



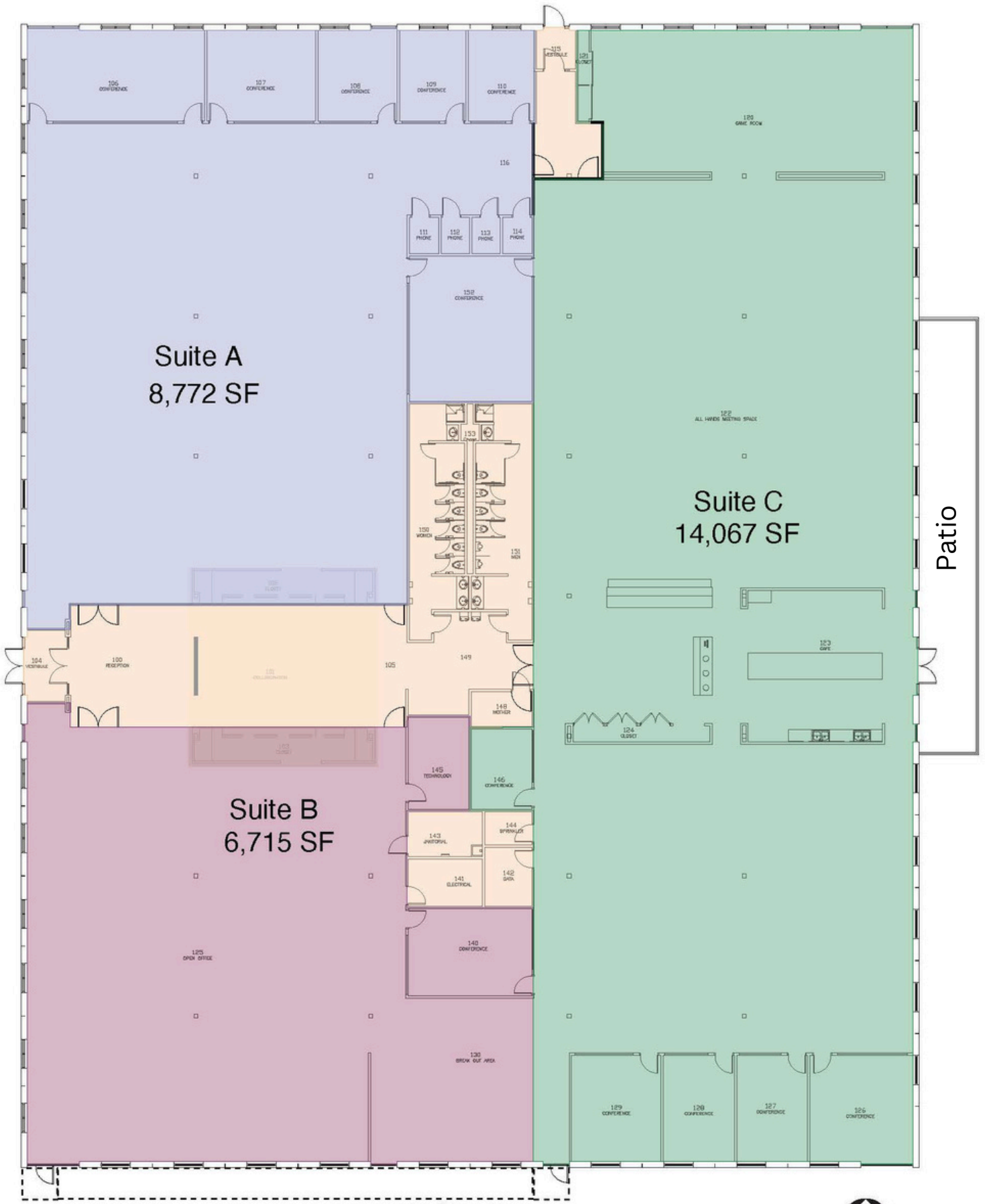
FOR SALE OR LEASE

8700 CRESCENT CHASE, JOHNSTON

Welcome to 8700 Crescent Chase in Johnston, IA! This building was built in 2009 and was renovated with enhanced finishes in 2018. There is an open floor plan with ample natural light and an outdoor patio perfect for employee breaks. The space is ready for occupancy and offers a range of floor plan choices.

PROPERTY DETAILS

- 5,688- 30,184 SF Available
- \$11.50 Net PSF
- Sale Price: \$3,900,000
- Single story
- LEED Certified at the gold level in 2010
- Move-in ready
- Painted open ceiling
- Finishes upgraded in 2018
- Great natural light throughout
- LED lighting
- Plentiful on-site parking at 4.9/1000
- Patio overlooking the pond
- Mostly open floor plan with some existing office buildout
- Nearby restaurants and retail
- Easy access from Interstate 80/35
- Operating expense estimate available upon request



Two new stoops and sidewalk.

Conceptual layout - Subject to change



NW 62nd Ave

NW 62nd Ave

NW 62nd

8700 Crescent Chase

Logos for Subway, Haberman, Domino's, and Kum & Go.

Logos for Wethro's BBQ, SUPERCUTS, KinderCare LEARNING CENTERS, JJ, and UnityPoint Health.

Logos for Wasabi, McDonald's, and UPS.

Logos for Dunkin' Donuts, Tropical Cafe, Massage Heights, and Orangetheory.

Logos for Pancheros, 1900 Draught House, Mandarin, PowerLife, and Starbucks.

Logos for Kum & Go, Sport Clips, and Amigos.

Logos for TownPlace Suites, Texas, and Hilton Garden Inn.

Ridgeview Dr

Longview Dr

NW 54th Ave

NW 53rd Pl

Birchwood Ct









WB Realty Company is a licensed broker in the state of Iowa



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Broker has financial interest in the property