

# For Lease

**DENNY ELWELL COMPANY**  
Commercial Real Estate & Development

RETAIL/OFFICE



**Windsor Heights Town Center**  
**6601 & 6611 University Ave**  
**Windsor Heights, Iowa 50324**

- Easy Interstate Access Via I-235/63rd St Interchange
- Co-Tenants Include: Grounds for Celebration, Great Clips, 4 Seasons Nails & Spa, Mojito's Mexican Grill & More

**6601 University Ave**

**Suite 103 Available for Sublease Through May 31, 2025**

- 1,625 SF
- Asking Base Rent: Contact Brokers For Details
- Current CAMITs: \$7.55 PSF
- Former Beauty and Wellness Space with Floor Plan that Includes Front Reception Area, Individual Therapy Rooms, and Tile Floor Throughout

**6611 University Ave**

**Suite 103 Available: 1,146 SF @ \$16.00 PSF/NNN**

- Floor Plan Includes Reception Area, Multiple Private Offices, & Open Area

**Suite 104/105 Available: 3,301 SF @ \$10.00 PSF/NNN**

- Supports Both Retail & Office Uses but Currently Has a High Level of Office Finish
- Access by Roll-up Door Is Possible in Rear of Suite- But Can Only Be Used for Delivery and Storage Purposes
- Contact Broker for Floor Plan



Carson Hughes  
515.314.9146

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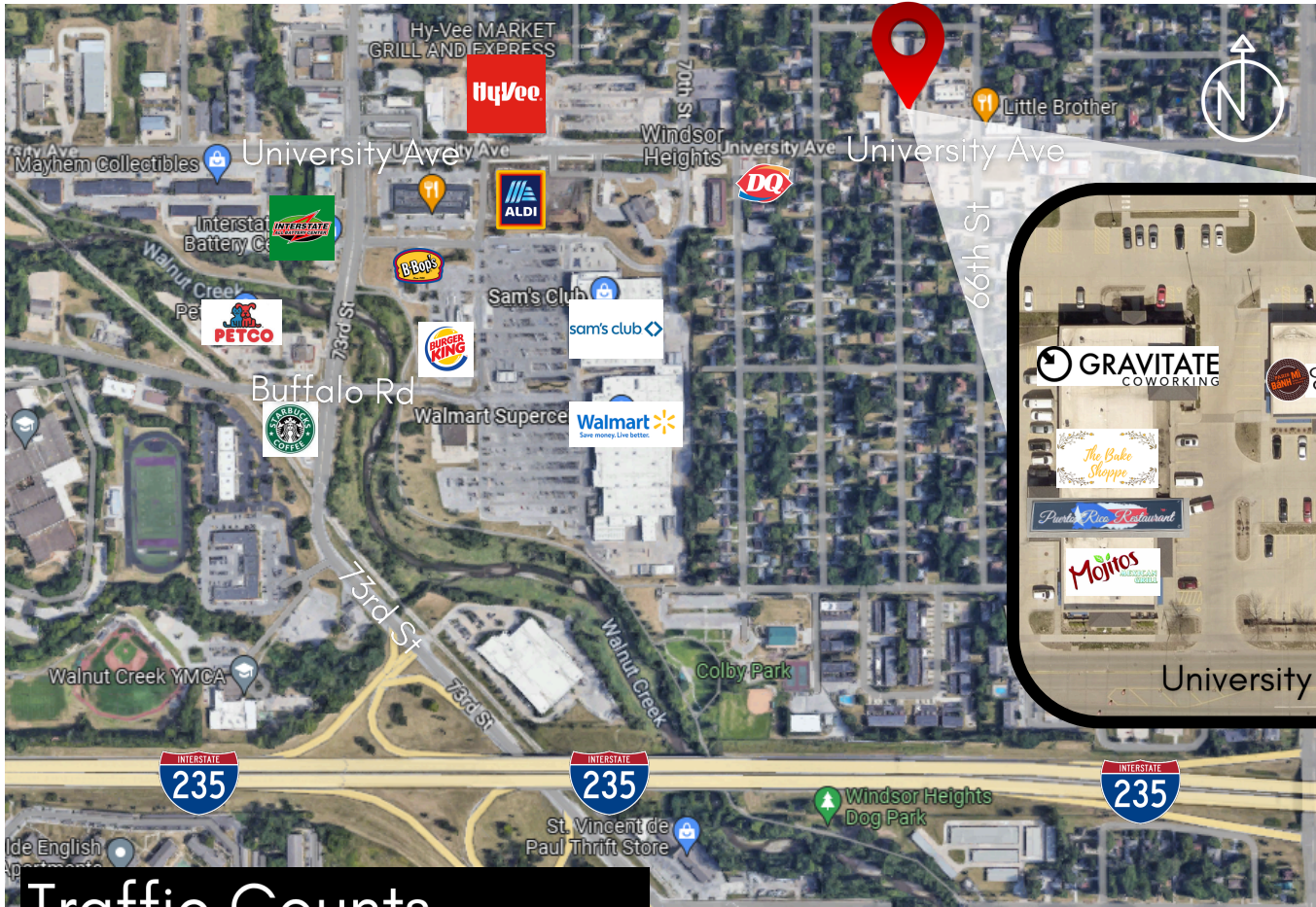


Michael Billings  
515.664.6559

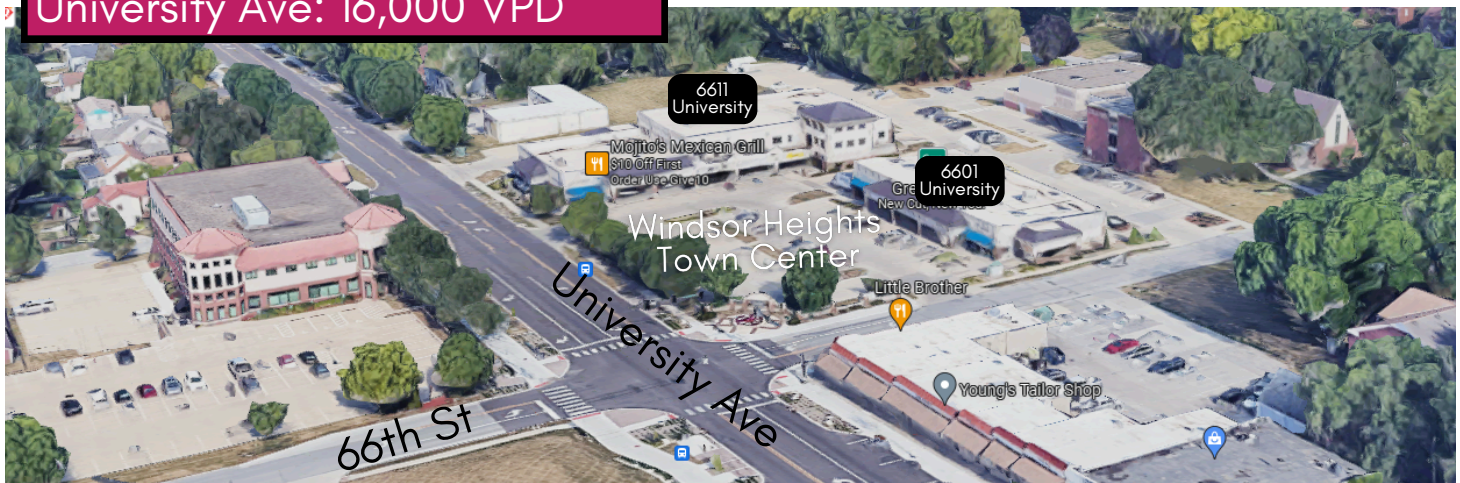
[MBillings@DennyElwellCompany.com](mailto:MBillings@DennyElwellCompany.com)

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**Traffic Counts**  
University Ave: 16,000 VPD



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