

FOR LEASE

Commercial

2,330 SF

\$13/SF

Available August 2026



**FRIEDRICH
REALTY**

Mike Purcell

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605 E. Lincoln Way

Ames, Iowa 50010

Property Highlights

- High visibility with strong traffic counts
- Easy access from major corridors
- Ample shared parking for customers and staff
- Turnkey spaces designed for quick occupancy

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Property Description

Turnkey Office Space | Prime Ames Location

Position your business in a newly renovated, move-in ready space along East Lincoln Way with quick access to U.S. Highway 30 and Interstate 35. Located near the high-traffic South Duff corridor—surrounded by national retailers, restaurants, and consistent daily traffic—and just minutes from Downtown Ames.

One suite available, offering flexible space for a variety of business types:

- Suite 3: 2,330 SF

Ideal for office-based businesses looking to grow in a high-demand area.



At a Glance

Property Type	Office
Lease Type	Gross
Vacant Sq Ft	2,330 Sq Ft
Zoning	HOC
Available	August 2026

Aerial Map

