



**PROPERTY FEATURES:**

- **For Sale List Price: \$995,000**  
**For Lease List Price: Negotiable**
- Total Unit Size: 4,076 sqft
  - Main Level Office: 2,649
  - Mezzanine Office: 607 sqft
  - Warehouse Space: 820 sqft
- Year Built: 2020
- Clear Height: 21'
- Move in ready office space with warehouse component
- Main Level Buildout: large conference room, selection room, five offices, kitchenette, four restrooms, and garage
- Mezzanine Buildout: two offices, open area, conference room, and restroom
- Total population in 2026:  
1 mile 2,831 | 3 miles 30,834 | 5 miles 68,070
- Median Income in 2026:  
1 mile \$129,342 | 3 miles \$112,533 | 5 miles \$120,826

STANBROUGH REALTY COMPANY  
2775 86th Street  
Urbandale, Iowa 50322  
StanbroughRealty.com | 515.334.3345

JEFF STANBROUGH  
CCIM, CPM  
515.202.6649  
Jeff@StanbroughRealty.com

ANDREW MCCUNE  
515.402.1642  
Andrew@StanbroughRealty.com

234 NW Sunrise Drive  
WAUKEE | IOWA

