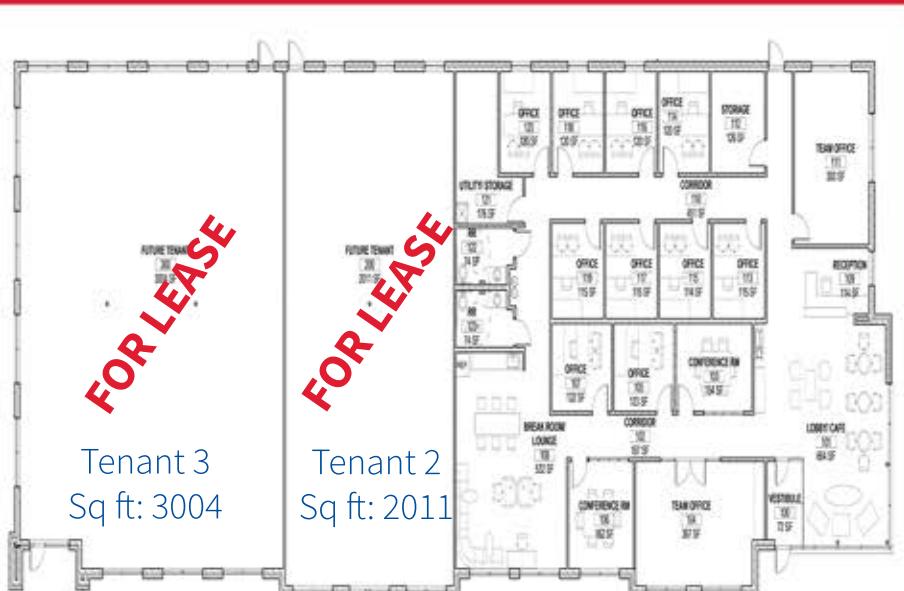


RETAIL OFFICE FOR LEASE



651 NE Venture Drive, Waukee



Tenant 3
Sq ft: 3004

Tenant 2
Sq ft: 2011

FOR LEASE: \$22-25/SF/NNN

PROPERTY FEATURES:

- ▶ Available Fall 2019
- ▶ Building signage
- ▶ Tenant improvement allowance available
- ▶ Located at the intersection of NE Alice Rd & Hickman
- ▶ Total vehicles per day in 2016: Hickman Rd 25,100 VPD Alice Rd 11,800 VPD
- ▶ Total population 2018 1 mile 1,050 | 3 miles 8,537 | 5 miles 25,063

**RE/MAX CONCEPTS
COMMERCIAL**

Shane Torres
shaneltorres@remax.net

515.984.0222