



PROPERTY FEATURES:

- **For Lease: \$24/SF/NNN**
- Size: 2,024 SF
- Parking Ratio: 14.4/1,000 SF
- Monument & building signage available
- Neighboring tenants: Walgreens, Caribou Coffee, Unity Point, Massage Envy, The Burger Shop, Z'Mariks, & Nothing Bunt Cake
- At the lighted intersection of 128th Street and University Avenue
- Total vehicles per day (VPD) in 2016:
University Avenue: 23,700 | 128th Street: 15,200
- Located near multiple corporate headquarters & medical mile (Hy-Vee, Mercy West, Farm Bureau, Unity Point, and Iowa Clinics)

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