



 **JLL** SEE A BRIGHTER WAY

For lease

Office/Retail space available in a 5-building mixed-use complex in Urbandale

8825 Northpark Court:

- 2,500 RSF – 11,427 RSF

8659 Northpark Court

- 1,496 RSF

Lease rate: \$14.00-\$16.00/RSF NNN

Est. OPEX: Available upon request

86th Street & Northpark Dr.
Urbandale, Iowa 50131

Property overview

- Mixed-use development encompassing 58,658 SF
- Located just north of I-80/35 off 86th Street and Northpark Drive
- Tenants in the complex include Starbucks, Liberty National Bank, Stride Autism, Whylie Eye Care, Pancheros, Mandarin Grill, Doctors Now, 1908 Draught House, The Lounge, Powerlife Yoga, Sylvan Learning, Pro Staff, Christopher's Rare Coins, Endodontics of Iowa, Star Nails, and more

Contact broker for
additional information

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Property overview

**For marketing purposes only.*



**Floorplan subject to modification by previous tenant*

Address	Availability	Lease rate	Estimated OPEX
8825 Northpark Court	2,500 RSF - 11,427 RSF	\$14.00-\$16.00/RSF NNN	Available upon request
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Property overview

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Northpark Court Retail Center

Urbandale, Iowa 50322



Demographics

	1 mile	3 miles	5 miles
Est. population	9,040	63,747	146,441
Est. households	3,442	25,673	59,828
Est. Average HH income	\$108,586	\$82,517	\$81,373

Traffic counts

86th Street	31,391 VPD
Interstate 80/35	94,234 VPD

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