

5485 Mills Civic Parkway West Des Moines



Ferguson Commercial is proud to present NNN single tenant building for sale in West Glen Town Center.

MICHAEL SHINDLER
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MITCH PHILLIPS
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Investment Summary

- Price: Contact Brokers
- Single Tenant Grimaldi's
- Term: 9 years (May 2034)
- Zoned Business & Commercial Planned Unit Development
- 7,695 square feet includes mezzanine and sprawling patio
- 1.96 acres
- Lease Type: NNN



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Grimaldi's Pizzeria

Grimaldi's Pizzeria is an American pizzeria chain from the Brooklyn area with over 45 restaurants in 12 different states. Its most famous restaurant is under the Brooklyn Bridge in Brooklyn, next door to its original location. Zagat Survey rated Grimaldi's the No. 1 Pizzeria in New York in 2007.

Now Iowa has two of its own locations with its first being here in West Glen Town Center.



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About West Glen Town Center

West Glen Town Center was developed in 2005 as one of Iowa's premier power centers. Located in the heart of West Des Moines directly off of I-35 North and position on Mills Civic Parkway, which is Des Moines top retail corridor. West Glen is a stay, play and eat power center. Tenants range from Residential units, bars, restaurants, comedy clubs, med spa, and a Hotel

Grimaldi's is strategically positioned in the middle of West Glen Town Center. With ample parking and a unique exterior look, the property is a feature building in the center.



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Site Plan



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Map



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Agency Disclosure

This form is required by the real estate laws of the State of Iowa.
DISCLOSURE OF AGENCY RELATIONSHIP

The undersigned acknowledge that Michael Shindler, as an Appointed Agent of Ferguson Commercial Real Estate Services, represents MLG/PF WEST GLEN INVESTMENT LLC named below (hereinafter the "Client") with respect to the sale/lease of the following property: 5485 Mills Civic Parkway West Des Moines IA 50266.

If the Appointed Agent[s] represents both the Seller/Landlord and Buyer/Tenant, the duties of the Appointed Agent[s] are set forth in the Dual Agency Consent Forms executed by each client and those forms are incorporated herein as if fully set forth.

If the Appointed Agent[s] represents either the Seller/Landlord or Buyer/Tenant, but not both, the Appointed Agent has the following duties to its client:

- a) Place the client's interests ahead of the interests of any other party unless loyalty to a client violates a duty as a disclosed dual agent or other applicable law.
- b) Disclose the information known that is material to the transaction that is not known by the client or could not be discovered by the client through a reasonably diligent inspection.
- c) Fulfill any obligations within the scope of the brokerage agreement, except those obligations which are inconsistent with other duties the Appointed Agent[s] has under law.
- d) Disclose any financial interests Appointed Agent[s] has in any business entity to which the client has been referred for any service or product related to this transaction.

The following duties apply to all parties:

- a) To provide brokerage services to all parties in the transaction honestly and in good faith.
- b) To diligently exercise reasonable skill and care in providing brokerage services to all parties.
- c) To disclose to each party all material adverse facts that we know, except for the following:
 - [1] Material adverse facts known by that party.
 - [2] Material adverse facts a party could discover through a reasonably diligent inspection and which would be discovered by a reasonably prudent person under like or similar circumstances.
 - [3] Material adverse facts the disclosure of which is prohibited by law.
 - [4] Material adverse facts that are known to a person who conducts an inspection on behalf of a party.
- d) To account for all property coming into the possession of the Broker or the Appointed Agent[s] that belongs to any party within a reasonable time after receiving the property.

Ferguson Commercial Real Estate Services and its licensees may provide brokerage services simultaneously to more than one party in different transactions.

Each party by signing this form acknowledges that this disclosure was made prior to providing specific assistance or prior to any offer being made or accepted by a party to a transaction, whichever is sooner.

Seller: MLG/PF WEST GLEN INVESTMENT LLC

Buyer:

By _____

By _____

Title _____

Title _____

Date _____

Date _____

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