

**MERCYONE**<sup>SM</sup>

1601 NW 114<sup>th</sup>, Clive, IA



FOR LEASE

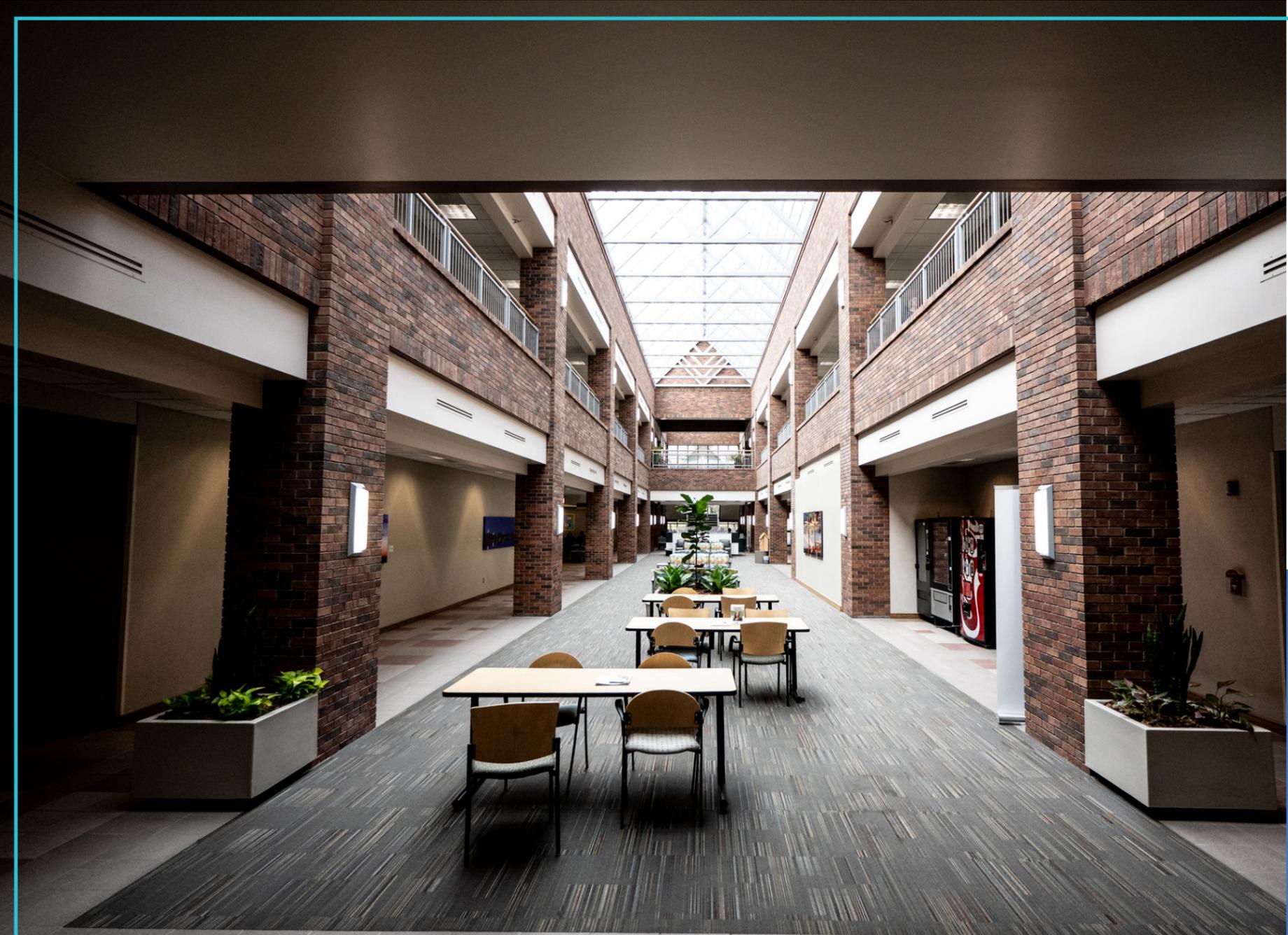
**TURNKEY MEDICAL OFFICE**

UP TO 7,002 SF CONTIGUOUS



# Clive Premiere Healthcare Facility

Discover turnkey medical space in Clive, where your practice can thrive immediately upon move-in. Located in a growing healthcare corridor with excellent visibility and accessibility, this facility eliminates the extensive build-out typically required for medical spaces, allowing physicians and healthcare providers to focus on patient care rather than construction delays.



Our Plug and Play medical facility offers fully equipped examination rooms, modern infrastructure and strategically designed layouts that meet healthcare compliance standards.



Class A Medical Space



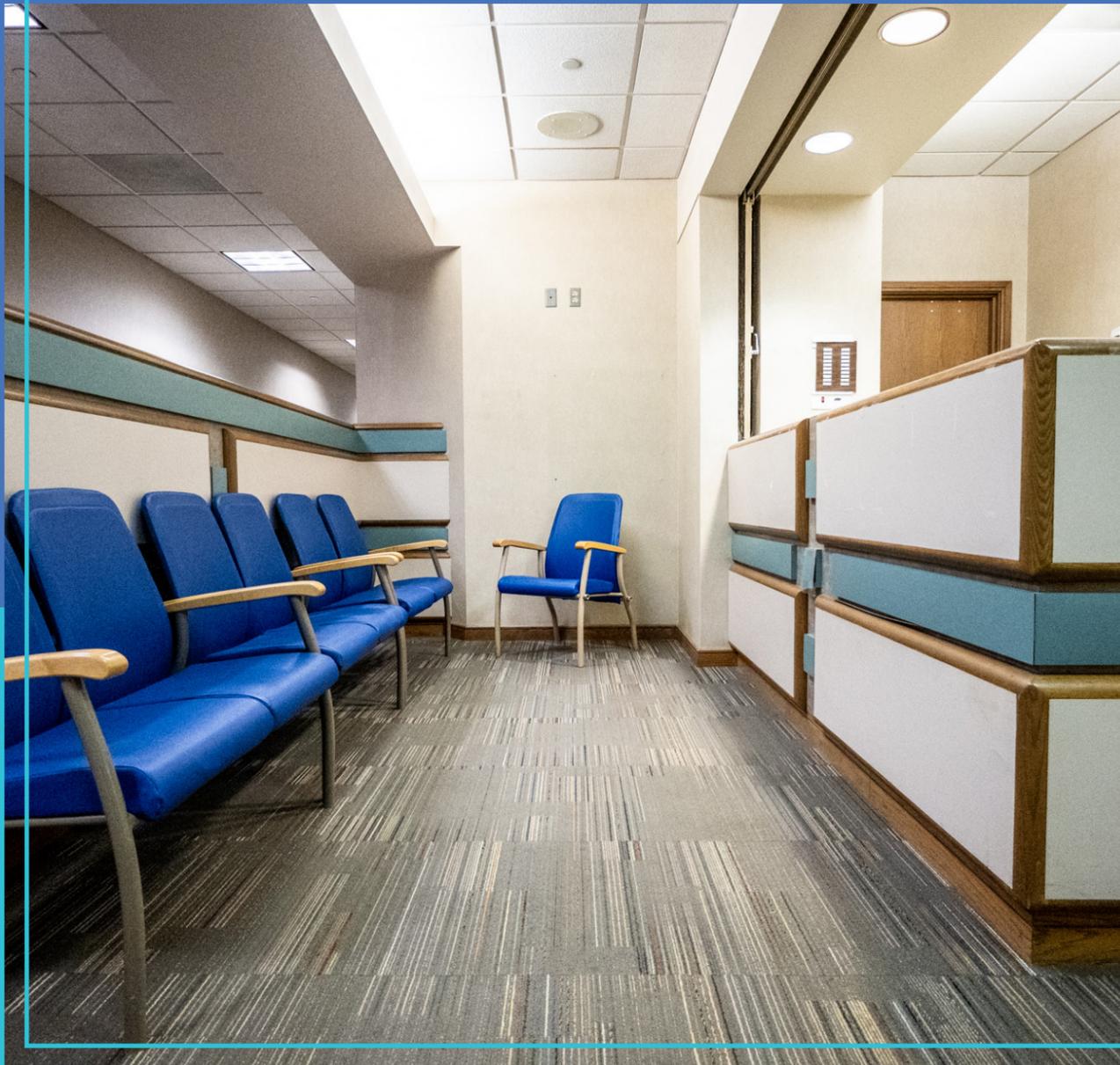
Complementary valet parking



Easy access to Interstate 80/35

LEASE RATE

**\$17.50 NNN**

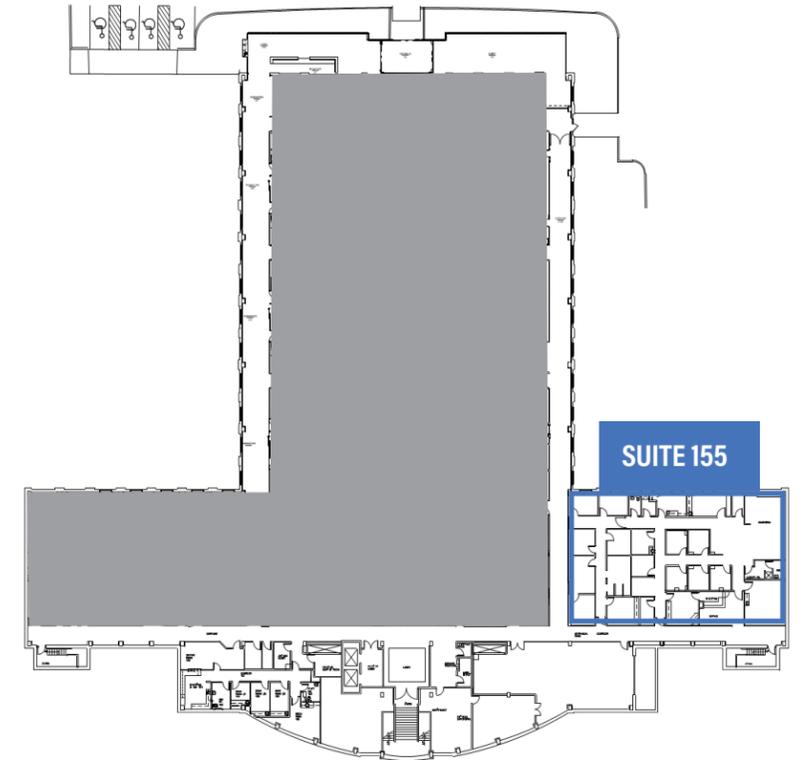


## Availability

Max Contiguous 7,002 SF

### FIRST FLOOR

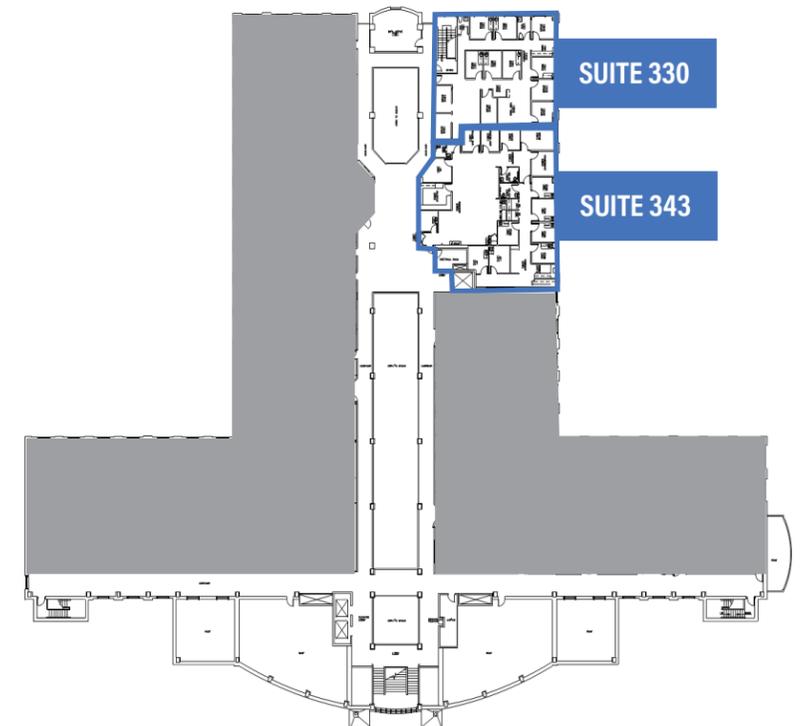
Suite 155: 6,333 SF



### THIRD FLOOR

Suite 330: 2,753 SF

Suite 343: 4,249 SF



# Clive, IA

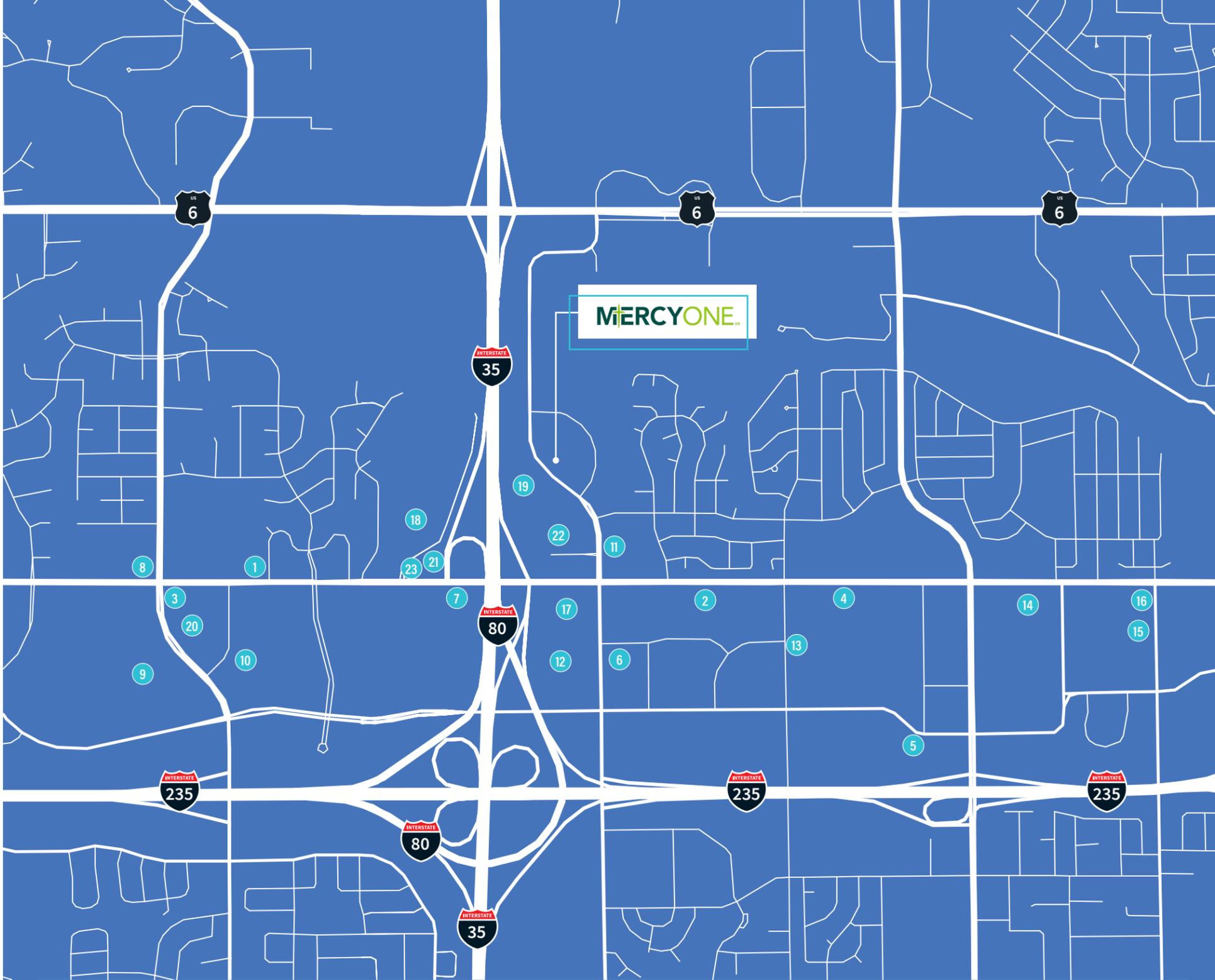
Strategically situated in the heart of Clive's thriving medical corridor, this location offers unparalleled convenience for both practitioners and patients alike. Adjacent to major transportation arteries including I-235 and I-80, the facility ensures effortless accessibility from throughout the Des Moines metro area, complemented by ample dedicated parking. This rapidly developing area has become a healthcare destination, surrounded by complementary medical services, pharmacies, imaging centers, and laboratories, fostering natural referral networks. The immediate neighborhood features upscale amenities including dining options and retail establishments at nearby Jordan Creek Town Center, creating an attractive environment for both staff retention and patient comfort.

## Drive Times

<b>2 Min</b> I-80	<b>5 Min</b> I-235	<b>15 Min</b> Downtown Des Moines	<b>19 Min</b> To Des Moines International Airport
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## Demographics

	1 mile	3 mile	5 mile
Population	7,290	74,768	191,330
Median Age	39.4	38.2	37.4
Average Household Income	112,751	135,932	134,453



- |   |  |   |
|---|--|---|
| 1. The Other Place Clive                        | 9. UnityPoint Health - Methodist West Hospital | 17. Sheraton West Des Moines Hotel                        |
| 2. Chick-fil-A                                  | 10. MercyOne West Des Moines Medical Center    | 18. Country Inn & Suites by Radisson, Des Moines West, IA |
| 3. Biaggi's Ristorante Italiano                 | 11. Izumi Sushi & Hibachi All You Can Eat      | 19. Courtyard Des Moines West/Clive                       |
| 4. HuHot Mongolian Grill                        | 12. Lowe's Home Improvement                    | 20. The Iowa Clinic West Des Moines Campus                |
| 5. Olive Garden Italian Restaurant              | 13. Whole Foods Market                         | 21. Cracker Barrel Old Country Store                      |
| 6. Tavern Pizza & Pasta Grill                   | 14. Valley West Mall                           | 22. Chili's Grill & Bar                                   |
| 7. Burger King                                  | 15. Waterfront Seafood Market                  | 23. Wendy's   |
| 8. Cooper's Hawk Winery & Restaurant- Clive, IA | 16. Brazil Terra Grill Steakhouse              |   |



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