

FOR SALE



12345 UNIVERSITY AVENUE

Clive, Iowa 50325

Office Space Available
39,732 Gross Square Feet

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12345 UNIVERSITY AVE FOR SALE



BUILDING HIGHLIGHTS

- Diverse tenant mix with strong local credit
- 100% occupied (4 tenants)
- Below market rents in 84% of the building, with substantial market upside
- Located in high growth office corridor
- Abundant on-site parking
- Extremely efficient floor plates
- University Ave visibility with approx. 30k VPD passing
- Excellent access to I-80/35 & surround suburbs
- Includes scenic pond setting and exterior patio spaces for all tenants
- Significant discount on replacement value

OFFICE BUILDING

Building Size: 39,732 +/- SF

Lot Size: 2.49 +/- Acres

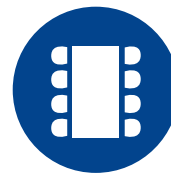
Sale Price: \$5,850,000



CLASS A



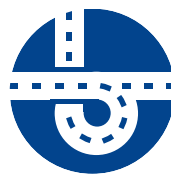
OFFICE SPACE



SHARED CONFERENCE SPACE



PARKING LOT



INTERSTATE ACCESS



POND



PATIO



RESTAURANTS NEARBY



EXCELLENT LOCATION



HOSPITAL NEARBY



Demographics

5 mile radius

12345 University Ave, Clive, Iowa, 50325

INCOME



\$89,168

Median Household Income



\$227,886

Median Net Worth



\$277,294

Median Home Value



\$71,671

Median Disposable Income

EDUCATION



56%

Bachelor's/Grad/Prof Degree

BUSINESS



8,033

Total Businesses



122,717

Total Employees

KEY FACTS



2,252.4

Population



197,191

Total Daytime Population



37.3

Median Age



72,444

Households

TRAFFIC



57,800

University Ave

EMPLOYMENT



2.1%

Unemployment Rate



THE SCIENCE OF WHERE™

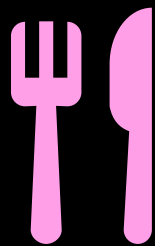
This infographic contains data provided by American Community Survey (ACS), Esri, Esri and GfK MRI, Esri and Data Axle. The vintage of the data is 2016-2020, 2022, 2027.

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5 Mile Radius



413

Restaurants



32

Bars and Pubs



41

Coffee Shops



35

Grocers



67

C-Stores



156

Retail Shopping



52

Hotels



44

Attractions/ Entertainment

Average Annual Spend per Household on Eating Out



\$484

Breakfast



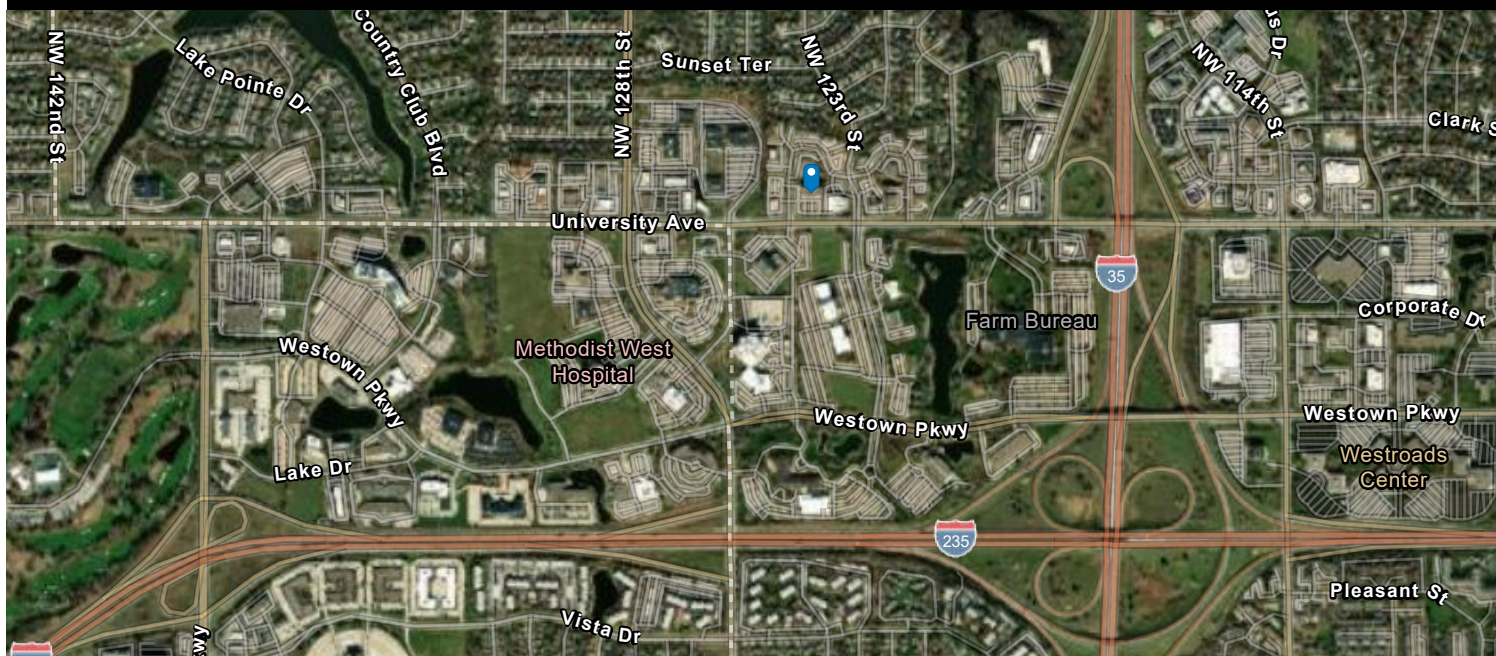
\$1,521

Lunch



\$2,327

Dinner





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