

FOR LEASE



DEERWOOD OFFICE PARK — 1700 NW 118TH STREET

Clive, Iowa 50325

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

KOREY BIRKENHOLTZ

515.480.6596
korey@knapplc.com
Licensed in IA

ANGIE TESSAU, CCIM, SIOR

515.707.6889
angiet@knapplc.com
Licensed in IA

1700 NW 118TH 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



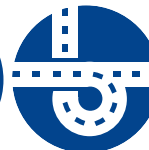
RETAIL SHOPPING NEARBY



RESTAURANTS NEARBY



EXCELLENT LOCATION



INTERSTATE ACCESS



HOTEL NEARBY



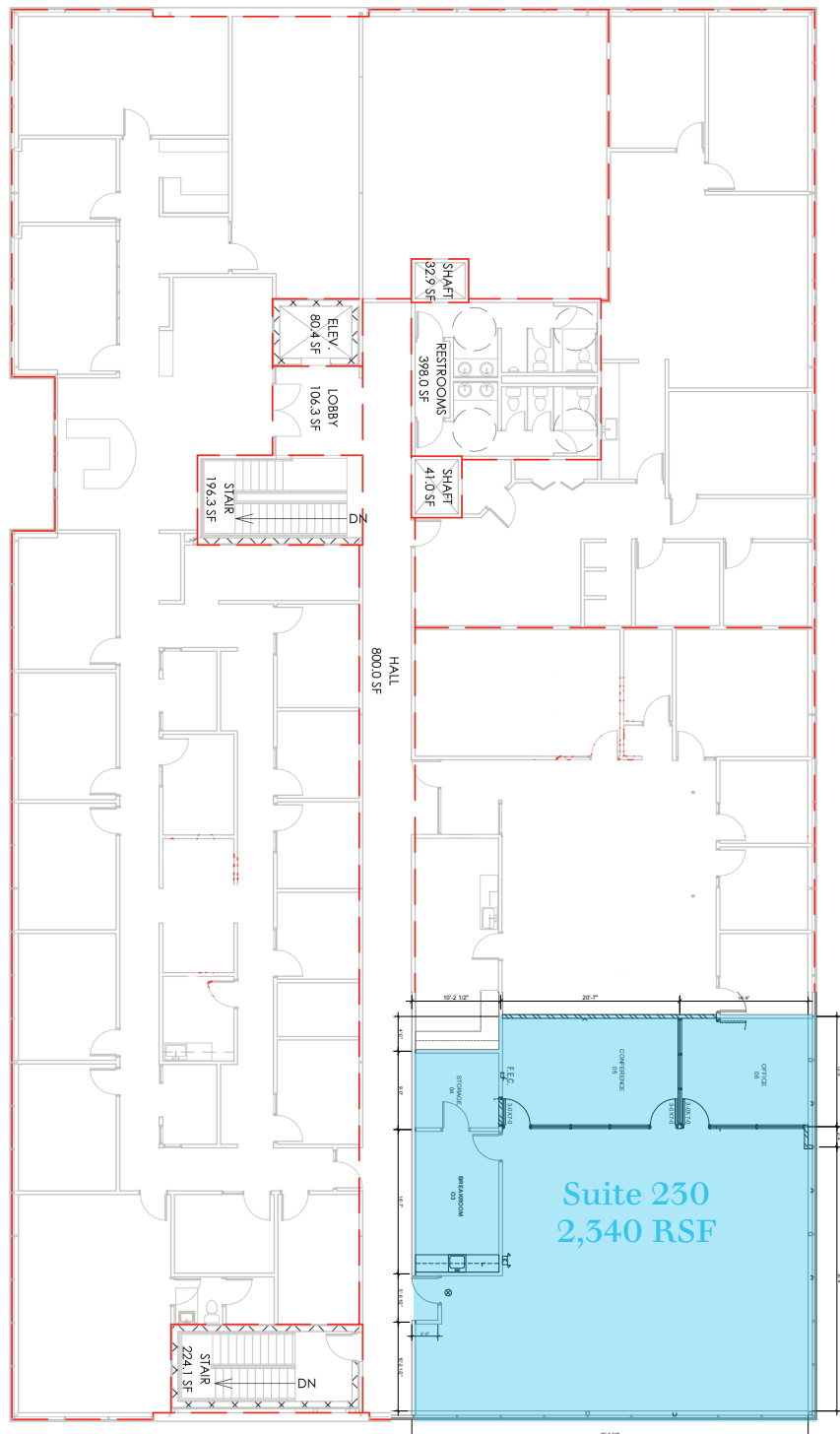
1820- BUILDING 1 AVAILABILITY

Second Floor



PARKING

I-80



OFFICE SPACE 2,340 RSF (approx.)

Building I- Second Floor

Available January 1, 2025

Lease Rate: \$10.95 PSF NNN

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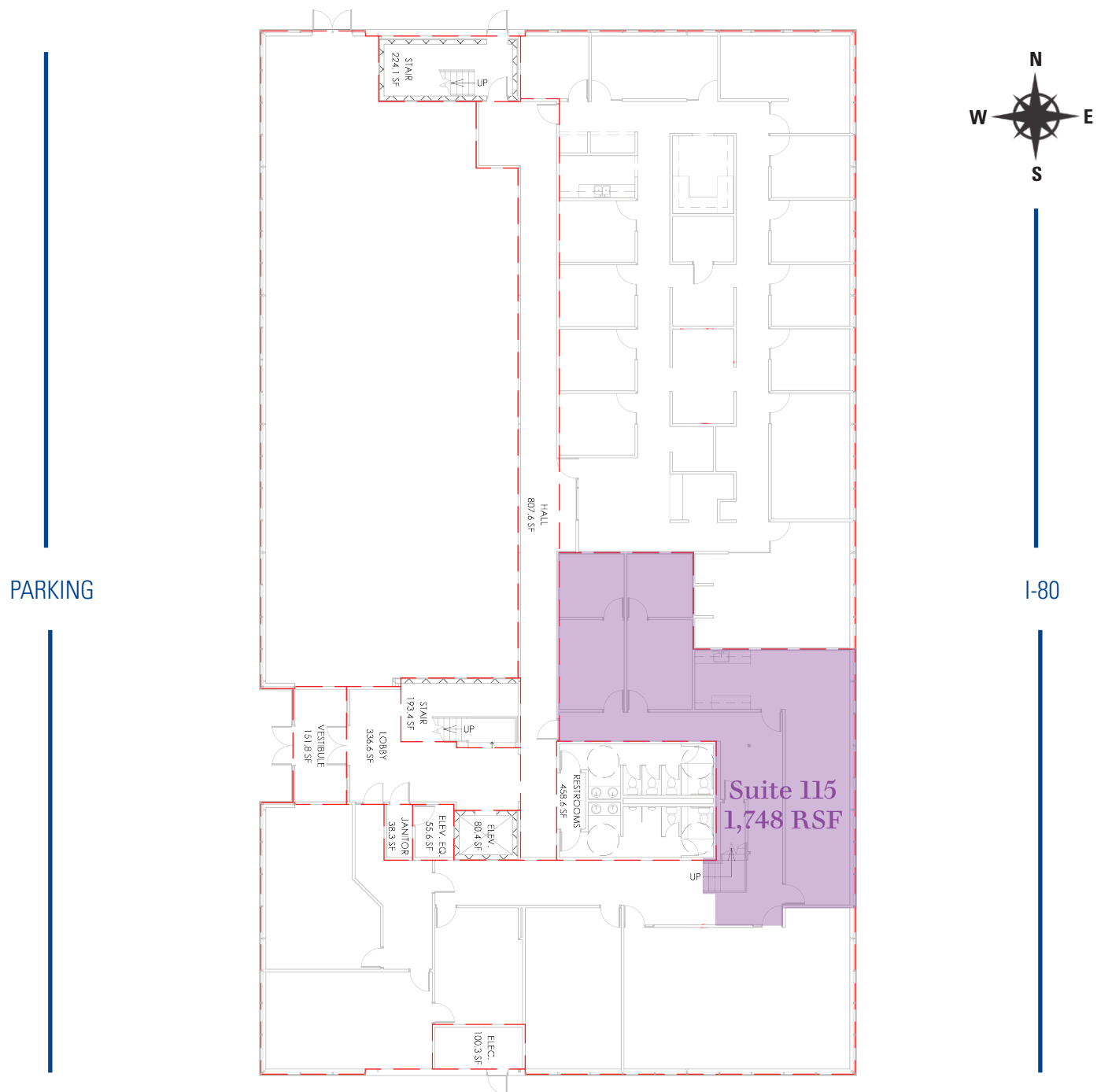
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1840- BUILDING 2 AVAILABILITY

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

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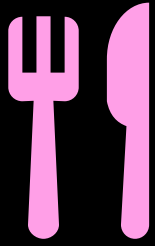
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1700 NW 118th St, Clive, Iowa, 50325



Nearby Attractions

5 Mile Radius



447

Restaurants



33

Bars and
Pubs



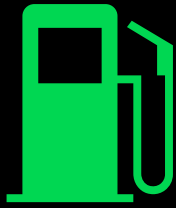
41

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



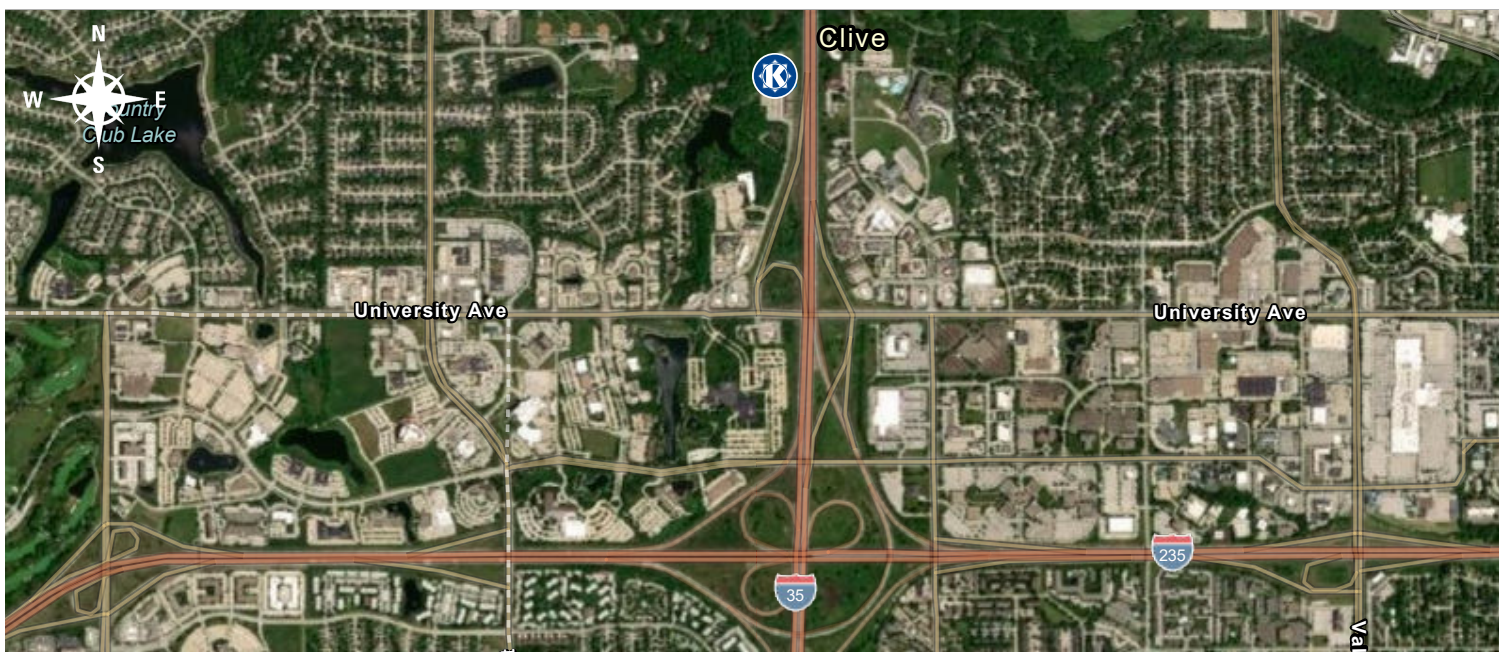
\$1,507

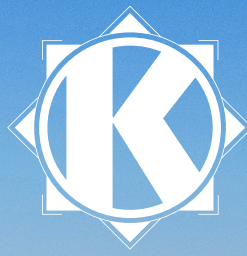
Lunch



\$2,306

Dinner





KNAPP
PROPERTIES



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