

MEREDITH WEST
4601-4749 121ST STREET, URBANDALE, IA 50323



PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Meredith West Business Park is comprised of three buildings providing 215,000 SF of Class A Flex Space. Strategically located in the Urban Loop, this location is a quick commute from anywhere in the Des Moines Metro. Offering distinguished entrances, excellent access, great interstate visibility, and dock and drive in door capabilities, Meredith West is an ideal solution for office, showroom and warehouse uses

PROPERTY INFORMATION

- 11,825 SF Available
- Two 8 x 9 docks and two 12 x 14 drive in doors
- 24' Clear Height
- Excellent interstate visibility
- Convenient access to I-35/80 via three different interchanges
- Abundant parking
- Prominent Building Signage



LEASING SUMMARY

Lease Rate:	10.50 SF/yr (NNN)
Available SF:	11,825 SF
TI Allowance:	Negotiable
Lease Term:	5 Years
Building Size:	86,963 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	5,134	63,019	159,979
Total Population	13,244	159,454	393,467
Average HH Income	\$174,632	\$132,866	\$114,535

For More Information, Contact:

ANDY HODGES

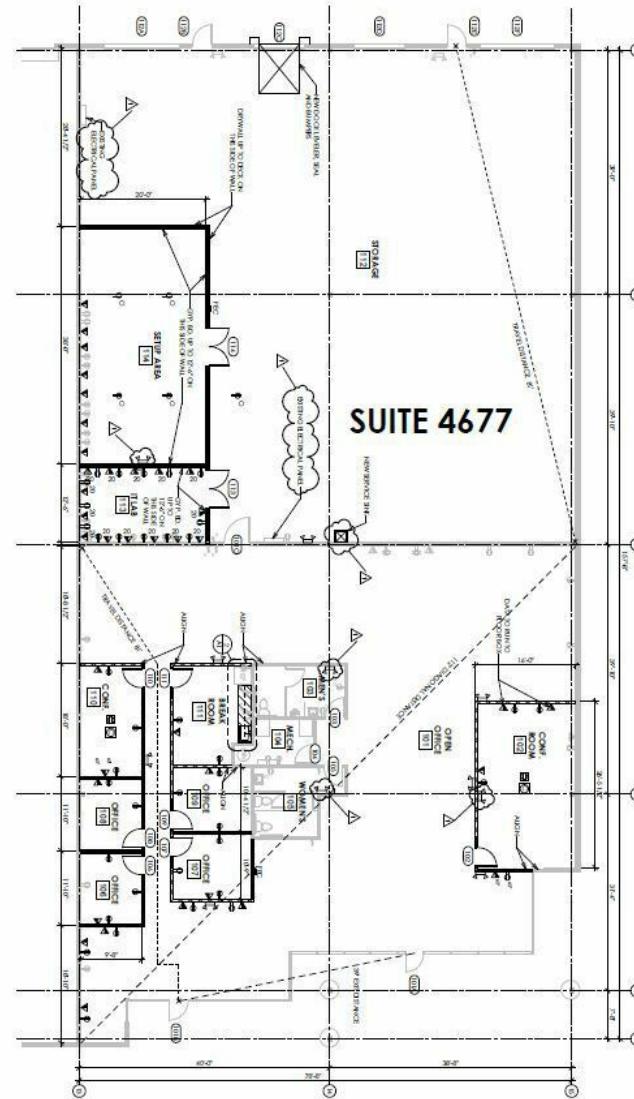
515.221.9990

ahodges@signatureres.com

MEREDITH WEST

FLOOR PLANS

SignatureRES.com



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MEREDITH WEST

PROPERTY PHOTOS

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SITE PLAN

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