

For Sublease  
**Office**  
\$16.00/SF Net



## Building 5 / Mercy One Campus

1449 NW 128th St Clive, Iowa 50325

### Property Highlights

- Class A Office Sublease Space: 17,710 SF
- Second Floor Location
- Primary Lease Expiration Date: 4/30/2028
- Private Offices & Open Floor Plan for Workstations
- Sublease Rate: \$16.00/sf Net

### Location Description

Known as Building 5 on the Clive Mercy One Campus. This Class A office served as the administrative offices for Mercy One. The 17,710 SF space is loaded with high quality finishes and is in a desirable, well-established suburban office corridor. Nearby amenities include restaurants, a health club, shops, and services, all within walking distance. Easy, convenient access to Interstate 80/35, as well as the University Avenue, Westtown Parkway, and Hickman Road corridors of Clive and West Des Moines.

### OFFERING SUMMARY

|                      |                |
|----------------------|----------------|
| <b>Available SF</b>  | 17,710 SF      |
| <b>Lease Rate</b>    | \$16.00/SF Net |
| <b>Lot Size</b>      | 0.64 Acres     |
| <b>Building Size</b> | 37,500 SF      |

### DEMOGRAPHICS

| <b>Stats</b>   | <b>Population</b> | <b>Avg. HH Income</b> |
|----------------|-------------------|-----------------------|
| <b>1 Mile</b>  | 4,191             | \$160,954             |
| <b>3 Miles</b> | 77,987            | \$133,315             |
| <b>5 Miles</b> | 176,241           | \$124,050             |

For more information

**Kevin Crowley, SIOR**

C: 515 991 7000  
kcrowley@iowarealtycommercial.com

**Doug Pfeil**

C: 515 419 9546  
dpfeil@iowarealtycommercial.com

# Additional Photos

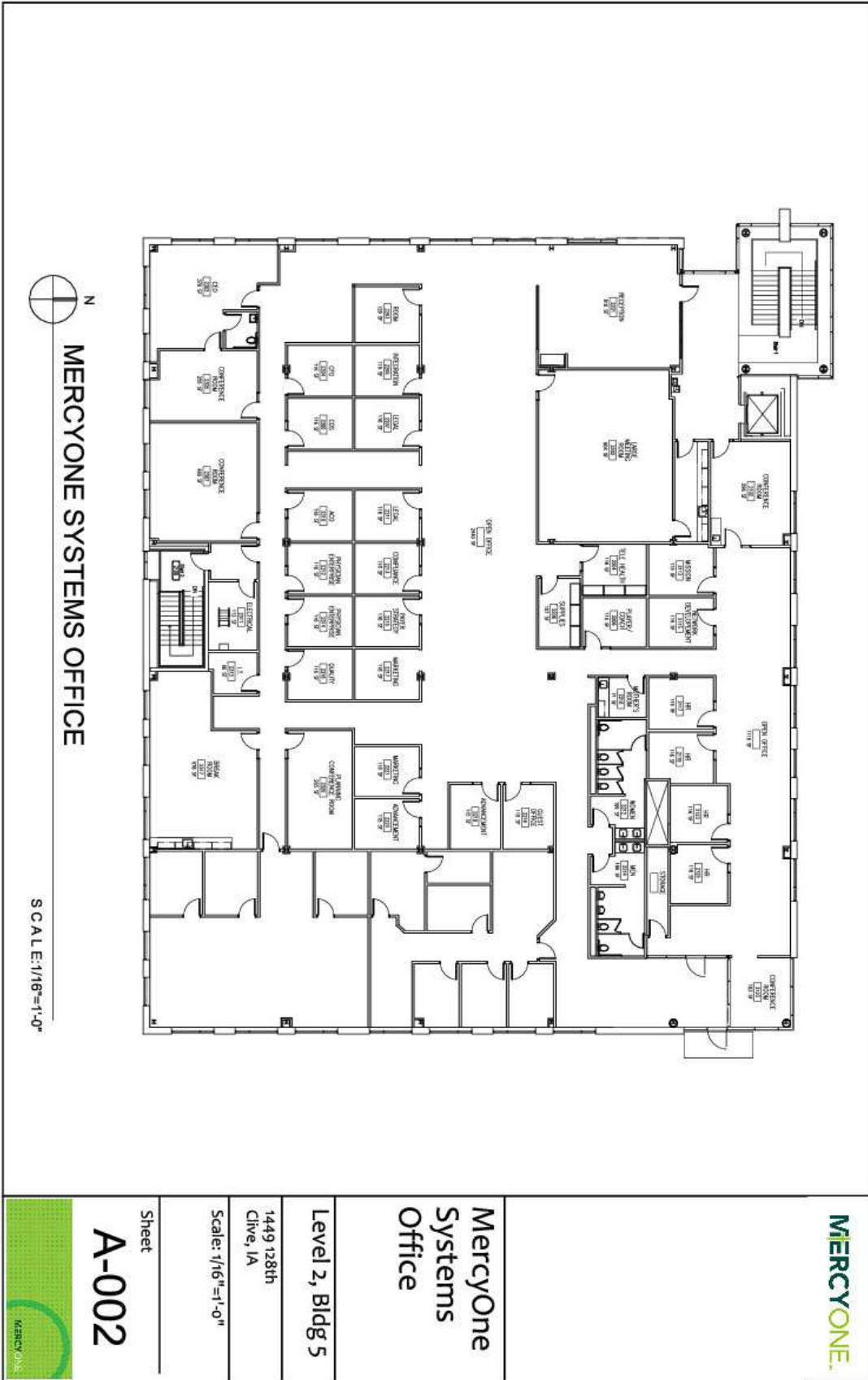


# Additional Photos



# Additional Photos





# Location Maps

