

7180 Hickman Road

Windsor Heights, Iowa

LIMITED-TIME LEASING INCENTIVE:

Execute a new five (5) year lease and receive three (3) months of base rent abatement.



Property Description

Formerly occupied as an orthodontics practice, this property features a lab area, multiple private offices, and upper/lower level restrooms. The existing floor plan offers flexibility for medical or dental users and may also lend itself to general office or daycare use, with multiple rooms that could be repurposed as classrooms, administrative offices, meeting spaces, or activity areas. Ample on-site parking supports staff and visitors, while direct frontage to Hickman Road provides strong visibility and convenient access.

+ 2,930 Total SF Available:

- Main Level: 1,640 SF
- Garden (lower) Level: 1,290 SF

+ Lease Rate:

- \$13.00/SF NNN for main level space
- \$9.00/SF NNN for garden (lower) level space

+ Real Estate Taxes:

- \$14,142/yr (\$4.83/SF)

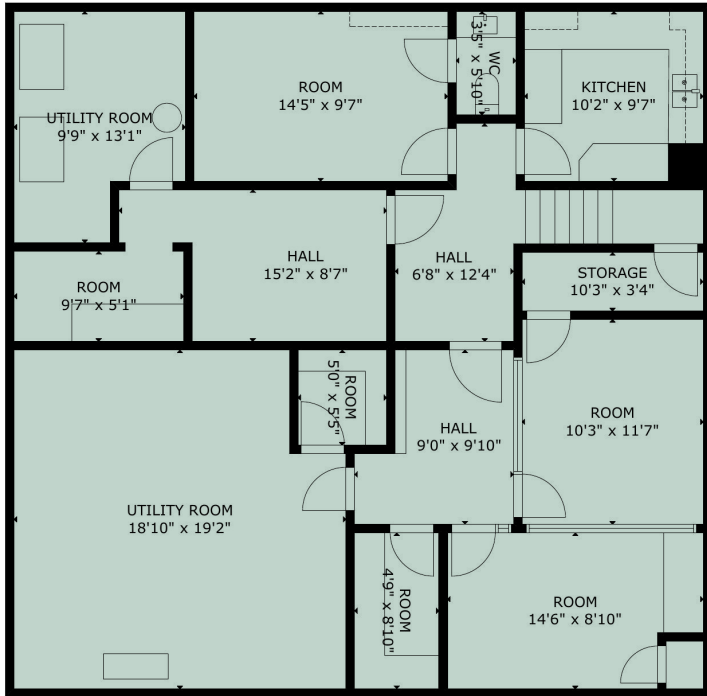
+ Insurance:

- \$3,574/yr (\$1.22/SF)

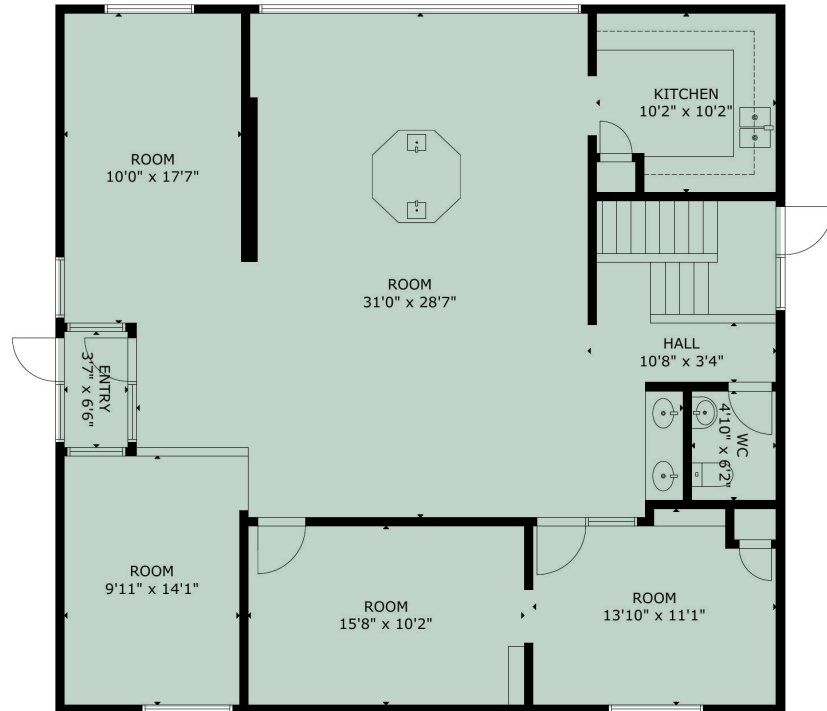
+ Tenant self-performs common area maintenance

+ Tenant Improvement Allowance: Negotiable

Floor Plans



Garden (Lower) Level
1,290 SF - \$9.00/SF NNN



Main Level
1,640 SF - \$13.00/SF NNN

Property Details

- + Centrally located in DSM Metro with convenient access to interstates
- + Surrounded by nearby restaurant and retail amenities
- + Building and monument signage available with direct exposure to Hickman Road traffic.
- + Large Parking Lot
 - 26 parking stalls in main lot
 - Five additional staff parking stalls on south edge of property
- + Abundant outdoor space creates opportunities for a variety of uses, including an employee patio, wellness area, outdoor meeting space, or secure play yard for childcare operators.

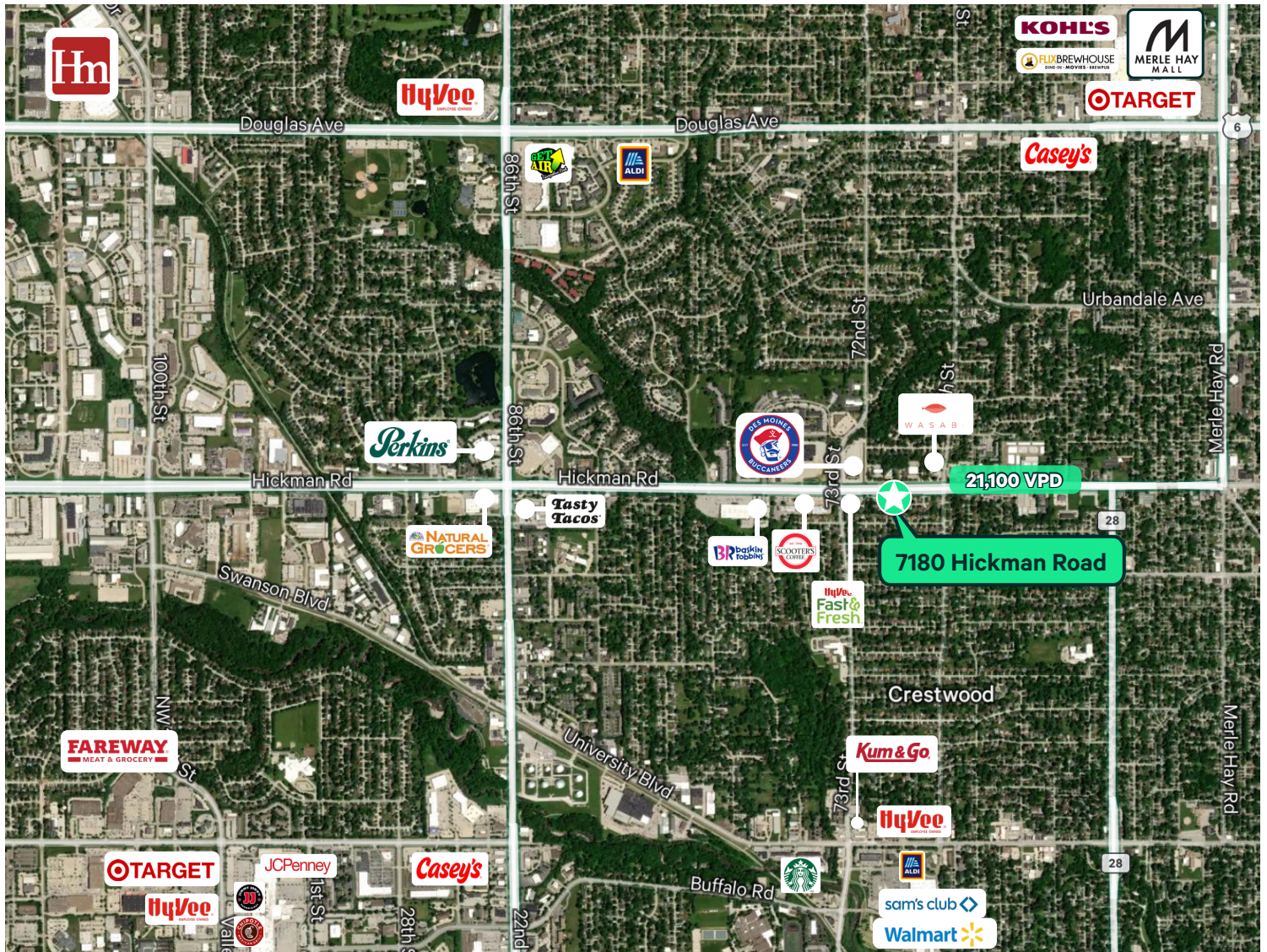
Interior Photos



Exterior Photos



Location



Contact Us

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