



# For Lease or Sale ± 475 – 4,873 RSF

**Unique opportunity to Purchase or Lease Office Building in Urbandale**

## Property details

**Sale price:** \$1,590,000

**Lease rate:** \$9.50 Modified Gross

**Availability:** 475 SF – 4,873 RSF

## Property information:

- Various size suites available with flexible floorplans
- Building Size: 26,100 SF
- Lot Size: 1.625 Acres
- Ample parking with a 4 per 1,000 parking ratio
- Quality amenities in the area include grocery stores, boutique shopping areas, restaurants, and hotels

3821 71<sup>st</sup> Street,  
Urbandale, IA 50322

**Lucas Hedstrom**  
Senior Associate

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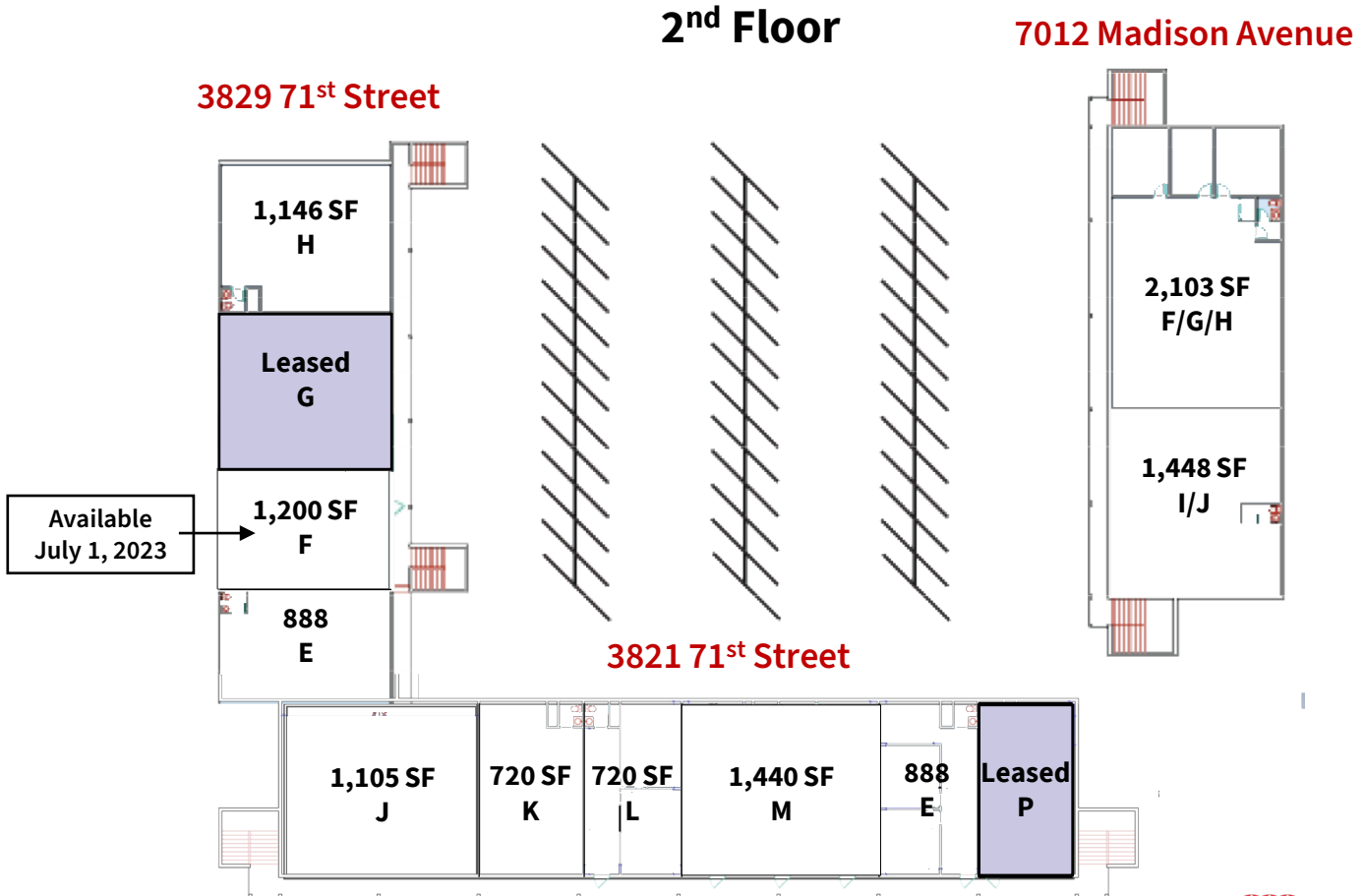
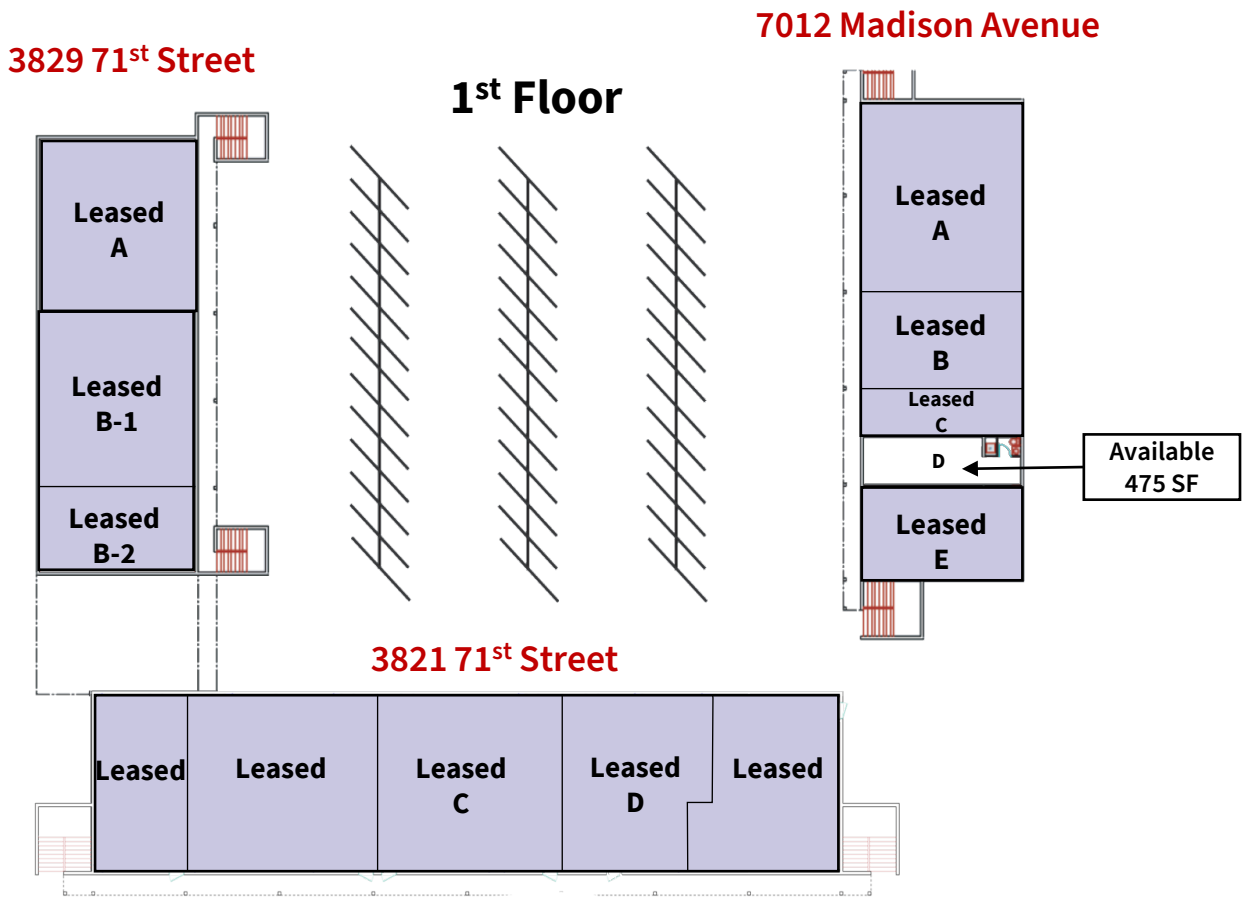
**Aaron Hyde**

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# Floor plan



# Location



## Demographics

	1 Mile	3 Miles	5 Miles
Population	12,976	82,697	181,749
Households	5,408	35,585	75,382
Average HH Income	\$83,214	\$91,857	\$90,372

## Traffic counts

Douglas Avenue	18,300 VPD
Merle Hay Road	25,119 VPD

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.



**Confidential Agreement**

**PROPERTY: 3821 71<sup>st</sup> Street – Urbandale, IA**

**Jones Lang LaSalle Brokerage Inc., a Texas limited liability company, d/b/a/ JLL**, (the "Broker") has been authorized by MCR Investments V LLC (Owner) with the respect to the reviewing confidential information for the above referenced property.

**Broker** has available for review certain information concerning the Property which includes leases and operating statements (collectively "Information Material"). Broker will not disclose such Informational Materials to parties unassociated with Ownership without the express written consent of the Owner.

- 1) All Informational Materials pertaining to the Property, which may be furnished by the Owner are confidential and shall continue to be the property of the Owner.
- 2) The Informational Materials may not be disclosed to anyone other than the Broker's employees, legal counsel and institutional partners ("Related Parties"), for the purpose of evaluating the potential purchase price of the Property. Such Related Parties shall be informed by the Broker of the confidential nature of the Informational Materials and shall be directed to treat the same with strict confidence.
- 3) All parties understand and acknowledge that Broker does not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in preparation of the Informational Materials was furnished to Broker by others and has not been independently verified by Broker and is not guaranteed as to completeness or accuracy.
- 4) All parties hereby indemnify and hold harmless Broker and the Owner and their respective affiliates, partners, members, officers, employees, licensed sales associates, brokers, and successors and assigns against and from any damages, loss, liability or expense, including attorney's fees, arising or of any breach of any of the terms of a potential Agreement.

If in agreement with these, please return one originally signed copy of this agreement to **Jones Lang LaSalle Brokerage Inc., a Texas limited liability company, d/b/a/ JLL**, 801 Grand Avenue Suite 330, Des Moines, IA 50309; phone (515) 218-7010.

**POTENTIAL PURCHASER:**

ACCEPTED AND AGREED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

(SIGNATURE)

**COMPANY:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**BY:** \_\_\_\_\_

**PHONE NUMBER:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**FAX NUMBER:** \_\_\_\_\_



**Exhibit "1"**  
**BROKER DISCLOSURE FORM**  
**REAL ESTATE AGENCY RELATIONSHIP**  
**TENANT/LANDLORD OR BUYER/SELLER**

The undersigned acknowledge that **Lucas Hedstrom & Aaron Hyde** as Appointed Agents of Jones Lang LaSalle, Inc., an Iowa limited liability company, d/b/a/ JLL represents:  Landlord/Seller and/or  Tenant/Buyer named below (hereinafter the "Client") with respect to the sale or lease of space at the following property: **3821 71<sup>st</sup> Street, Urbandale, IA 50322**

If the Appointed Agents represents both the Seller/Landlord and Buyer/Tenant, the duties of the Appointed Agents are set forth in the Dual Agency Consent Forms executed by each client and those forms are incorporated herein as if fully set forth.

If the Appointed Agents represents either the Seller/Landlord or Buyer/Tenant, but not both, the Appointed Agent has the following duties to its client:

- a) Place the client's interests ahead of the interests of any other party unless loyalty to a client violates a duty as a disclosed dual agent or other applicable law.
- b) Disclose all information known that is material to the transaction that is not known by the client or could not be discovered by the client through a reasonably diligent inspection.
- c) Fulfill any obligations within the scope of the brokerage agreement, except those obligations which are inconsistent with other duties the Appointed Agent[s] has under law.
- d) Disclose any financial interests Appointed Agent[s] has in any business entity to which the client has been referred for any service or product related to this transaction.

The following duties apply to all parties:

- a) To provide brokerage services to all parties in the transaction honestly and in good faith.
- b) To diligently exercise reasonable skill and care in providing brokerage services to all parties.
- c) To disclose to each party all material adverse facts that we know, except for the following:
  - [1] Material adverse facts known by that party.
  - [2] Material adverse facts a party could discover through a reasonably diligent inspection and which would be discovered by a reasonably prudent person under like or similar circumstances.
  - [3] Material adverse facts the disclosure of which is prohibited by law.
  - [4] Material adverse facts that are known to a person who conducts an inspection on behalf of a party.
- d) To account for all property coming into the possession of the Broker or the Appointed Agent(s) that belongs to any party within a reasonable time after receiving the property.

Jones Lang LaSalle, Inc. and its licensees may provide brokerage services simultaneously to more than one party in different transactions.

Each party by signing this form acknowledges that this disclosure was made prior to providing specific assistance or prior to any offer being made or accepted by a party to a transaction, whichever is sooner.

LANDLORD/SELLER:

TENANT/BUYER:

BY:

BY:

ITS:

ITS:

DATE:

DATE: