SVN CREATE
COMMERCIAL REAL ESTATE ADVISORS

5731 Greendale Road

SUITE 200

OFFICE

PRESENTED BY:

Heath Bullock, CCIM, SIOR

O: 515.554.7412
heath.bullock@svn.com

PROPERTY OVERVIEW

5731 Greendale Road is a well-maintained freestanding office property located in Johnston, Iowa, within the Western Suburbs office submarket. The opportunity, Suite 200, is being positioned as approximately 1,890 RSF of marketed office space within a larger 6,790 SF office building plus basement area.

The layout features four sectioned-off potential office spaces, a private restroom, a dedicated kitchenette, and ample storage area, making it an exceptionally functional turnkey environment. The space is well-suited for professional office, medical office, wellness, counseling, administrative, insurance, financial services, and other service-based users.

With convenient access to the Merle Hay Corridor, nearby Hy-Vee amenities, and approximately 35 on-site surface parking spaces, the property provides a practical and accessible Johnston location for client-facing and appointment-based users.

Suite 200: ~1,890 RSF

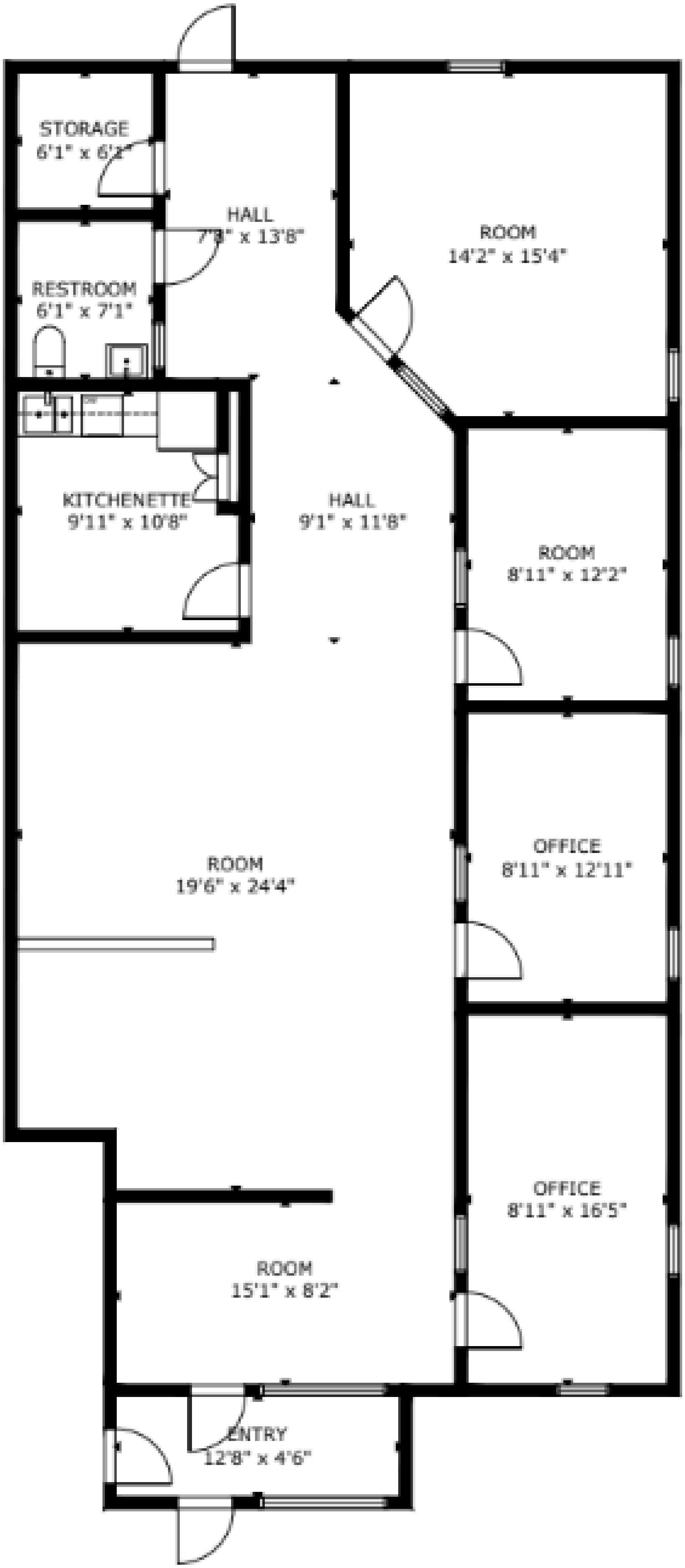
Annual Gross Rate: $18.00/SF

Rent includes net base rent and property operating expenses including property taxes, property insurance, common area maintenance, maintenance and repairs.

Landlord’s Work and Tenant Improvement Allowance: Negotiable

Lease exp date: On or before December 31, 2026.

Item	Detail
Address	5731 Greendale Road, Johnston, IA
Submarket	Western Suburbs office
Property type	Office
Year built	1993
Land	0.79 AC
Parking	35 surface spaces
Zoning	PUD
Amenities	Near Merle Hay Corridor and Hy-Vee
Airport	24-minute drive



STORAGE
6'1" x 6'1"
HALL
7'8" x 13'8"
ROOM
14'2" x 15'4"
RESTROOM
6'1" x 7'1"
KITCHENETTE
9'11" x 10'8"
HALL
9'1" x 11'8"
ROOM
8'11" x 12'2"
ROOM
19'6" x 24'4"
OFFICE
8'11" x 12'11"
OFFICE
8'11" x 16'5"
ROOM
15'1" x 8'2"
ENTRY
12'8" x 4'6"

WESTERN SUBURBS OFFICE SUBMARKET OVERVIEW

Source: CoStar Group, licensed to SVN | CREATE — Report Date: JULY 8, 2026.

Submarket Narrative

The Western Suburbs office submarket continues to display strong resilience and robust leasing velocity within the greater Des Moines area. As of Q3 2026, the submarket's vacancy rate sits at 9.8%, a meaningful -1.5% decrease year-over-year. This positive momentum is driven by an impressive 296,000 SF of net absorption over the past 12 months, signaling that occupiers are steadily expanding and taking down available floorplates.

Local leasing demand remains active across core suburban pockets. Properties positioned in the adjacent corridors—such as 8850 NW 62nd Ave in Johnston, which logged 7 deals over the past year—regularly appear in active transaction data, confirming healthy liquidity and real occupant interest in the immediate area.

Western Suburbs Market Drivers

• Zero Construction Risk: There is currently no office space under construction in the Western Suburbs submarket. This stands in stark contrast to the 10-year historic average of 100,000 SF under construction, ensuring zero near-term supply risk and allowing existing inventory to continuously stabilize.

• Significant Structural Scale: Comprising 19.3 million SF of office space, the Western Suburbs make up a commanding portion of the broader 43.9 million SF Des Moines metro market.

• 3-Star Core Stability: The 3-star property segment—which aligns directly with well-maintained, mid-sized professional buildings—is exceptionally tight, boasting a minor 5.6% vacancy rate.

• Elevated Capital Inflow: Investor interest remains highly competitive, with 52 office assets changing hands over the past 12 months, fueling a total annual sales volume of $132 million.

2026 Leasing Environment

Average market asking rents in the Western Suburbs are holding steady at $22.20/SF, moving in perfect lockstep with the broader Des Moines metro average. Rents have grown by 1.9% year-over-year, supported by steady demand for localized medical, corporate, and neighborhood services.

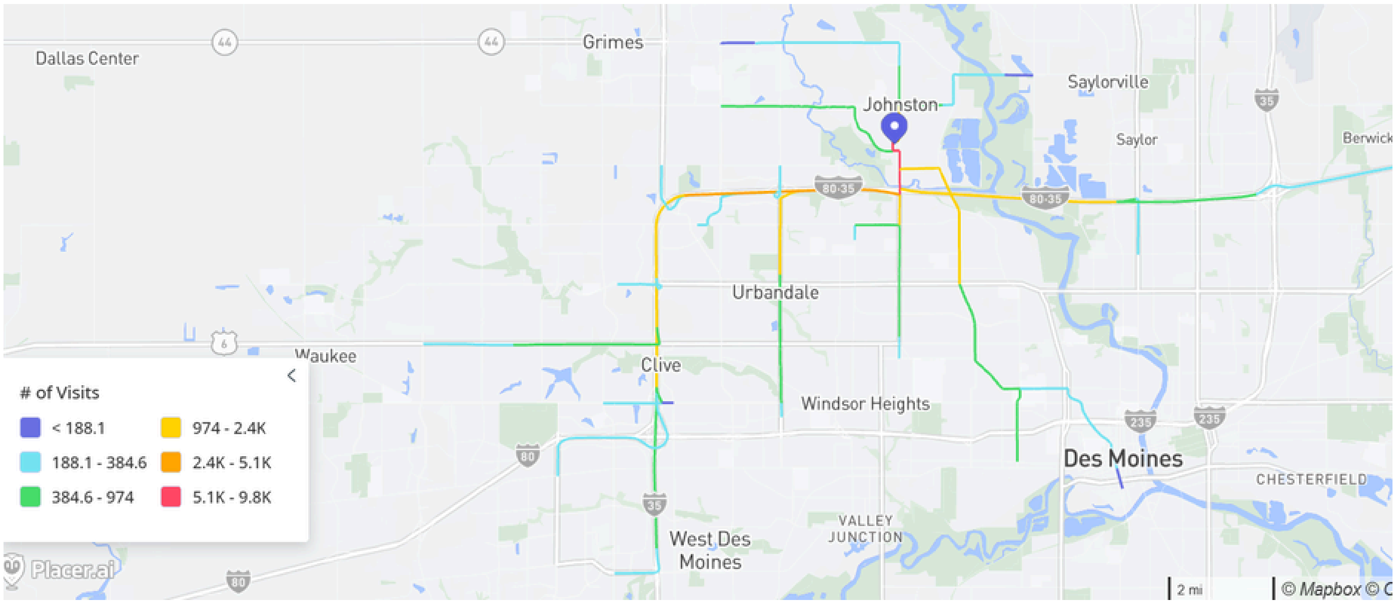
CoStar market data benchmarks current asking rents across asset tiers as follows:

- 4 & 5 Star Premier Properties: Averaging $26.41/SF
- 3 Star Professional Assets: Averaging $22.44/SF
- 1 & 2 Star Service Buildings: Averaging $18.64/SF

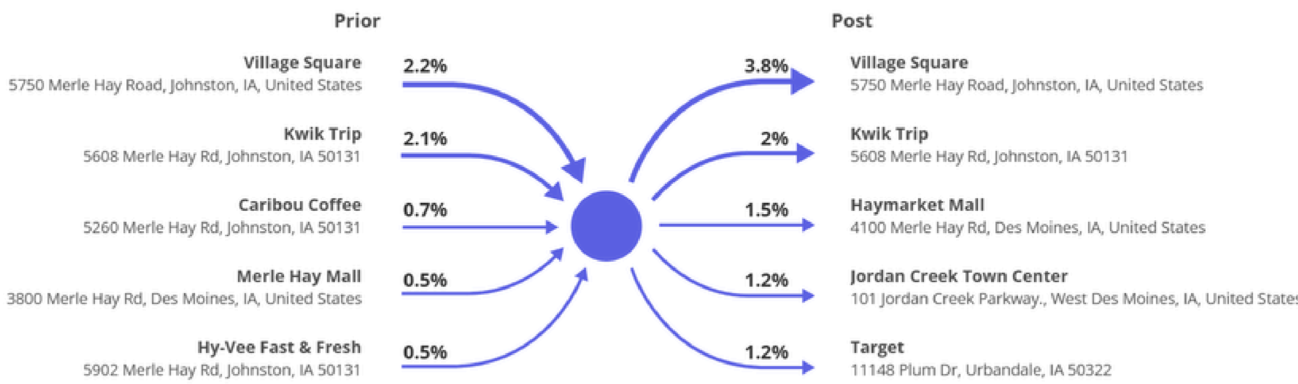
Professional business corridors like Merle Hay Road and immediate Johnston position occupiers closer to key executive housing and heavy retail density. This submarket is especially competitive for:

- Medical clinics, dental practices, and outpatient healthcare facilities
- Service-based office users (insurance, law firms, accounting, and financial advisors)
- Corporate owner-users seeking freestanding physical footprints with private, on-site parking
- Boutique health, clinical wellness, and diagnostic therapy providers

VISITOR JOURNEY - ROUTES



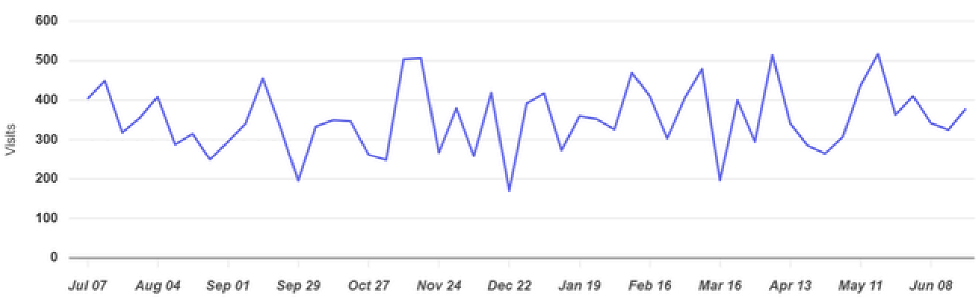
VISITOR JOURNEY

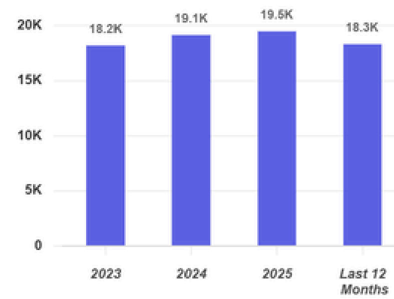


METRICS

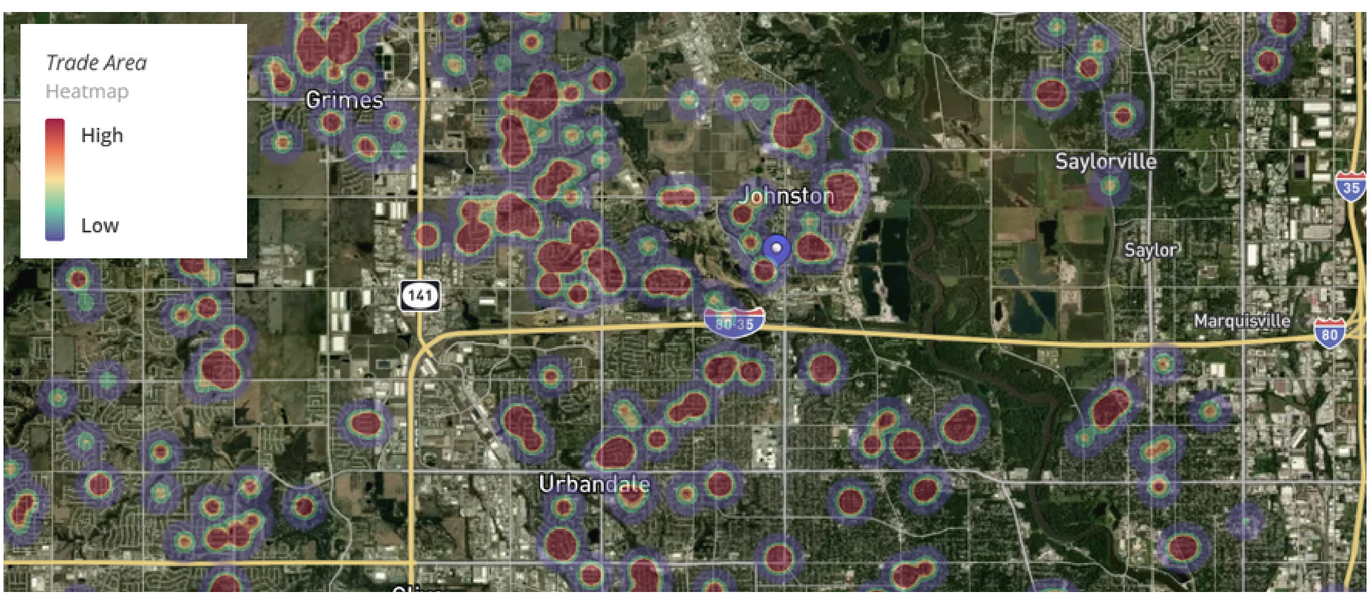
Visits	18.3K	Avg. Dwell Time	79 Min
Visitors	5.5K	Panel Visits	1.7K
Visit Frequency	3.34	Visits Yo3Y	-6.6%

VISITS TREND

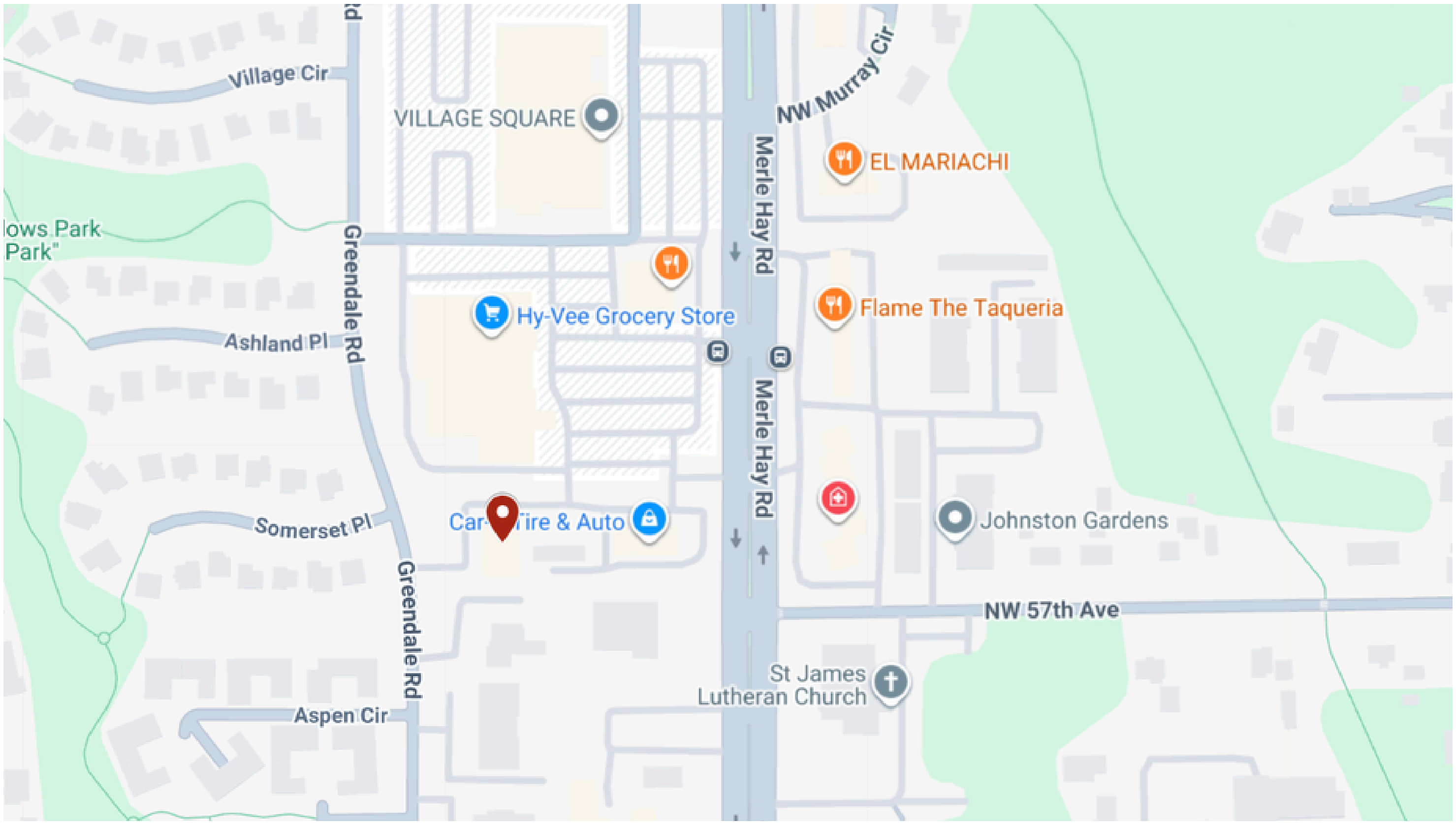




TRADE AREA



DEMOGRAPHICS REPORT



POPULATION	1 MILE	3 MILEs
TOTAL POPULATION	5,959	51,578
AVERAGE AGE	39.802	39.60
DAYTIME EMPLOYEES	8,950	26,739

HOUSEHOLDS & INCOME	1 MILE	3 MILEs
TOTAL HOUSEHOLDS	2,665	20,6067
AVERAGE HH INCOME	$74,879	$87,2976

LISTING TEAM

HEATH D. BULLOCK, CCIM, SIOR

Managing Director

O: 515.554.7412

heath.bullock@svn.com

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