



Mike Purcell
515-231-6083
Mpurcell@friedrich-realty.com



**FRIEDRICH
REALTY**



FOR LEASE

Office / Retail

618 Douglas Avenue

Ames, Iowa 50010

3,600 Sq. Ft.

\$10 per Sq. Ft. NNN

Property Highlights

- Standalone professional office building
- Excellent visibility along Douglas Avenue
- Multiple private offices and meeting rooms
- Functional lower level with additional rooms
- Dedicated on-site parking

Location Highlights

- Downtown Ames – 2 Blocks South
- Iowa State University – Approx. 1 Mile West
- Lincoln Way Corridor – Immediate Access
- Restaurants & Retail Within Walking Distance

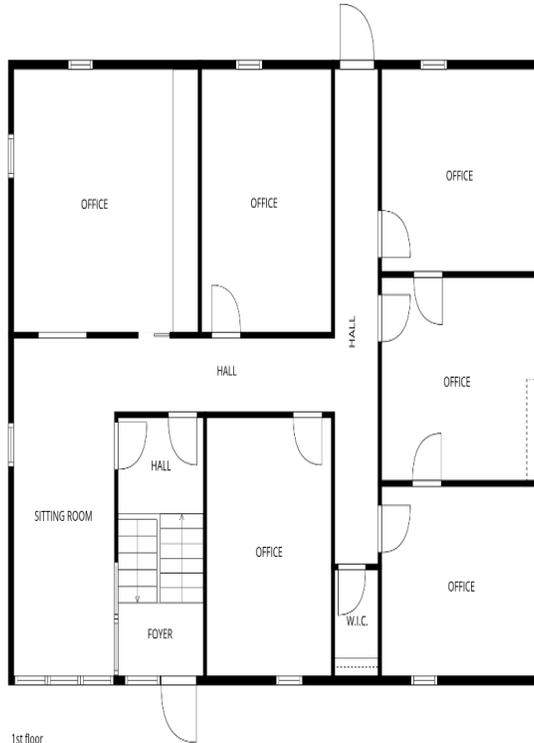
Property Description

Prime commercial opportunity in the heart of Downtown Ames. Flexible office or retail space with strong visibility and immediate access to Lincoln Way and Iowa State University.

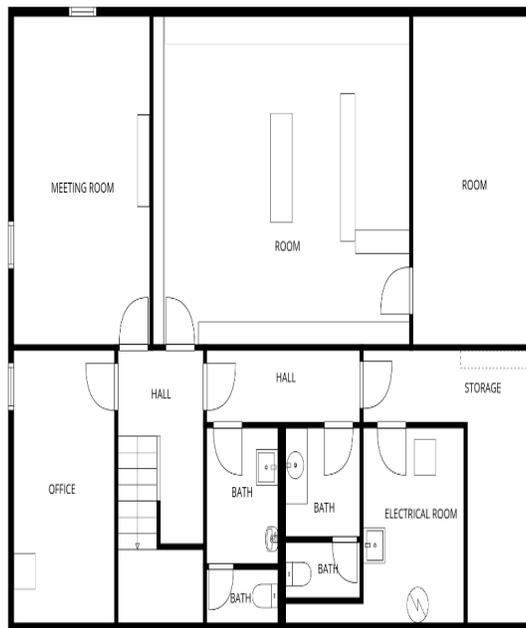


AT A GLANCE

Property Type	Office / Retail
Building Type	Standalone
Parking	On-Site
Zoning	Commercial
Available Space	3,600 Sq. Ft.



1st floor



Basement 1