

# MEREDITH POINTE

4701 NW URBANDALE DRIVE, URBANDALE, IA 50322



# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Meredith Pointe is one of Urbandale's premier Business Parks strategically located in the Urban Loop at the intersection of Meredith and NW Urbandale Drive with quick and easy access to I-80/35 via three different interchanges. This location is a quick commute from anywhere in the Des Moines Metro and is in close proximity to many area restaurants, hotels, and shopping centers.

## PROPERTY INFORMATION

- Suite 226 - 4,891 SF (Approx. 400 SF Finished)
- 16-18' Clear Height
- 40' x 120' Single Bay
- Suite 226 - One 12' x 14' OH Drive-In door
- Easy access to I-80/35 via three different interchanges
- Nearby amenities include Home Depot, Target, restaurants, hotels, and shopping



## LEASING SUMMARY

Lease Rate:	\$12.50/SF Modified Gross
Available SF:	4,891
TI Allowance:	Negotiable
Lease Term:	5 Years
Building Size:	77,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,454	15,812	49,112
Total Population	3,573	40,860	122,616
Average HH Income	\$89,740	\$99,049	\$92,030

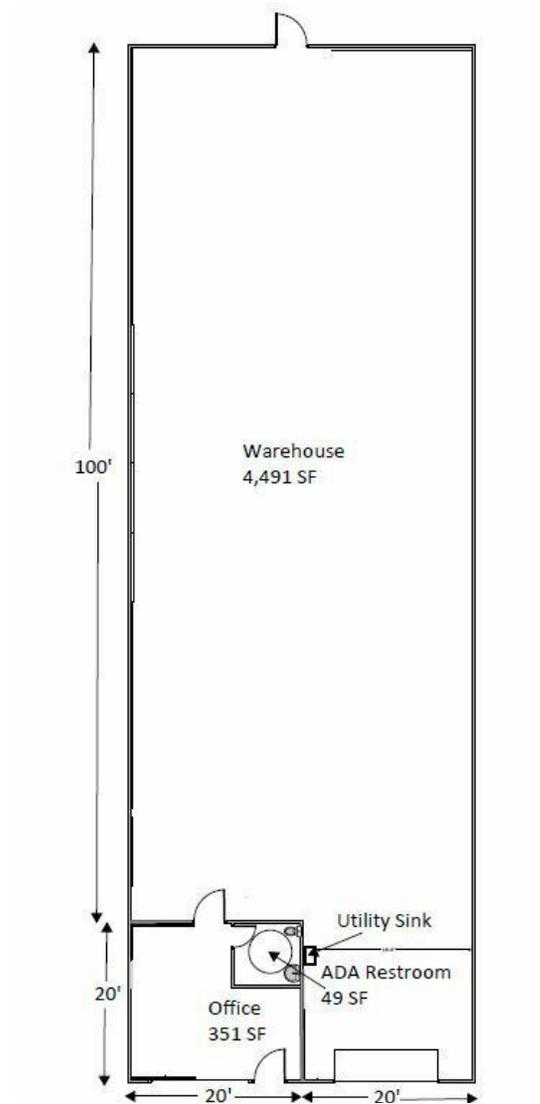
For More Information, Contact:

**ANDY HODGES**

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# FLOOR PLAN



For More Information, Contact:

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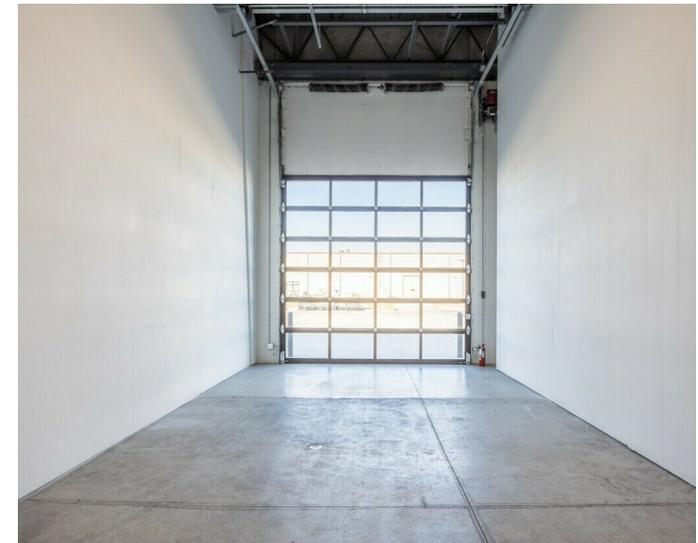
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MEREDITH POINTE

# PROPERTY PHOTOS

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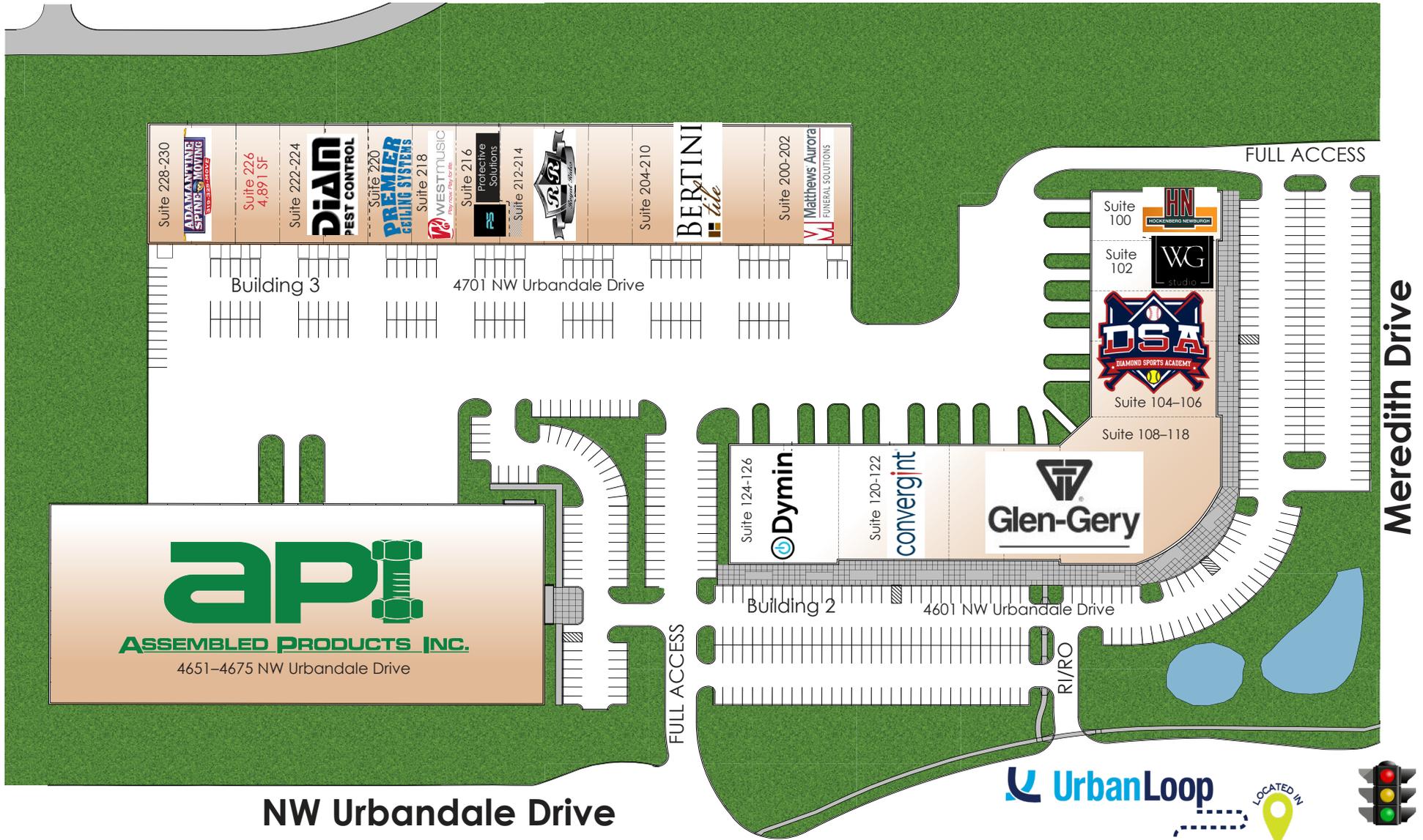
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# SITE PLAN



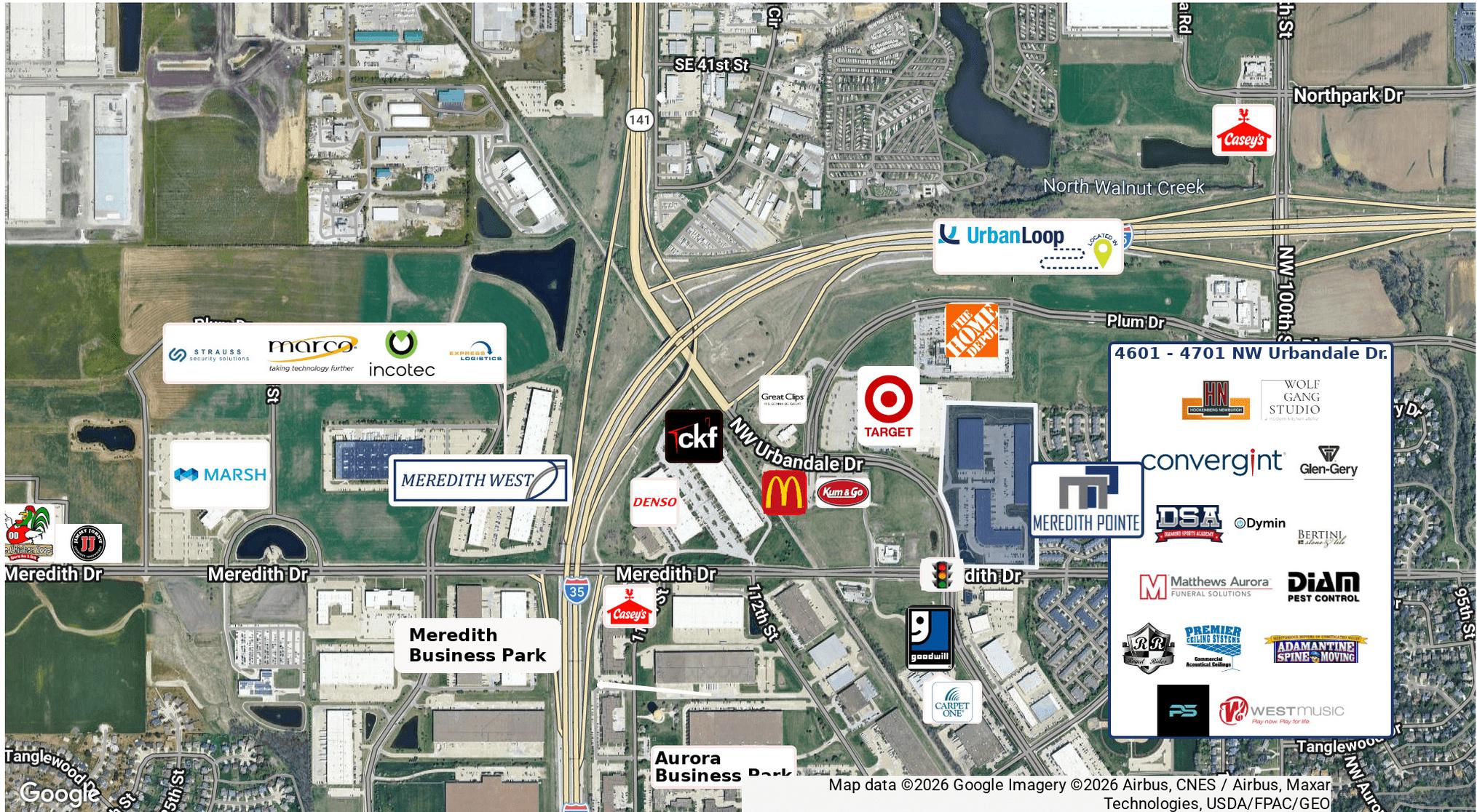
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