

1205 Copper Creek

Pleasant Hill, Iowa 50327
www.cbre.com/desmoines

This well-maintained professional office building offers a modern, efficient layout designed to accommodate a variety of medical or office users. Situated within the Copper Creek commercial corridor, the property features high-quality finishes, ample on-site parking, and excellent visibility near the intersection of E. University Avenue and Highway 163. Convenient access to Interstate 80 and Downtown Des Moines makes the location ideal for serving clients throughout the Des Moines metro. Surrounded by retail, dining, financial services, and established residential neighborhoods, 1205 Copper Creek Drive provides a professional setting in one of Pleasant Hill's most desirable business districts.

Available Space

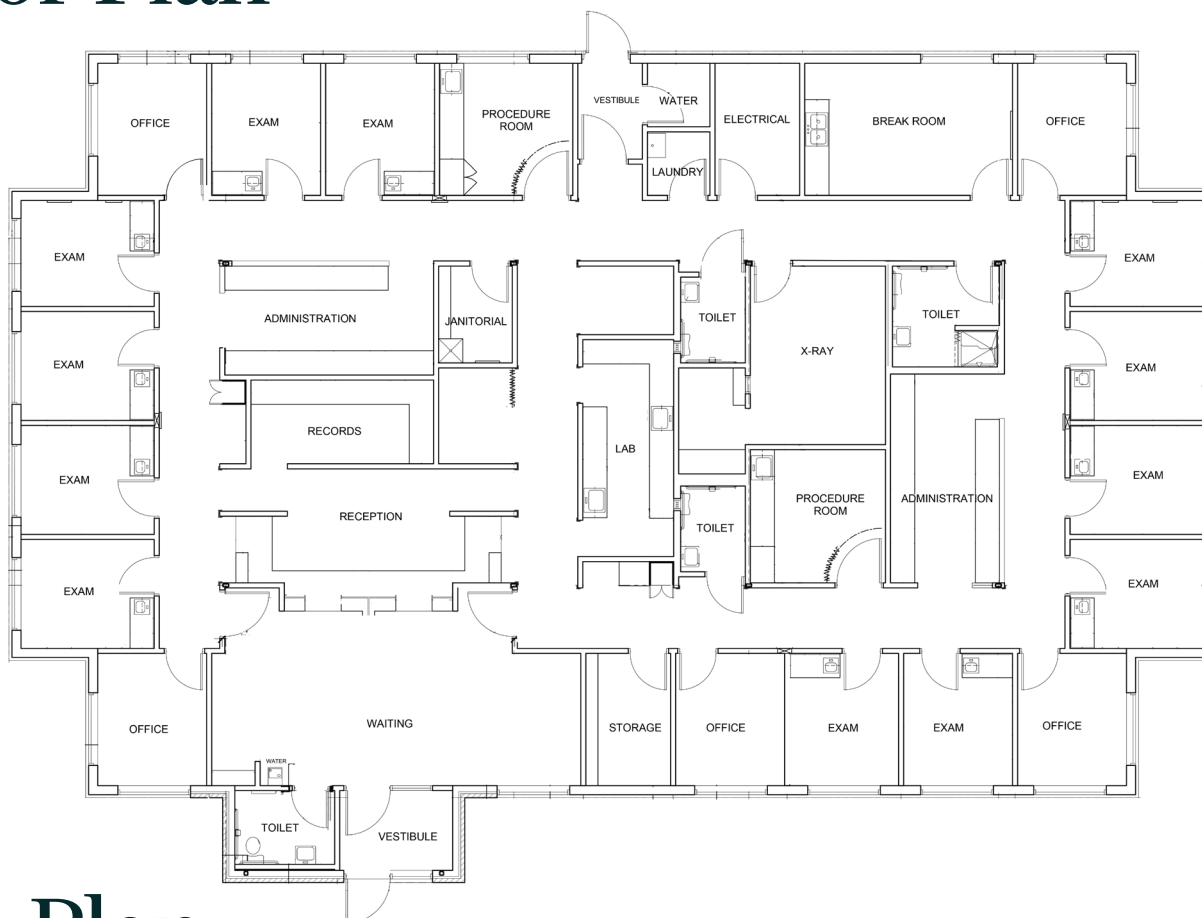
- + 6,000 SF
- + Lease Rate: \$18.00/SF
- + OPEX: \$15.40/SF
- + Tenant pays utilities, building maintenance, janitorial, and HVAC maintenance
- + Occupied through 11/30/2026
- + Sale Price: Call Broker

Building Features

- + Built 2011
- + Zoning PUD
- + Onsite Parking
- + Excellent visibility and access from E. University Avenue and Highway 163
- + Located on a 1.13 Acre lot
- + Former UnityPoint Clinic



Floor Plan



Site Plan



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For Lease or Sale

Photos



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