



CBRE

OFFICE | FOR LEASE

2600 72nd St.

2600 72ND STREET  
URBANDALE, IA 50322

Affordable, professional office space with flexible lease terms is now available in this recently renovated Urbandale office building. Space available includes white box space on the upper level that is ready to be built out to a tenant's specific needs, as well as second generation space on the lower level ready for immediate occupancy. The building is under new ownership that has made significant improvements to the property including updating the parking lot, new monument directory signage, and finishing vacant space as a white box in preparation for interior construction. The building is in the heart of Urbandale with convenient access to Hickman Road and Douglas Avenue.

## Building Features

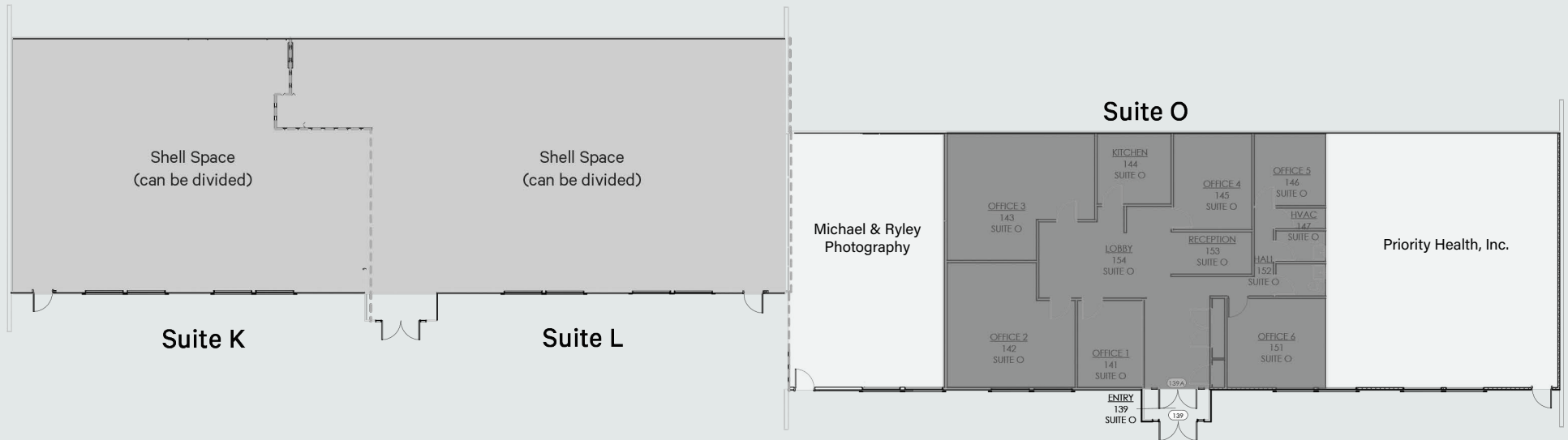
- + Recently Remodeled
- + Monument and Exterior Signage
- + Flexible Lease Terms
- + Ample Front Door Parking – 68 spaces
- + Nearby Amenities
- + Peaceful Neighborhood Setting
- + Tenant Improvements Available for Qualified Prospects

## Lease Rates

- + \$9.00 PSF NNN
- + \$3.68/SF CAMIT
- + Utilities and Janitorial Additional

[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

## 1ST FLOOR



## Suite K/L

## 2,295 to 5,000 SF

- + Open space in shell condition with ability to demise down to smaller office suites

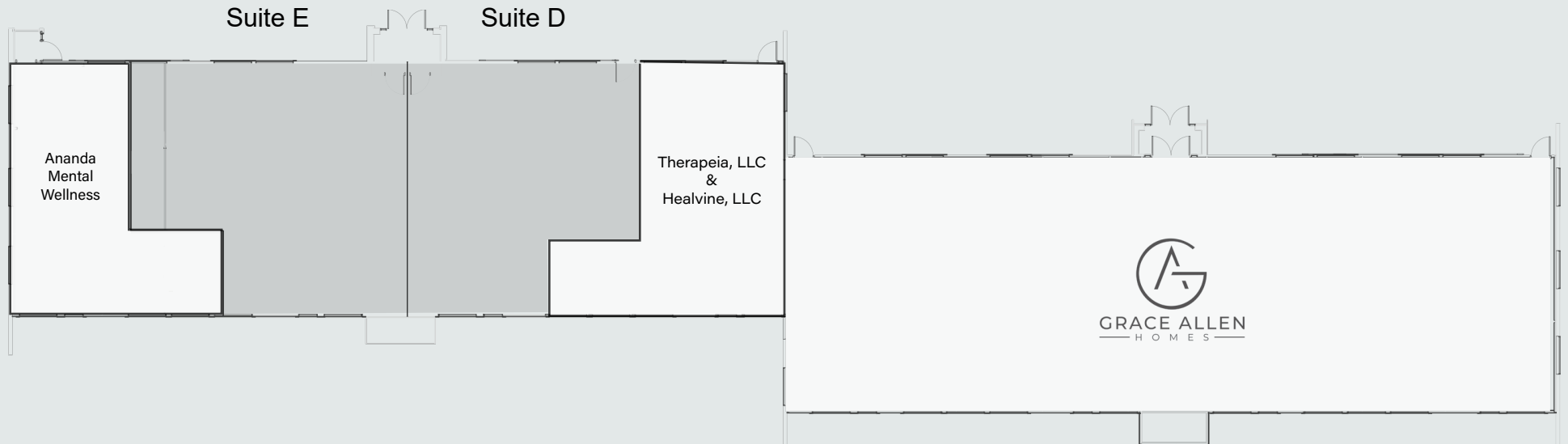
## Suite 0

**2,440 SF**

- + Four (4) large private offices, two (2) oversized conference rooms, kitchenette, two (2) private restrooms, and lobby/reception area

# Floorplan

## 2ND FLOOR



## Suite D/E

up to 2,440 SF

+ Open space in shell condition with ability to demise down to 1,220 SF



Lower Level - South Side



Upper Level - North Side



Lower Level - South Side



Monument Signage





# Interior Finishes - Built to Suit Space





# Location



**HyVee**  
Fast & Fresh

EST. 1998  
**SCOOTER'S**  
COFFEE

**BR**  
baskin  
robbins

Immanuel  
pathways

DES MOINES  
BUCCANEERS

19,347 VPD

HICKMAN RD

Just  
Storage

Regency  
Office  
Park

2600 72ND  
STREET

72ND ST

7,594 VPD

Covenant  
Christian  
Church





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**CBRE**

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