachelor's/Grad/Prof Degree

### BUSINESS



8,033

Total Businesses



122,717

Total Employees

### KEY FACTS



177,478

Total Population



197,191

Total Daytime Population



37.4

Median Age



72,444

Households

### TRAFFIC



57,800

University Ave

### EMPLOYMENT



2.1%

Unemployment Rate

# *nearby* ATTRACTIONS



413

Restaurants



32

Bars and  
Pubs



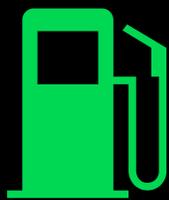
41

Coffee  
Shops



35

Grocers



67

C-Stores



156

Retail  
Shopping



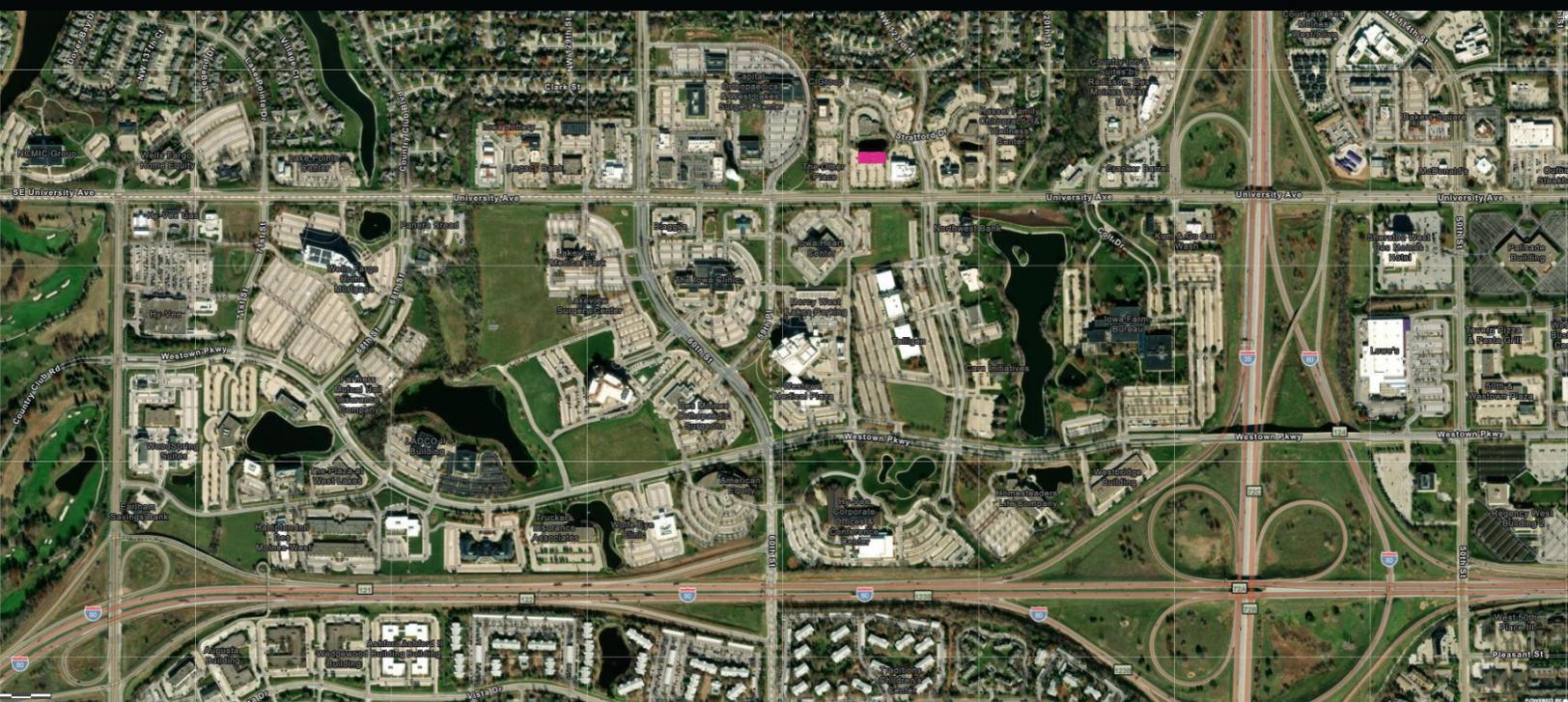
52

Hotels



44

Attractions/  
Entertainment



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