



**CUSHMAN &
WAKEFIELD**
Iowa Commercial Advisors

FOR LEASE

**CLASS A | OFFICE/RETAIL SPACE
3,526 SF | \$20.00 - \$22.00/SF NNN**

295 SE WESTOWN PKWY
WAUKEE, IOWA 50263

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IDEAL FOR:

- **Medical Offices:** Physicians, physical therapists, chiropractors, or other healthcare providers.
- **Specialty Retail:** High-end boutiques, health & wellness stores, or specialty retail operations looking to tap into the affluent local market.
- **Professional Offices:** Legal firms, financial advisors, real estate agencies, consulting firms, & other professional services seeking a prestigious & accessible location.



HIGHLIGHTS

Prime Location: Close to Timberline School, South Middle School, and specialty medical facilities, ensuring a steady flow of potential customers.

Built-In Customer Base: Surrounded by high-density residential neighborhoods, providing direct access to a large, local population.

Easy Accessibility: Convenient access to Grand Prairie Parkway, linking the property to key areas in the region for enhanced connectivity.

Strategic Growth Area: Situated in one of Iowa's fastest-expanding markets, offering businesses significant opportunities for long-term growth.



BUILDING STATS

Address	295 SE Westtown Pkwy, Ste 289
City	Waukee
State	Iowa
County	Dallas
Zip	50263
Site Area (Acres)	1.09
Total Building Size (SF)	11,850
Cross Street	SE LA Grant Pkwy
Zoning	C Commercial
Parking Spots	60
Number of Floors	1
Year Built	2023

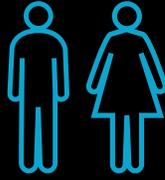


FLOOR PLAN

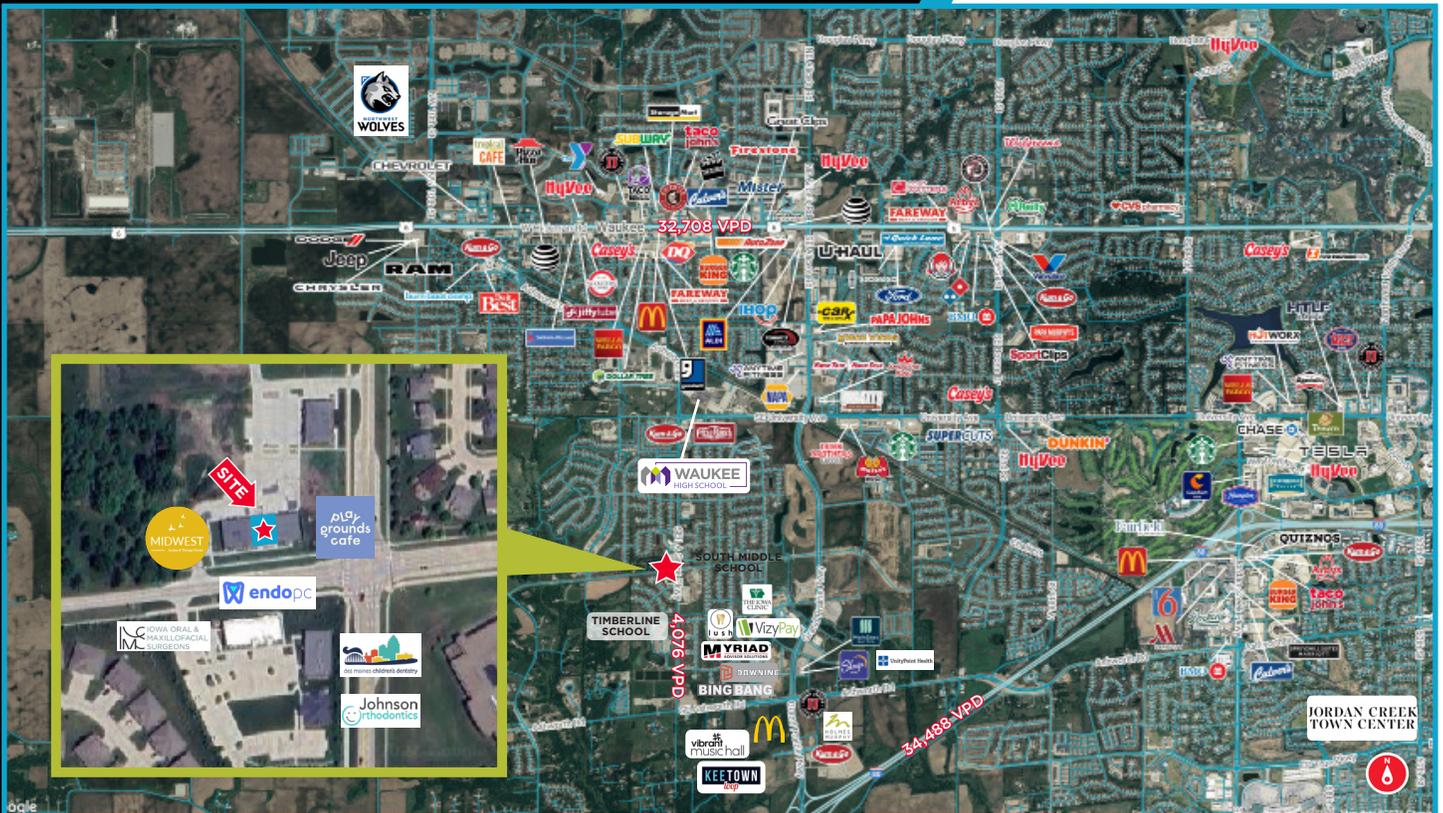


LOCATION

WAUKEE is a thriving community with a strong residential base, ensuring a steady flow of potential customers and patients.



	1 MILE	3 MILES	5 MILES
Total Pop.	7,375	50,342	94,448
Total HH	2,478	11,044	21,220
Avg. Income	\$151,365	\$153,457	\$160,550



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