

Brookridge Plaza

270 W. 1st Street, Suite H
Grimes, IA 50111
www.cbre.com/desmoines

This 1,440 square foot space is available for lease in a community retail center along the well established Highway 44/1st Street corridor in Grimes, an area known for its strong commercial activity and limited available vacancy. The center offers excellent visibility and convenient accessibility, along with ample parking and monument signage. Featuring updated, modern finishes throughout, this space provides an opportunity for businesses looking to establish their presence in the heart of Grimes.

Available Space

+ Suite H - 1,440 SF

Lease Rate

+ \$15.00 PSF NNN

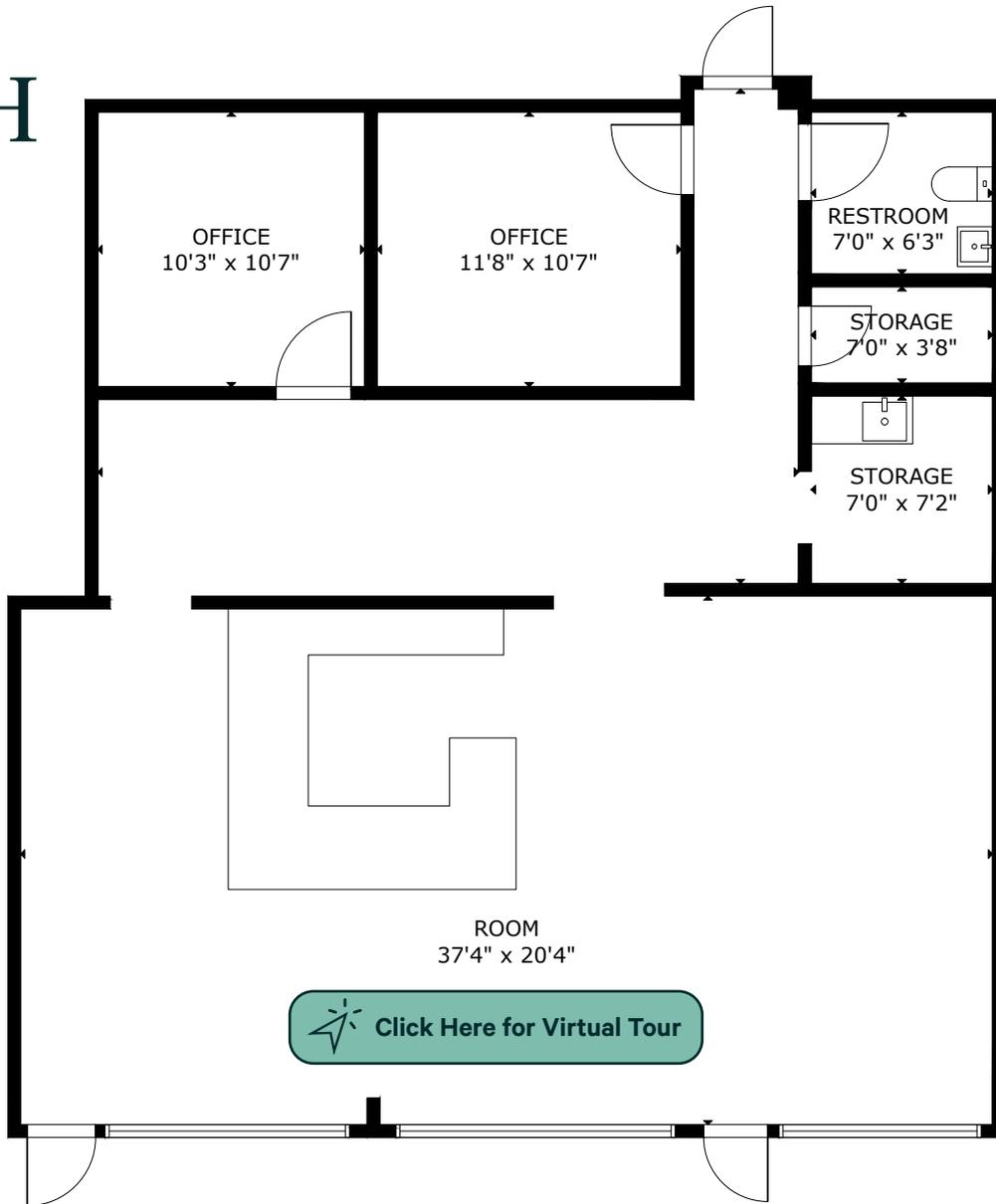
+ OPEX: \$5.62/SF

Space Features

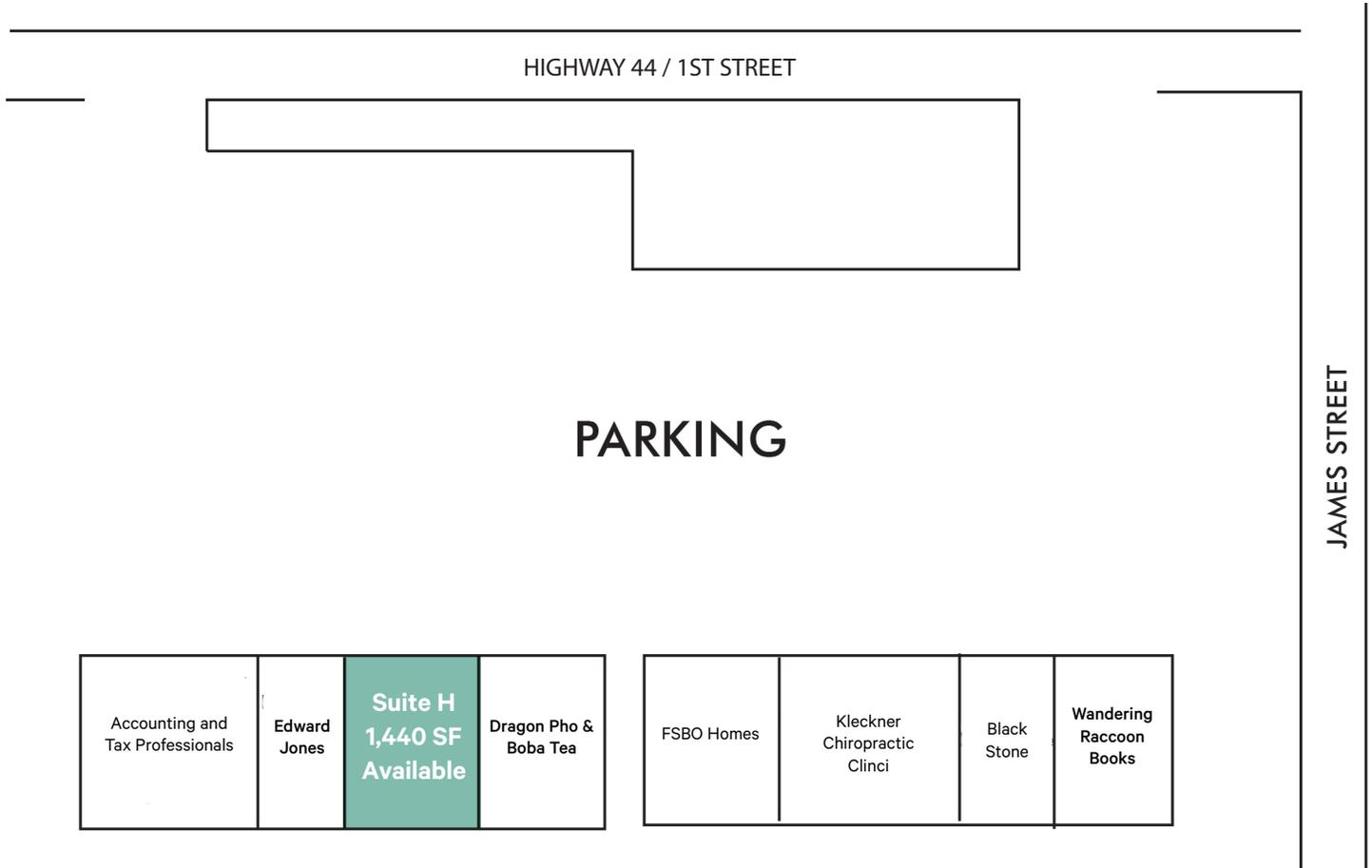
- + Buildout includes a reception/ lobby area, open work space, and two private offices.
- + Former optometry clinic
- + Modern finishes
- + Abundant natural light



Suite H



Site Plan



Building Features

- + Ample onsite parking
- + Monument and façade signage
- + Highly visible from E 1st Street/ Highway 44
- + C-2 Zoning
- + Established tenant mix
- + Traffic counts:
 - E 1ST Street - VPD 15,800

Tenants Include

- + Kleckner Chiropractic Clinic
- + Edward Jones
- + Accounting & Tax Professionals
- + Wandering Raccoon Books
- + Dragon Pho & Boba Tea
- + FSBO Homes
- + Blackstone Exteriors

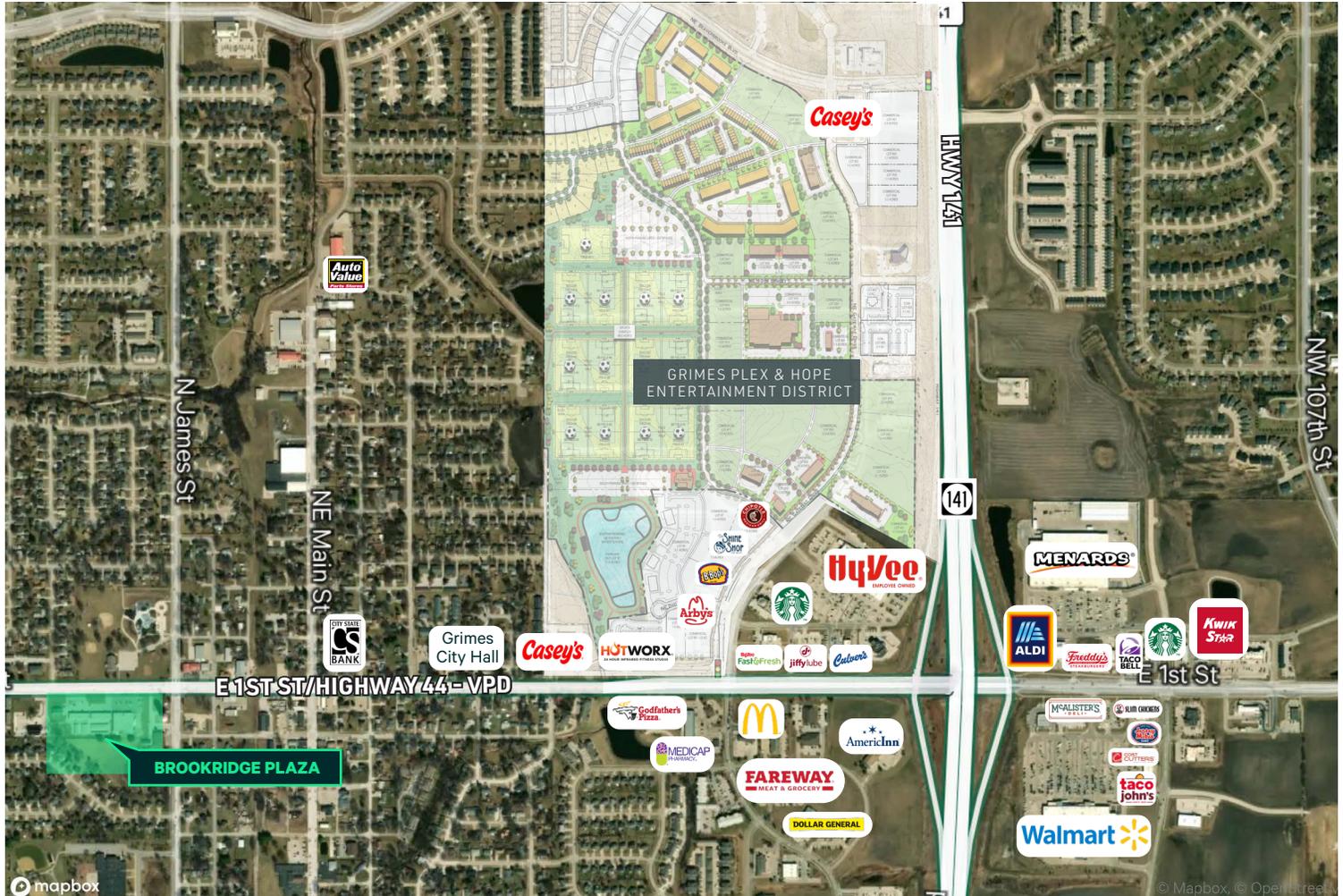


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For Lease

Location



Contact Us

Bill Wright

Senior Vice President
+1 515 210 3050
bill.wright2@cbre.com
Licensed in the State of Iowa.

Chris Pendroy, CCIM, SIOR

Senior Vice President
+1 515 402 6600
chris.pendroy@cbre.com
Licensed in the State of Iowa.

Grant Wright, CCIM

Senior Vice President
+1 515 745 5113
grant.wright@cbre.com
Licensed in the State of Iowa.

Dakota Little

Senior Associate
+1 515 745 4378
dakota.little@cbre.com
Licensed in the State of Iowa.

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