

FOR LEASE

1040 SE Frontier Ave, Suites 100-140

WAUKEE | IOWA



PROPERTY FEATURES

- ▶ New construction Office/ Showroom/ Flex space available for lease in the heart of Waukee, just off Alice's Rd. Just blocks south of Waukee Towne Center (to be anchored by Target).
- ▶ 3,300 – 6,600 square feet available with abundant parking. Potential to subdivide to as little as 900 square feet.
- ▶ Each bay is 2400 sq ft on the ground level with 900 sq ft of second floor at front of the building. Lots of windows flood both floors with natural light and the rear of the space features expansive ceiling heights and a 12' x 14' overhead door.
- ▶ Generous TI allowance available.
- ▶ \$14.75/ SF NNN and 2024 CAMS estimated at \$4.50/ SF.



Development | Investment | Brokerage

ERIC GRUBB

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Clive, Iowa | 515.975.7441

SOLIDGROUNDIOWA.COM

The above information is deemed reliable but is not guaranteed by Solid Ground. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. Agent is a licensed Real Estate Professional in the State of Iowa and an owner of the property.

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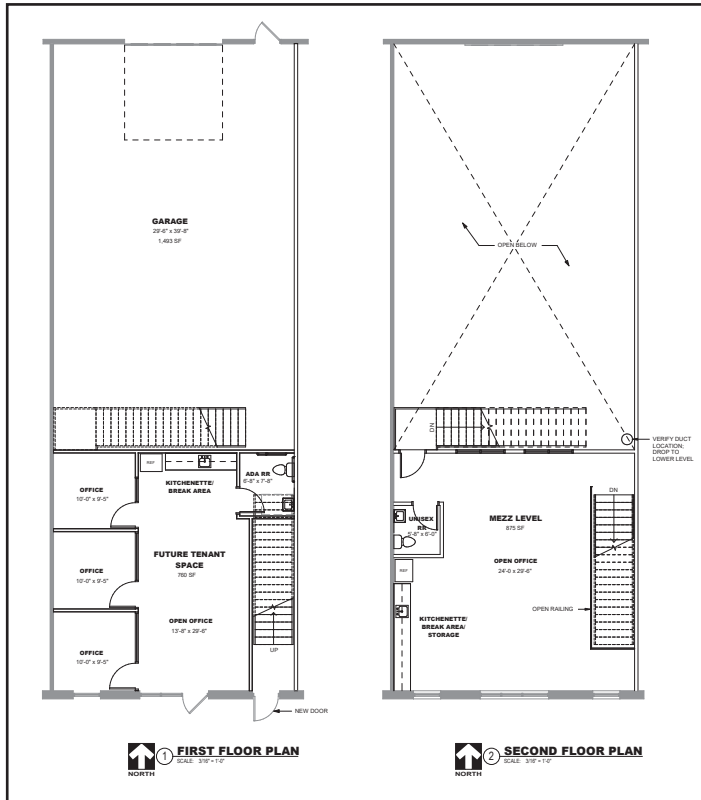
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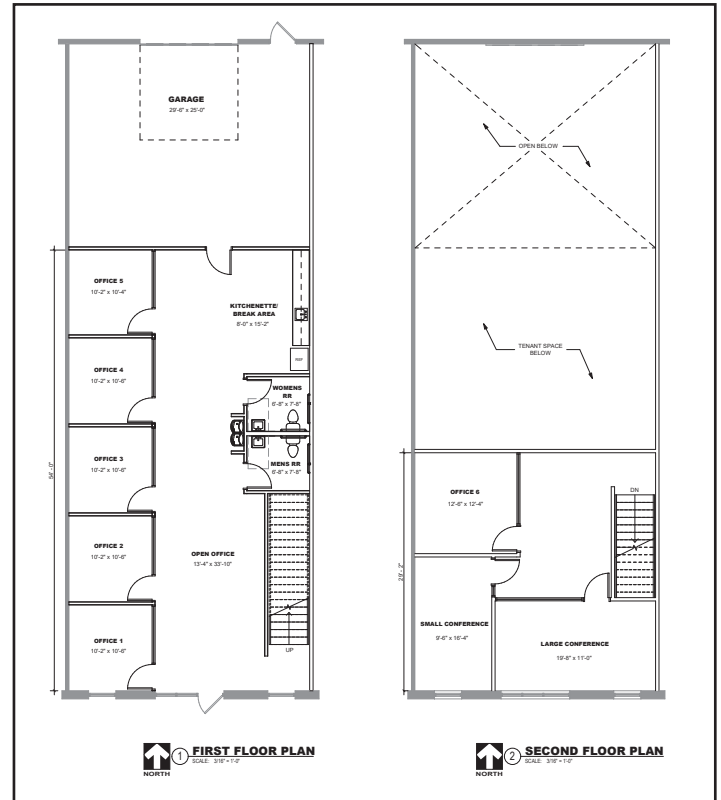
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Potential Buildout Concept



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