

Office & Retail Space for Lease

HERITAGE TOWN CENTER I

1220 NE STATION XING | GRIMES, IA 50111



Building Information

FIRST FLOOR (RETAIL)

Contiguous Space: 1,115 SF - 3,547 SF

Available Space:

Tenant 1: 1,115 SF

Tenant 2: 1,216 SF

Tenant 3: 1,216 SF

Lease Rate: \$30.00 / SF NNN

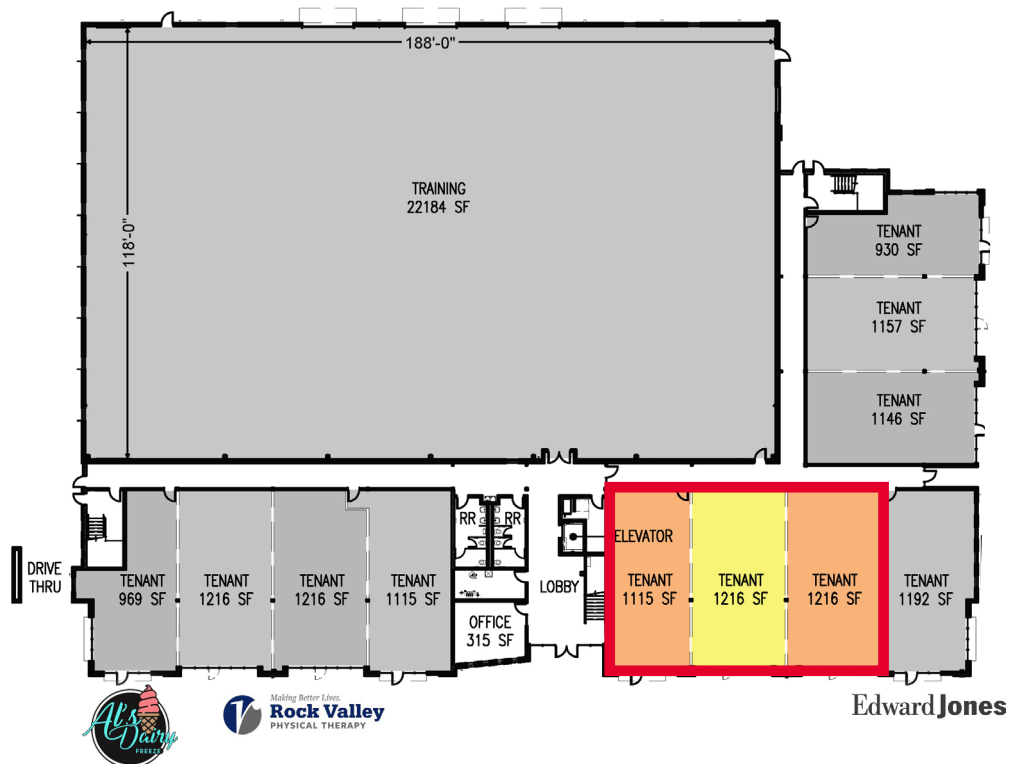
Use: Retail

Total OPEX: \$15.87 / SF

Common Area Maintenance: \$2.98 / SF

Insurance: \$0.57 / SF

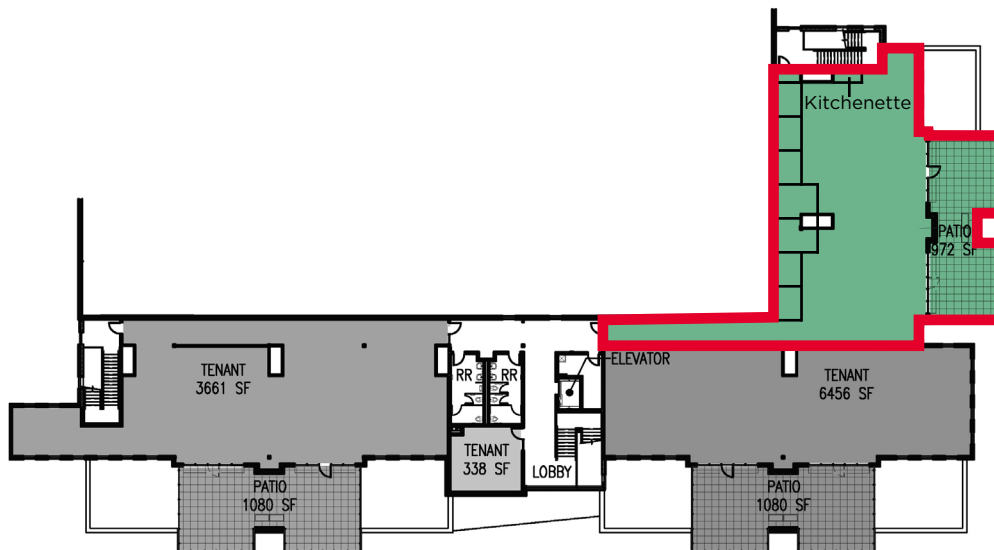
Property Taxes: \$12.32 / SF



Building Information

SECOND FLOOR (OFFICE)

Available Space:	3,000 SF
Lease Rate:	\$24.00 / SF NNN
Use:	Office
Buildout::	7 Offices Kitchenette Restroom with shower TIA available upon term / tenant credit worthiness 972 SF 2nd floor patio Existing furniture negotiable
Total OPEX:	\$15.87 / SF
Common Area Maintenance:	\$2.98 / SF
Insurance:	\$0.57 / SF
Property Taxes:	\$12.32 / SF



Heritage Town Center Development

Position your business within **Heritage Town Center Development**, Grimes' emerging mixed-use destination anchored by strong residential growth and year-round activity drivers. Designed as a community-focused mixed-use environment, Heritage Town Center brings together retail, dining, services, and residential growth in a highly visible and accessible setting. Supported by strong local demographics, the development benefits from consistent daily traffic and a growing customer base. Located near **515 Field House** and **multiple regional sports complexes**, the area attracts consistent daily traffic from athletes, families, and spectators, creating built-in demand for food, retail, and medical and service-oriented uses.

Heritage Town Center offers excellent visibility, convenient access to major thoroughfares, and a growing surrounding population. The synergy between nearby recreational amenities and expanding neighborhoods supports steady foot traffic throughout the week and heightened activity during tournaments and events.

Ideal for restaurant, retail, office, medical, and service users, Heritage Town Center Development presents a compelling opportunity to capture both local and destination-based traffic in one of the Des Moines metro's fastest-growing communities.



Property Highlights



Prime Location & Accessibility:

- Positioned near HWY 141 in Grimes
- Offers excellent access and exposure to local residents and regional visitors traveling between Waukee, Johnston, and Urbandale
- Consistent regional traffic generated by GrimesPlex and 515 Fieldhouse



Accessibility & Convenience:

- Ample parking for customers and employees
- Easy access to Highway 141 & major thoroughfares
- Strong surrounding demographics & growing residential base



Retail Center Features:

- Brand-new construction with modern architecture
- Flexible suite sizes available for lease
- Ideal for retail, restaurant, office, medical, and service businesses



Surrounding Market & Demand:

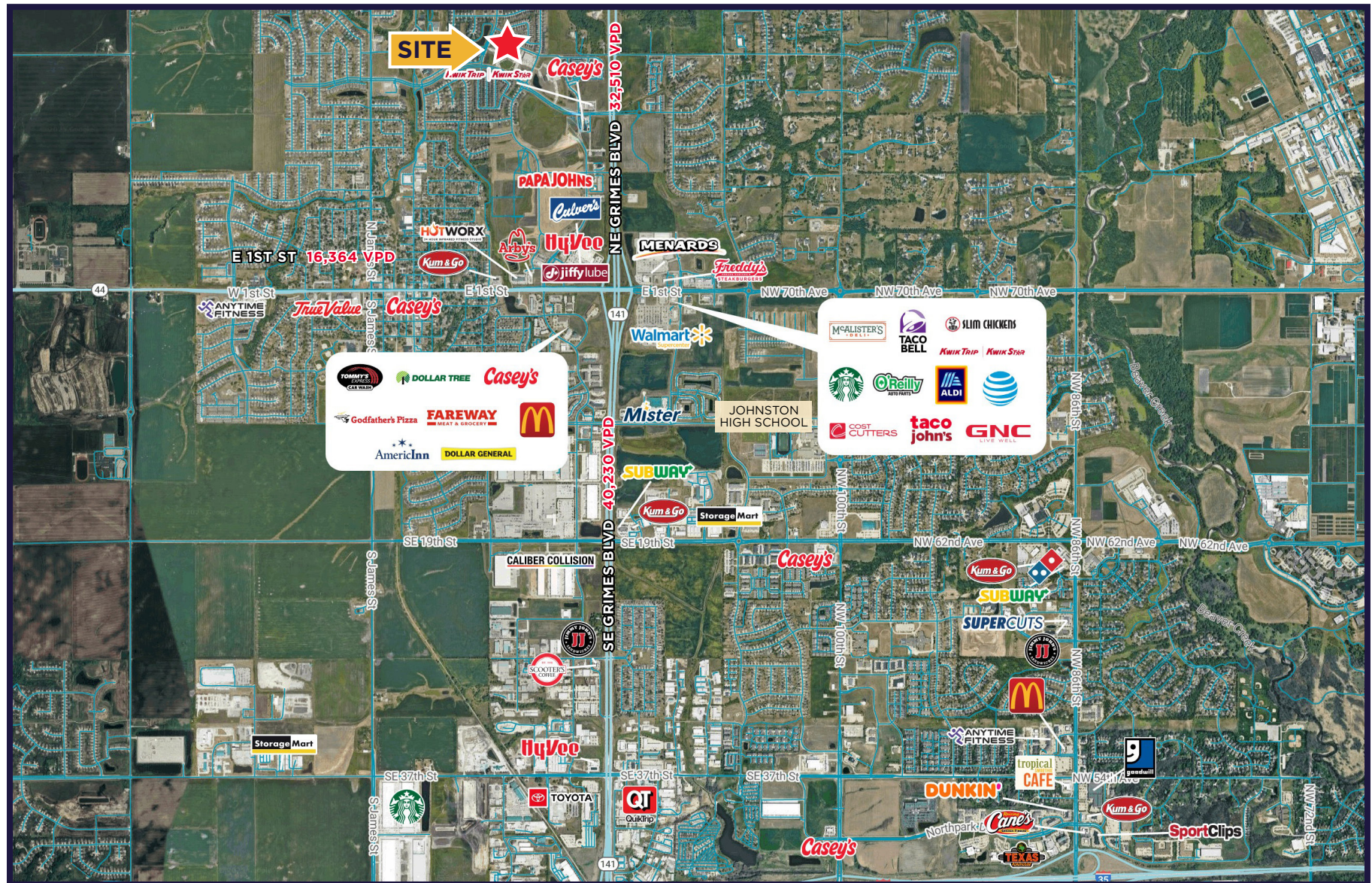
- Part of fast-growing Grimes, IA community
- Close proximity to schools, parks, and residential neighborhoods
- High demand for retail, dining, and service businesses in the area



Demographics



Location



1220 NE STATION XING, GRIMES, IA 50111

Get in Touch



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