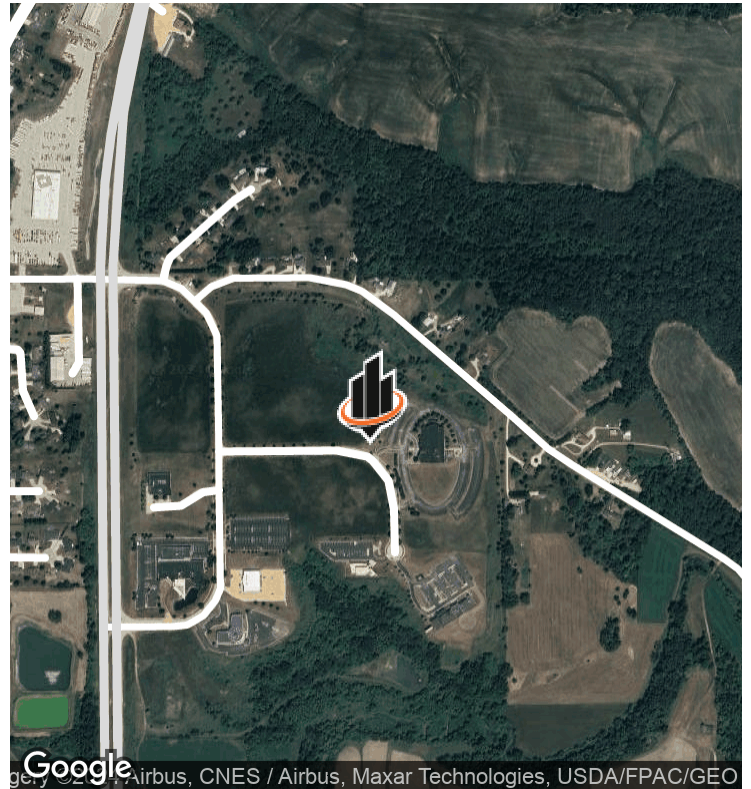


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,200,000
PRICE/SF:	\$78.64
LEASE RATE:	\$8.00 SF/yr Net
BUILDING SIZE:	66,120 SF
LOT SIZE:	2,000 - 66,120 SF
LOT SIZE:	12.57 Acres
YEAR BUILT:	1999
ZONING:	P-1
TRAFFIC COUNT:	15,709

PROPERTY DESCRIPTION

Being located right off of Hwy 61, this property provides easy access in and out of Dubuque, which is less than 5 miles north. The property comes with 10 offices and a large open area. There is Hi-Tech software within the building and includes a 5.96/1000SF parking ratio that entails a wrap around parking lot of the building. 301 Data Ct is located among numerous retailers and restaurants in Key West, IA

PROPERTY HIGHLIGHTS

- Well maintained property
- Located in park like setting
- Ample parking
- Cubicles furnished
- Great employee respite areas

HEATH D. BULLOCK, CCIM, SIOR

O: 515.554.7412

heath.bullock@svn.com

PATRICK GRAHAM

O: 515.494.7284

patrick.graham@svn.com