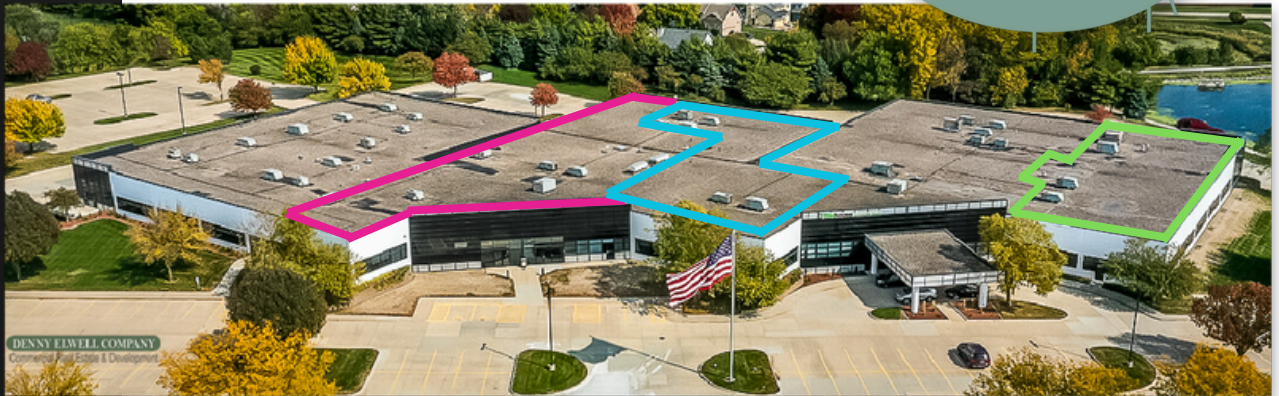


For Lease

DENNY ELWELL COMPANY
Commercial Real Estate & Development



FLEX/SHOWROOM/
OFFICE



Northshore Office Complex
4093-4121 NW Urbandale Dr
Urbandale, Iowa 50322

Suite 4093

- 12,208 SF Office Space
- \$8.00 PSF/NNN
- Recently Renovated Mix of Office & Open Area
- Outdoor Patio w/Seating
- Corner Space w/Ample Windows

Suites 4099-4103

- 13,050 SF up to 33,028 SF
Flex/Showroom/Office
- \$5.00* PSF/NNN
- Potential for Dock Door/Drive-In
- Impressive Frontage with
Signage Opportunity
- Mostly Open Floorplan with 12'-16' Ceilings
- Private First Floor Entrance with
Large Vestibule

*With Qualifying Lease



Darcy Gill
DGill@DennyElwellCompany.com
515.238.5793



Carson Hughes
515.314.9146
CHughes@DennyElwellCompany.com

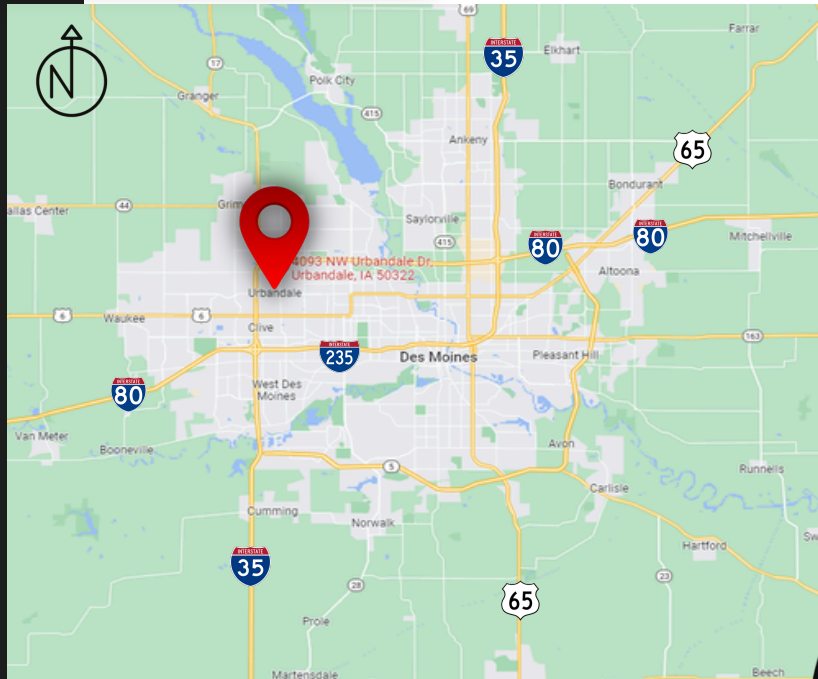
For Lease

Northshore Office Complex
4093 NW Urbandale Dr
Urbandale, Iowa 50322

- 1 Mile Off I-80/Highway 141
- Zoned M-1 Light Industrial
- 455 Parking Stalls
- Prominent Urbandale Building
- Handicap Accessible
- Wet/Dry Fire Suppression Systems
- Raised Flooring Throughout
- Adjacent to Public Park
- Ample 5:1 Parking
- Multiple Fiber Providers and Server/Computer Room



MARKET FACTS	1 Mile	3 Mile	5 Mile
Population	3,209	36,992	106,863
Average Household Income	\$99,029	\$93,082	\$84,975
Median Age	38	37	37
NW Urbandale Dr: 14,846 VPD			



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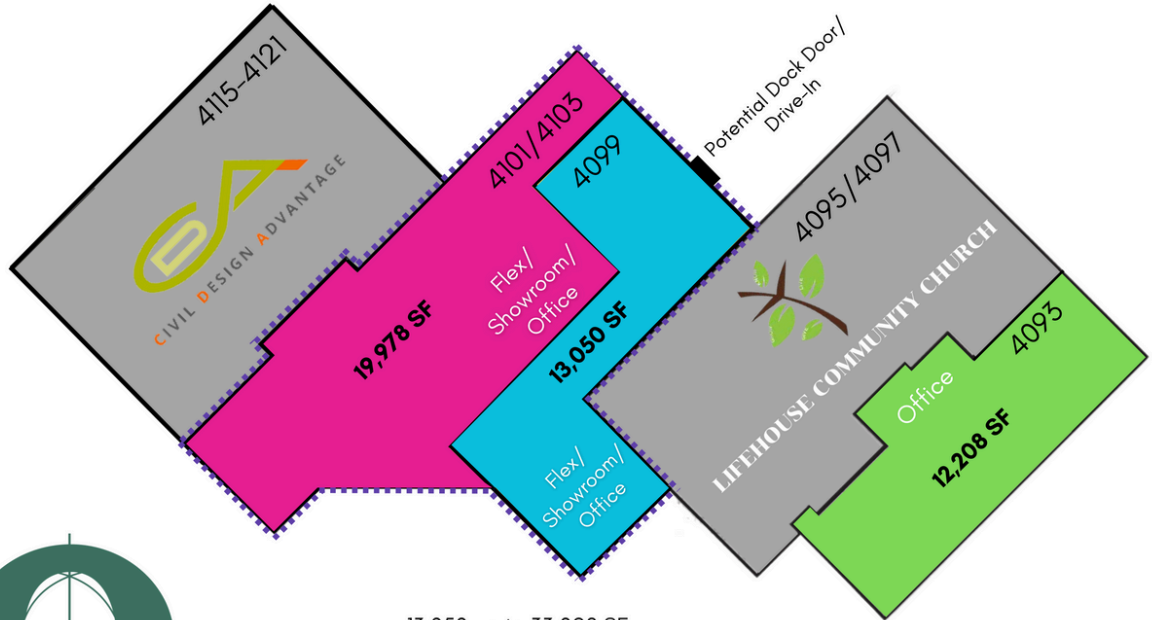
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For Lease

Northshore Office Complex
4093 NW Urbandale Dr
Urbandale, Iowa 50322



13,050 up to 33,028 SF
Flex Space Option



2401 SE Tones Dr Suite 17 Ankeny, Iowa 50021
515.964.1587

DennyElwellCompany.com

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