

# Stratford Center

12119 Stratford Drive  
Clive, Iowa 50325  
[www.cbre.com/desmoines](http://www.cbre.com/desmoines)

## Property Description

Located just off University Avenue in the heart of Clive's renowned "Medical Mile," 12119 Stratford Drive presents a premier leasing opportunity for businesses seeking a professional, high-visibility office environment. This office building features a modern buildout, including private offices, collaborative workspaces, and a conference rooms. The property offers immediate access to Interstate 80/35, making commuting effortless for employees and clients alike. Surrounding amenities—including restaurants, fitness centers, medical facilities, and retail—create a convenient environment for office users. With ample on-site parking and a strong location, this well-maintained building is an ideal choice for businesses looking to establish or expand their presence in Clive.

### Available Space

- + 8,040 SF (2nd Floor)
- + Can be subdivided

### Lease Rate

- + \$13.75/SF NNN
  - + 2026 CAMIT - \$9.40/SF
- \*Separately metered utilities and janitorial are to be paid by the Tenant. Water billed through on a pro-rata share.*

## Building Features

- + Total Building - 16,012 SF
- + 1.165 Acres
- + Built in 2000 with Multiple Remodels
- + Zoning C3 - Planned Office Park Commercial District
- + Two (2) Monument Signs Plus Potential Building Signage
- + Ample Parking
- + Co Tenants Include McClure Engineering



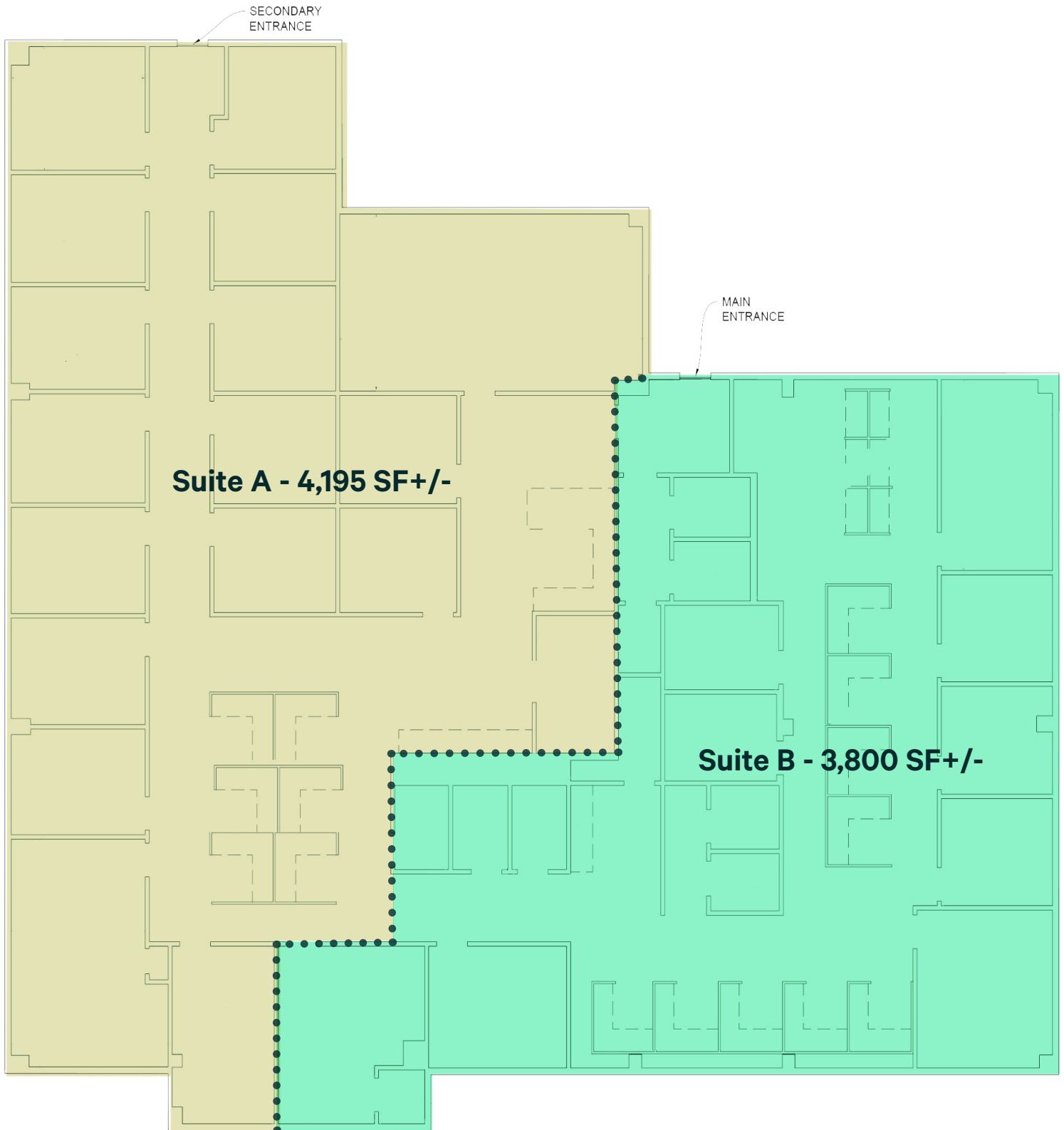
# Existing Floor Plan - 2nd Floor



## Space Breakdown

- + 8,040 Square Feet
- + 23 Office Spaces
- + 2 Conference Rooms
- + 4 Bathrooms
- + 21 Cubicles

# Potential Demising Plan



12119 Stratford Drive  
Clive, Iowa

For Lease

# Property Photos



12119 Stratford Drive  
Clive, Iowa

For Lease

# Location



## Contact Us

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