

MEDICAL OFFICE INVESTMENT

UnityPoint Clinic at Warrior Station

40 - 50 - 54 E Hickman Road, Waukee, IA

Medical Office | \$6,350,000 | 6.5% Cap Rate



Executive Summary

\$6,350,000
6.5% Cap Rate
Medical Office



Executive Summary

NAI Iowa Realty Commercial is pleased to present UnityPoint Clinic at Warrior Station—an exclusive medical office investment opportunity located in the rapidly growing community of Waukee, Iowa. Situated along high-traffic Hickman Road, the property enjoys exceptional visibility and exposure to more than 23,500 vehicles per day.

This premier development comprises six professionally managed office condominiums, with UnityPoint Clinic serving as the anchor tenant and occupying three of the units, totaling 15,095 SF. The clinic has approximately four years remaining on its initial 10-year NNN lease, with additional renewal options available.

This property is an outstanding fit for 1031 exchange buyers or investors looking for a high-quality, turn-key medical office asset. The combination of a trusted medical tenant, long-term NNN lease, and a prime Waukee location makes this a secure and attractive investment with strong income stability and long-term growth potential.

OFFERING MEMORANDUM

40 - 50 - 54 E Hickman Road, Waukee, IA 50263

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Investment Summary

**\$6,350,000
6.5% Cap Rate
Medical Office**

Investment Summary

Sale Price	\$6,350,000
Net Operating Income	\$413,904
Proforma Cap Rate	6.5%
Leased SF (UnityPoint - Units 1, 2, 3)	15,095
Lease Term Remaining	± 4 Years
Renewal Options	Two - 5 Year Options
Year Built	2010
Management	Local, Professionally Managed



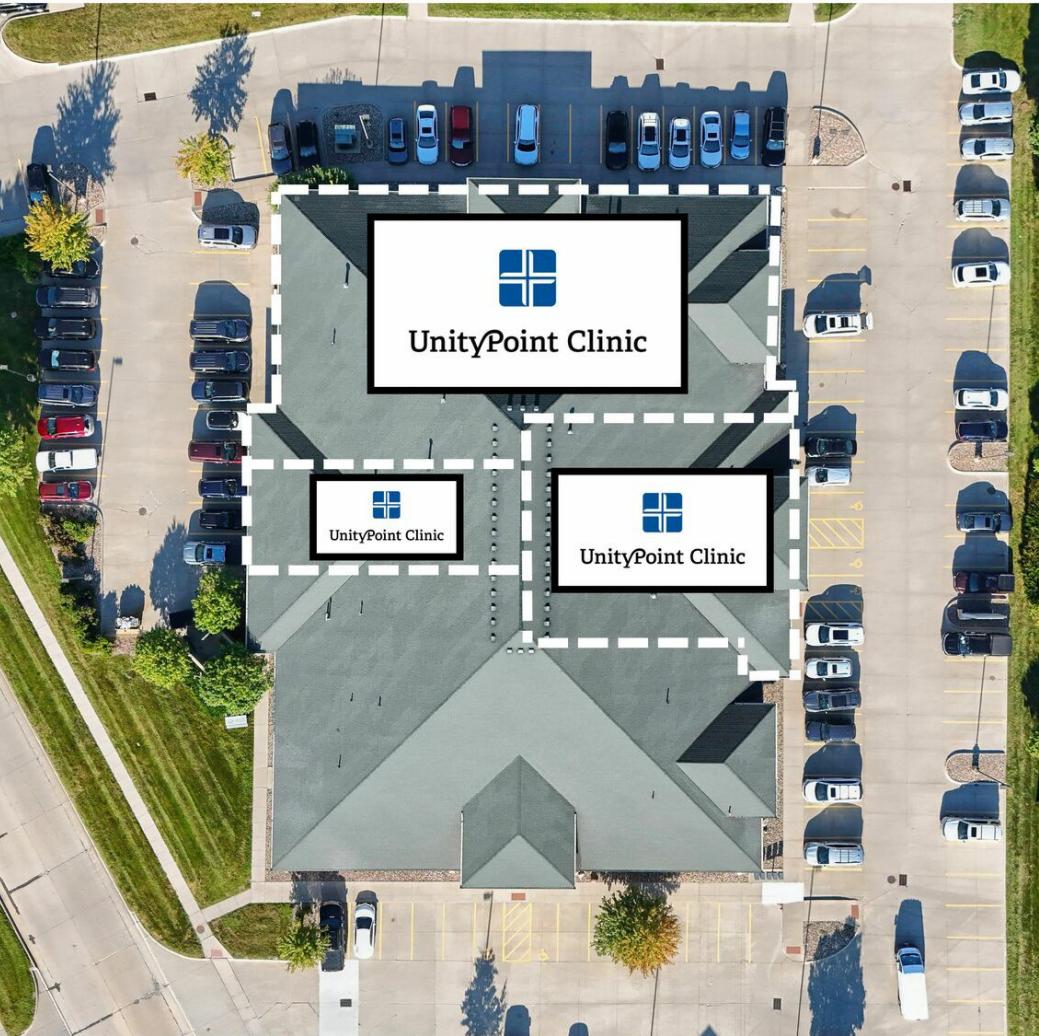
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Aerials

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