

FOR  
LEASE

PROGRESSIVE



# DEERWOOD OFFICE PARK – 1700 NW 118<sup>TH</sup> STREET

*Clive, Iowa 50325*

Office Space Available  
from 1,748 - 2,340 RSF

**KOREY BIRKENHOLTZ**  
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Licensed in IA

**ANGIE TESSAU, CCIM, SIOR**  
515.707.6889  
angiet@knapplc.com  
Licensed in IA

# 1700 NW 118<sup>TH</sup> STREET FOR LEASE



## BUILDING HIGHLIGHTS

- Abundant free surface parking (approx. 4.81 per 1,000 RSF parking ratio)
- Tenant improvements negotiable
- Efficient floor plates & professional finishes
- Excellent interstate visibility & access to I-80/I-35 and University Ave.
- Located in a park-like setting
- Generous window lines
- Building & monument signage opportunities with frontage to I-80/I-35
- Numerous retail amenities in the immediate area
- Contact broker for estimated Building Operating Expenses



CLASS B



OFFICE SPACE



PARKING LOT



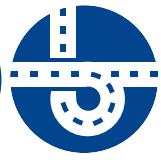
RETAIL SHOPPING NEARBY



RESTAURANTS NEARBY



EXCELLENT LOCATION



INTERSTATE ACCESS



HOTEL NEARBY

# 1820- BUILDING 1 AVAILABILITY

Second Floor



**OFFICE SPACE 2,340 RSF (approx.)**

*Building I- Second Floor*  
*Available January 1, 2025*  
*Lease Rate: \$10.95 PSF NNN*

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# 1840- BUILDING 2 AVAILABILITY

First Floor



**OFFICE SPACE 1,748 RSF (approx.)**

**SUITE 115 1,748 RSF +/- (approx.)**

*Building II- First Floor*

*Available Now*

*Lease Rate: \$10.95 RSF NNN*

**KOREY BIRKENHOLTZ**

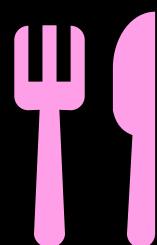
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447

Restaurants



33

Bars and Pubs



41

Coffee Shops



39

Grocers



70

C-Stores



167

Retail Shopping



61

Hotels



43

Attractions/  
Entertainment

## Average Annual Spend per Household on Eating Out



\$480

Breakfast



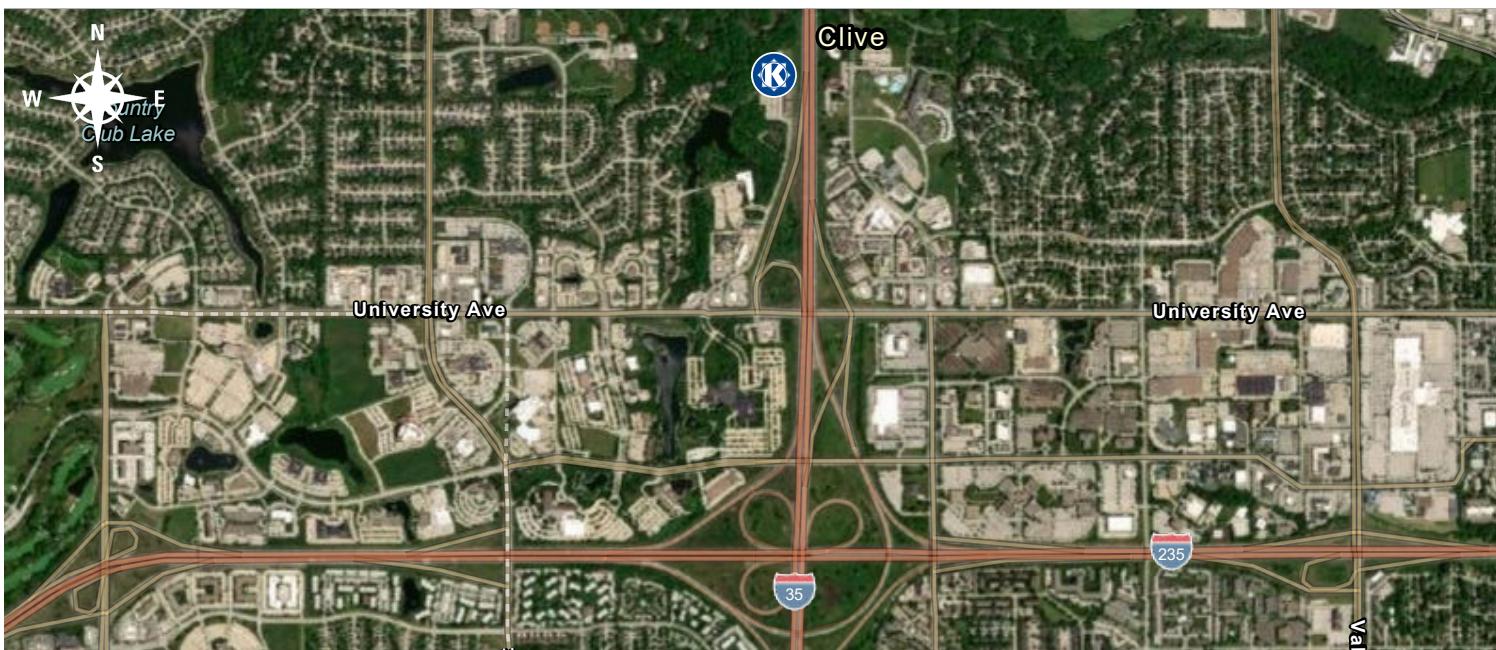
\$1,507

Lunch



\$2,306

Dinner





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