

# Hawthorne Plaza

9250–9350 University Avenue, West Des Moines, IA



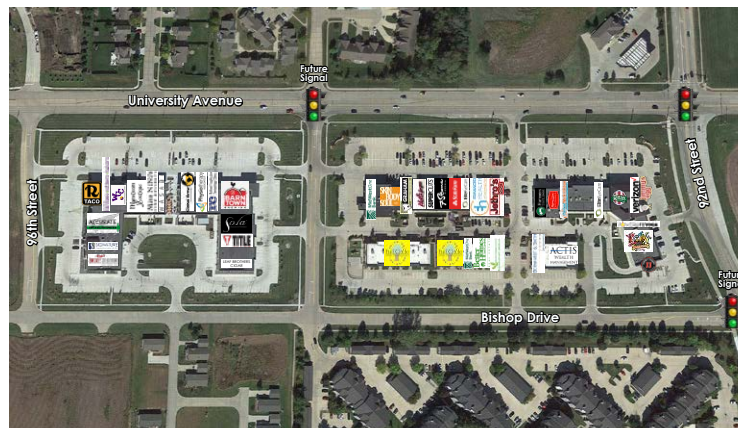
# 9250–9350 University Avenue, West Des Moines, IA

## Property Facts

- 1,334–3,079 SF available
- Ideal for retail, office, medical and restaurant uses
- Prime frontage along University Avenue offering unobstructed visibility at a signalized intersection
- Abundant parking
- 20,000+ vehicles/day
- Population drive time:
  - 5 minutes: 19,000 people
  - 10 minutes: 86,000 people
  - 15 minutes: 206,000 people
- Major employers in the immediate area:
  - Wells Fargo: 8,393 employees
  - Athene: 1,114 employees
  - FBL Financial: 1,051 employees
  - Hy-Vee: 979 employees
- West Des Moines/Waukee daytime population of 75,000+

Hawthorne Centre

Hawthorne Plaza



## Lease Terms

- \$22/SF/NNN
- Tenant improvement allowance of \$25 PSF for qualified tenants
- Rates based upon a 5-year lease commitment



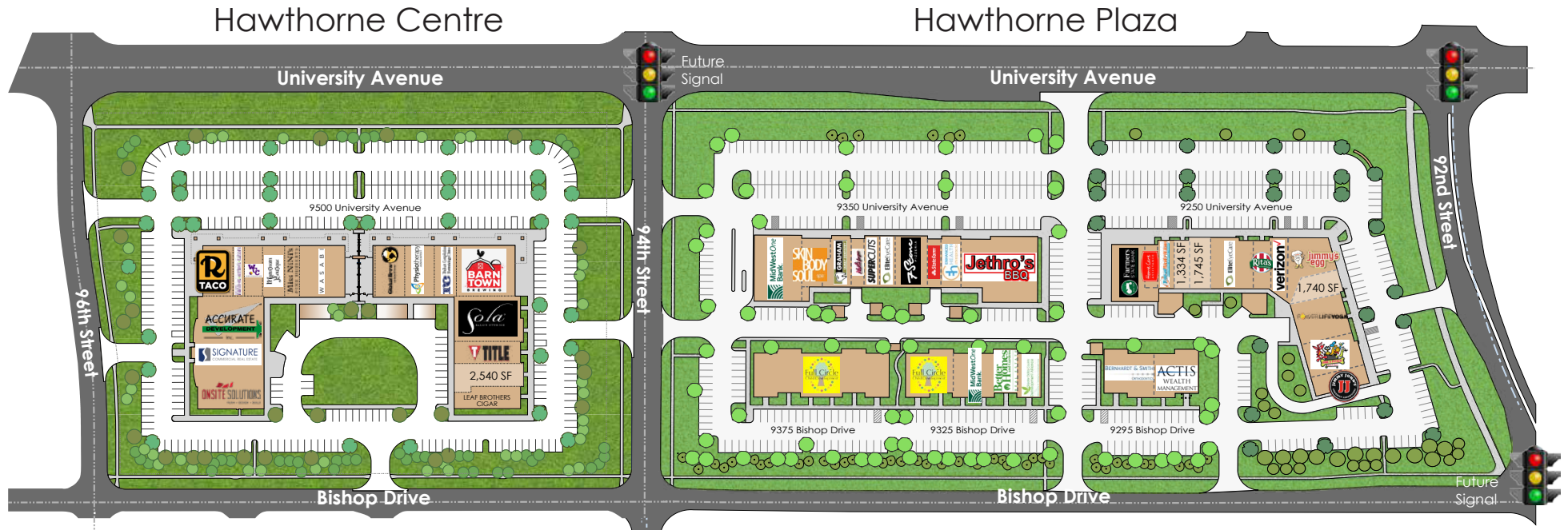
## **Accurate Commercial**

Jared Johnson | 515.556.0124 | [JJohnson@AccurateDevelopment.com](mailto:JJohnson@AccurateDevelopment.com)

**[Accurate-Commercial.com](http://Accurate-Commercial.com)**



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