

OFFICE SPACE FOR SALE OR LEASE

7445 University Ave, Clive, IA 50325



Currently for Sale or Lease: Spacious office building great for a multitude of uses like financial, medical, or insurance. The property includes 8 individual offices with a large open area that could be converted to cubical space. Amenities include a patio, conference room, 20+ parking spaces, 2 kitchenettes, and a wheelchair accessible ramp. This property sits in a convenient location right off of University Ave, a few minutes from i235.

Available Now

OFFERING SUMMARY

Lease Rate	\$10 PSF/YR NNN OPEX \$2.18 PSF/YR
Leasable SF	4,400~ SF
Sale Price	\$800,000
Sale SF	6,597 SF

KADEN SMITH

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PROPERTY DESCRIPTION

- Building Square Footage: 6,597 Total SF
 - 8 Individual Offices
 - Conference Room
 - Large Open Area
 - Lobby & Waiting Room
 - Reception
 - 2 Kitchenettes
- 20+ Paved Parking Spots
- Patio
- Wheelchair Accessible Ramp

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