

Hawthorne Centre

9500 University Avenue, West Des Moines, IA



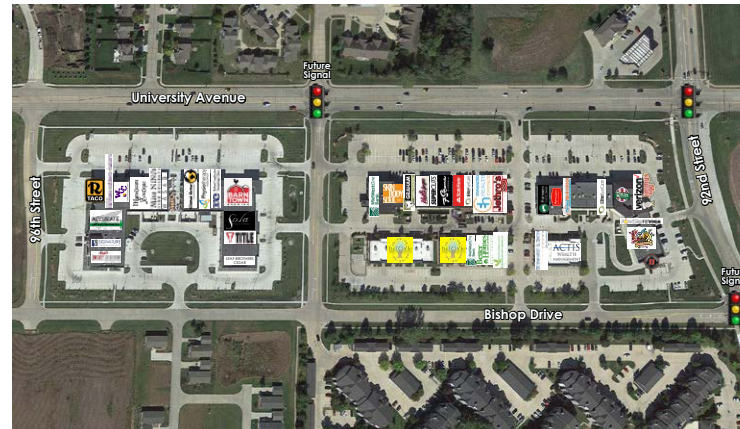
9500 University Avenue, West Des Moines, IA

Property Facts

- 2,540 SF available
- Ideal for retail, office, medical and restaurant uses
- Abundant parking
- 20,000+ vehicles/day
- Population drive time:
 - 5 minutes: 19,000 people
 - 10 minutes: 86,000 people
 - 15 minutes: 206,000 people
- Major employers in the immediate area:
 - Wells Fargo: 8,393 employees
 - Athene: 1,114 employees
 - FBL Financial: 1,051 employees
 - Hy-Vee: 979 employees
- West Des Moines/Waukee daytime population of 75,000+

Hawthorne Centre

Hawthorne Plaza



Lease Terms

- \$18/SF/NNN
- Tenant improvement allowance of \$25 PSF for qualified tenants
- Rates based upon a 5-year lease commitment

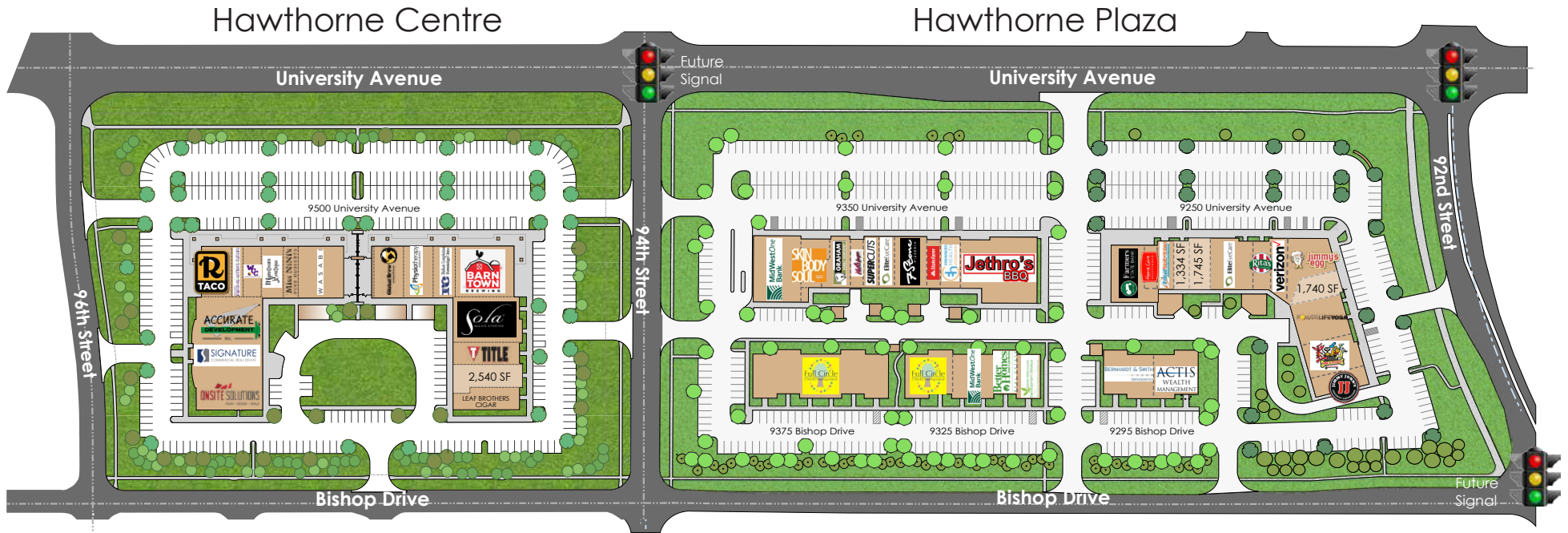


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