

Office & Retail Space for Lease

HERITAGE TOWN CENTER II

1120 NE STATION XING | GRIMES, IA 50111



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

Building Information

Building SF: 37,895 SF

Price: \$22 - \$32/SF NNN

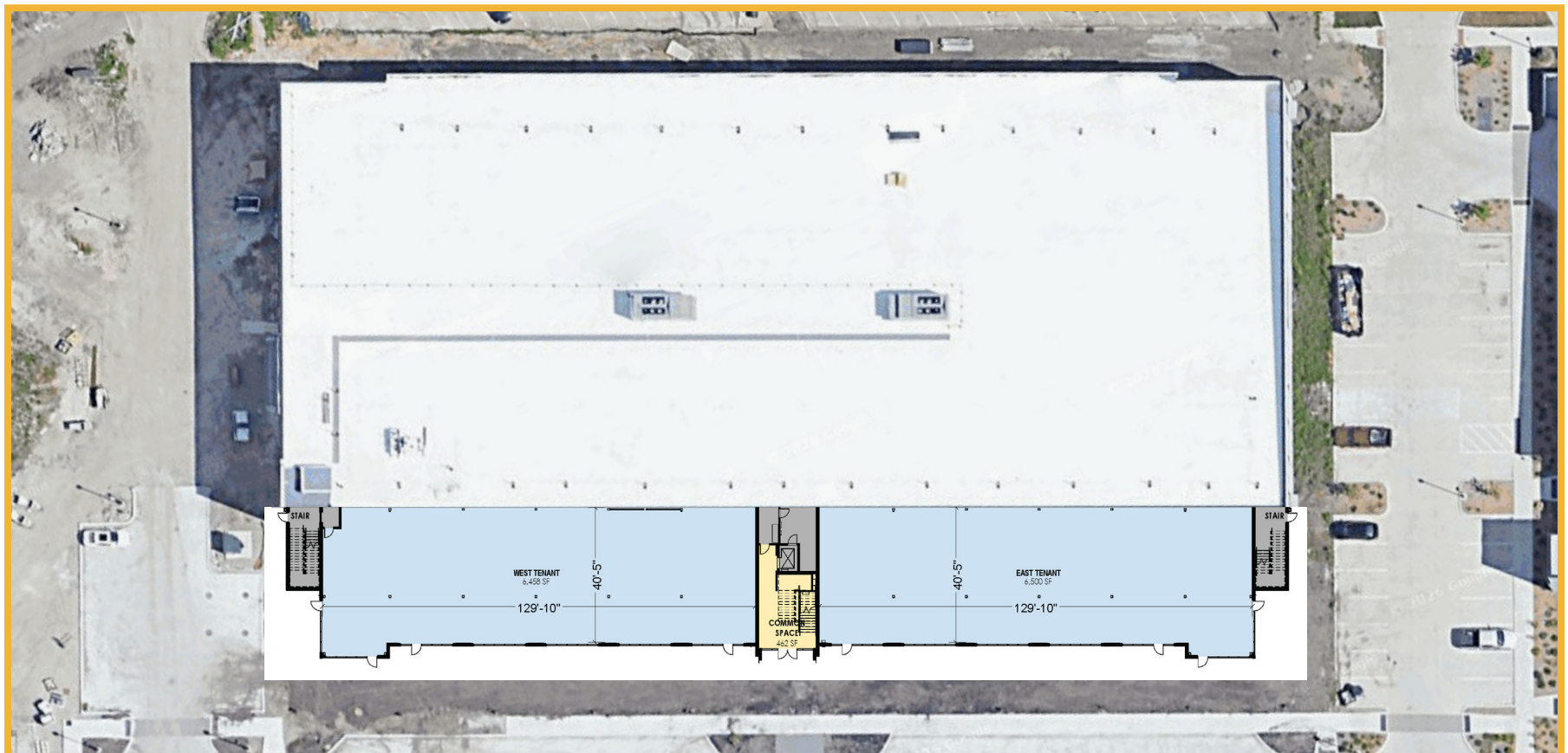
Year Built: 2026/2027

Total Story Height: 3

Zoning: Planned Unit Development

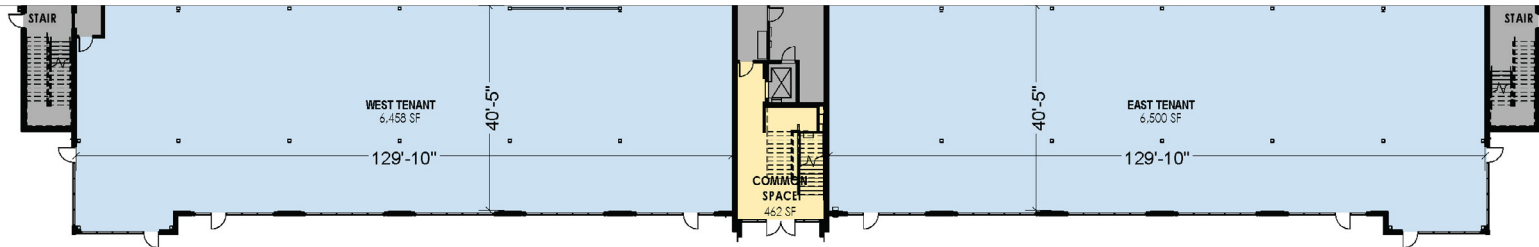
Building Type: Mixed Use Retail/Office

Floor	SF	Price PSF	Use
1st	1,000-12,958	\$32.00 PSF	Retail/Office
2nd	1,000-10,936	\$22.00 PSF	Office
3rd	1,000-10,396	\$22.00 PSF	Office

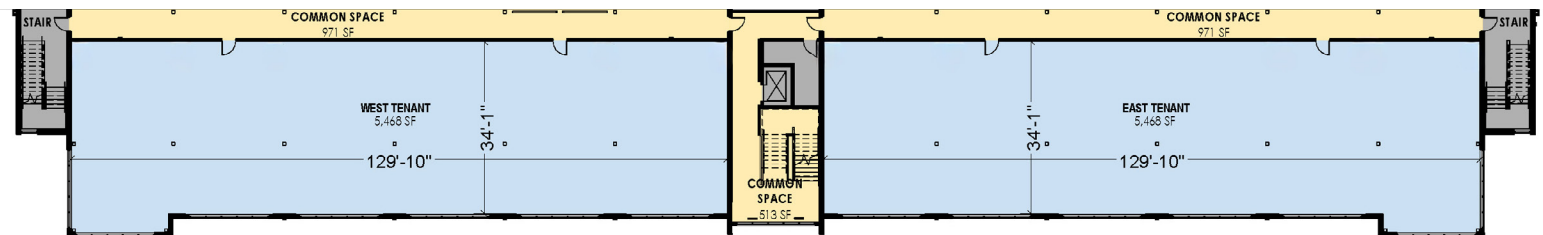


Floor Plans

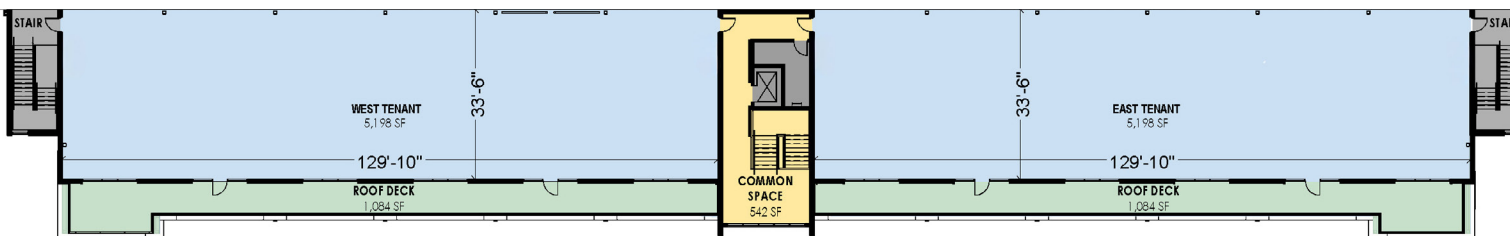
1st Floor



2nd Floor



3rd Floor



*Renderings and floor plans are examples only and subject to change per tenants final plans. Final layouts, dimensions, and square footage may differ from those shown.

Heritage Town Center Development

Position your business within **Heritage Town Center Development**, Grimes' emerging mixed-use destination anchored by strong residential growth and year-round activity drivers. Designed as a community-focused mixed-use environment, Heritage Town Center brings together retail, dining, services, and residential growth in a highly visible and accessible setting. Supported by strong local demographics, the development benefits from consistent daily traffic and a growing customer base. Located near **515 Field House and multiple regional sports complexes**, the area attracts consistent daily traffic from athletes, families, and spectators, creating built-in demand for food, retail, and medical and service-oriented uses.

Heritage Town Center offers excellent visibility, convenient access to major thoroughfares, and a growing surrounding population. The synergy between nearby recreational amenities and expanding neighborhoods supports steady foot traffic throughout the week and heightened activity during tournaments and events.

Ideal for restaurant, retail, office, medical, and service users, Heritage Town Center Development presents a compelling opportunity to capture both local and destination-based traffic in one of the Des Moines metro's fastest-growing communities.



Property Highlights



Prime Location & Accessibility:

- Positioned near HWY 141 in Grimes
- Offers excellent access and exposure to local residents and regional visitors traveling between Waukee, Johnston, and Urbandale
- Consistent regional traffic generated by GrimesPlex and 515 Fieldhouse



Accessibility & Convenience:

- Ample parking for customers and employees
- Easy access to Highway 141 & major thoroughfares
- Strong surrounding demographics & growing residential base



Retail Center Features:

- Brand-new construction with modern architecture
- Flexible suite sizes available for lease
- Ideal for retail, restaurant, office, medical, and service businesses

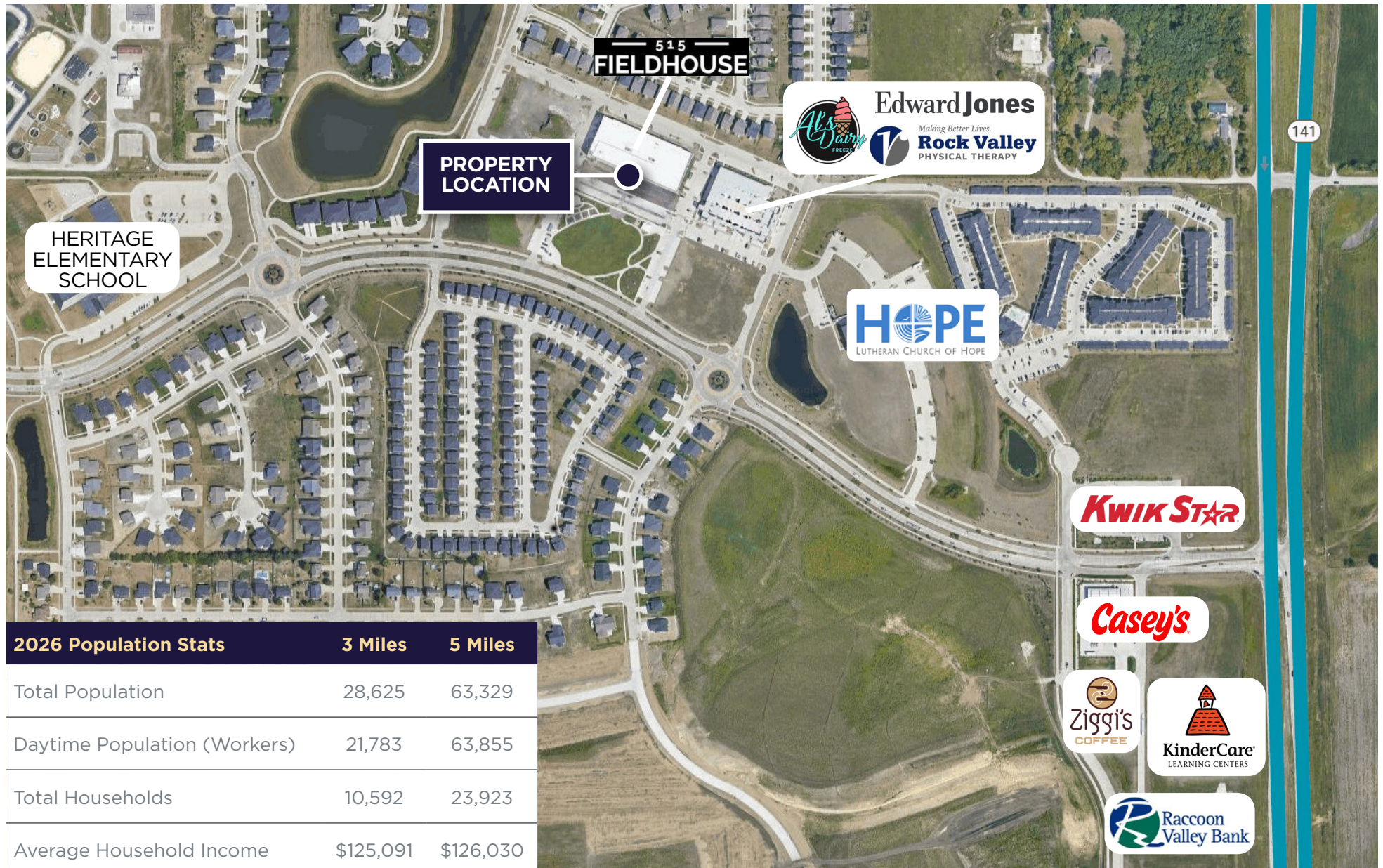


Surrounding Market & Demand:

- Part of fast-growing Grimes, IA community
- Close proximity to schools, parks, and residential neighborhoods
- High demand for retail, dining, and service businesses in the area



Demographics



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Get in Touch

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