



OFFICE SPACE

FOR LEASE

3070 104TH STREET
URBANDALE, IA 50322

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

HIGHLIGHTS

FOR LEASE: \$8.50 PSF NNN
ESTIMATED OPEX: \$6.11 PSF

SUITE 3074

- Can be combined with Suite 3076
- 1,000 SF
- Available in 30 days
- 1 Restroom
- 1 Drive-in Door

SUITE 3076

- 2,000 SF
- Available Immediately
- Open Work Area
- 2 Private Offices
- Drive-in Door



DEMOGRAPHICS



200,590
POPULATION
 Within 5 Mile Radius

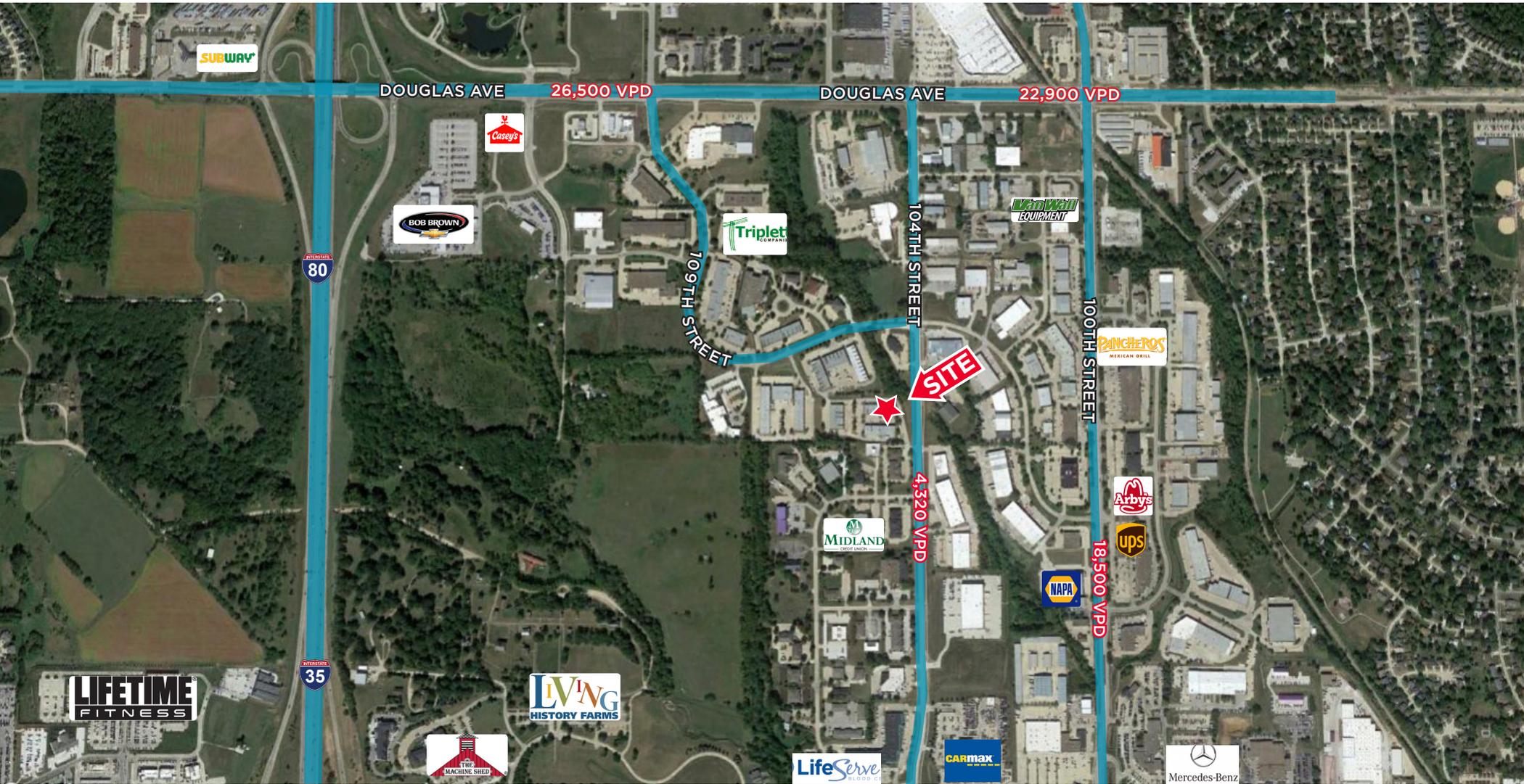


\$109,412
AVG. HOUSEHOLD INCOME
 Within 5 Mile Radius

	1 Mile	3 Mile	5 Mile
Population	2,952	64,365	200,590
AVG. HH Income	\$115,461	\$111,194	\$109,412
Households	11,488	94,111	208,416



AREA MAP



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,952	64,365	200,590
AVG. HH Income	\$115,461	\$111,194	\$109,412
Daytime Population	11,488	94,111	208,416

LOCATION



URBANDALE

is a rapidly growing area with ongoing residential and commercial developments, enhancing the potential for business growth.



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