

EASTPOINTE CENTER

160 Adventureland Dr NW Altoona, IA 50009



OFFERING SUMMARY

Available SF:	4,167 SF
Base Lease Rate:	\$11.00 PSF
OPEX:	\$8.75 PSF
1st Ave N:	17,000 VPD
Adventureland Dr NW:	8,000 VPD

LOCATION OVERVIEW

Located along Adventureland Drive NW and 1st Ave N in Altoona, this office property offers excellent visibility and access in one of the Des Moines metro's fastest-growing suburbs. Situated just minutes from I-80, the site provides seamless connectivity to the greater metro area. Ideal for professional services, medical, or general office users seeking a strategic, high-visibility location with ample parking and nearby conveniences.

PROPERTY HIGHLIGHTS

- Suite with prominent storefront exposure and excellent signage opportunity
- Bright, open layout with floor-to-ceiling windows offering abundant natural light
- Contemporary finishes with exposed ceilings and new carpet tile
- Private entrance with direct access from dedicated parking lot
- Visible from 1st Ave N — high-traffic corridor with over 17,000 vehicles per day
- Located in a professionally managed multi-tenant building alongside Anytime Fitness, The Iowa Clinic, and other professional users
- Ample parking with ADA accessibility directly in front of the suite
- Zoning: Commercial — ideal for office, medical, or wellness user

LOCATECRE.COM

515.750.7500
5619 NW 86TH ST, #100
JOHNSTON, IA 50131

CHRIS THOMASON, CCIM

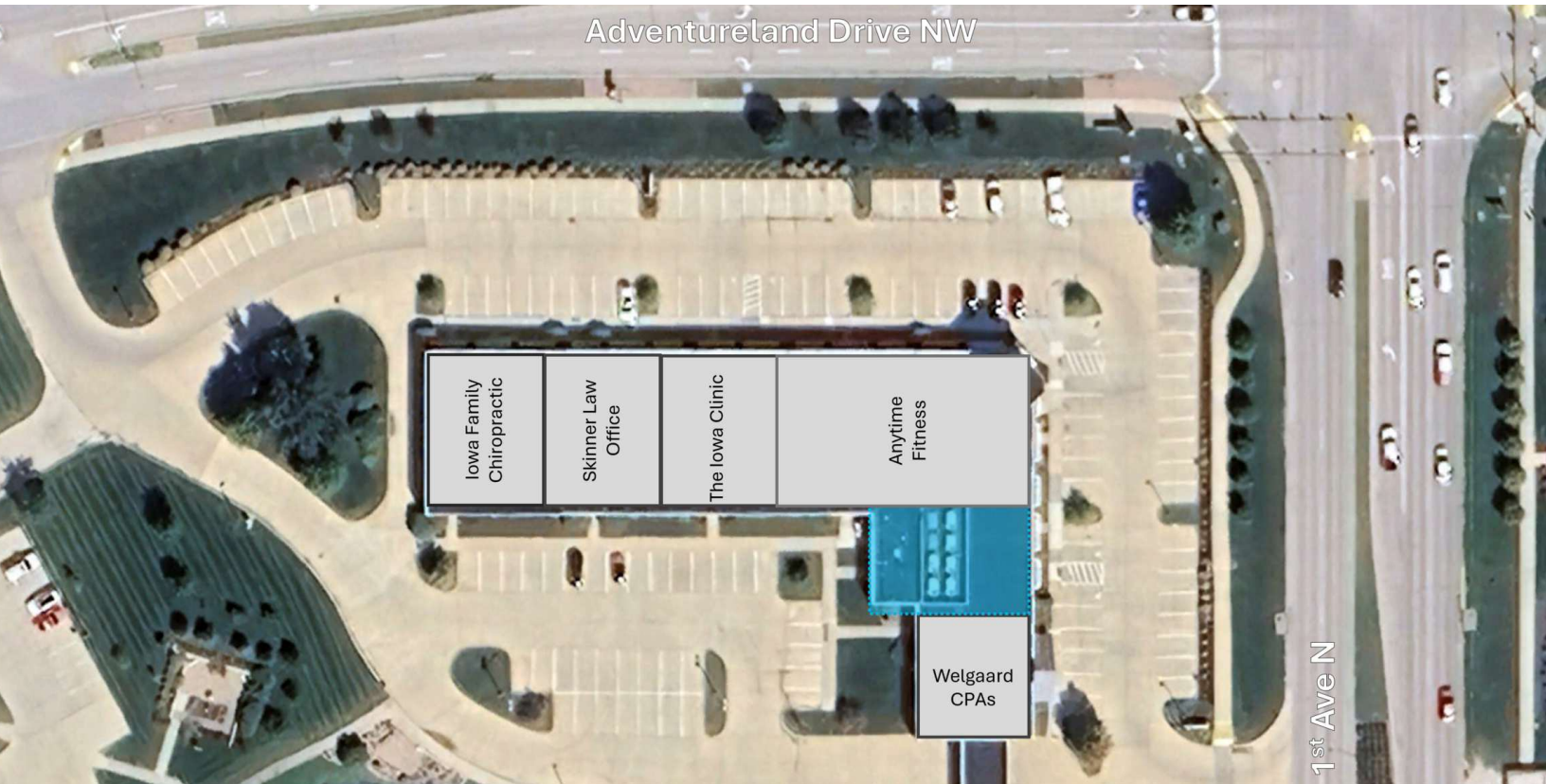
PRINCIPAL

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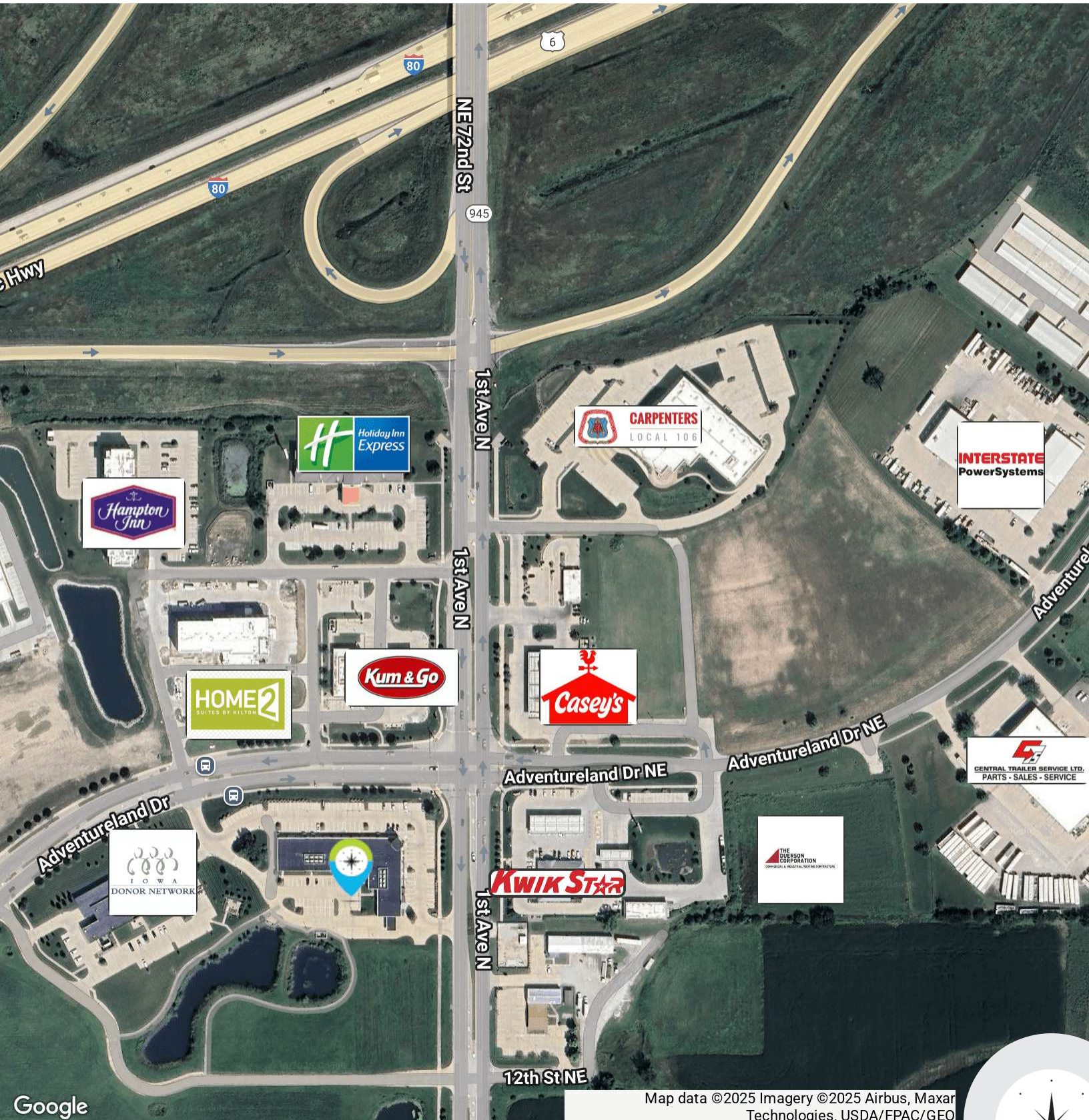
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