



FOR LEASE

7180 HICKMAN ROAD WINDSOR HEIGHTS, IA 50324

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MAIN LEVEL: 1,640 SF

LOWER LEVEL: 1,290 SF

2,930 TOTAL SF AVAILABLE

LEASE RATE: \$14.85 NNN

- LAND SIZE: 0.877 AC
- ZONED: COMMUNITY COMMERCIAL DISTRICT
- RENOVATED IN 2015

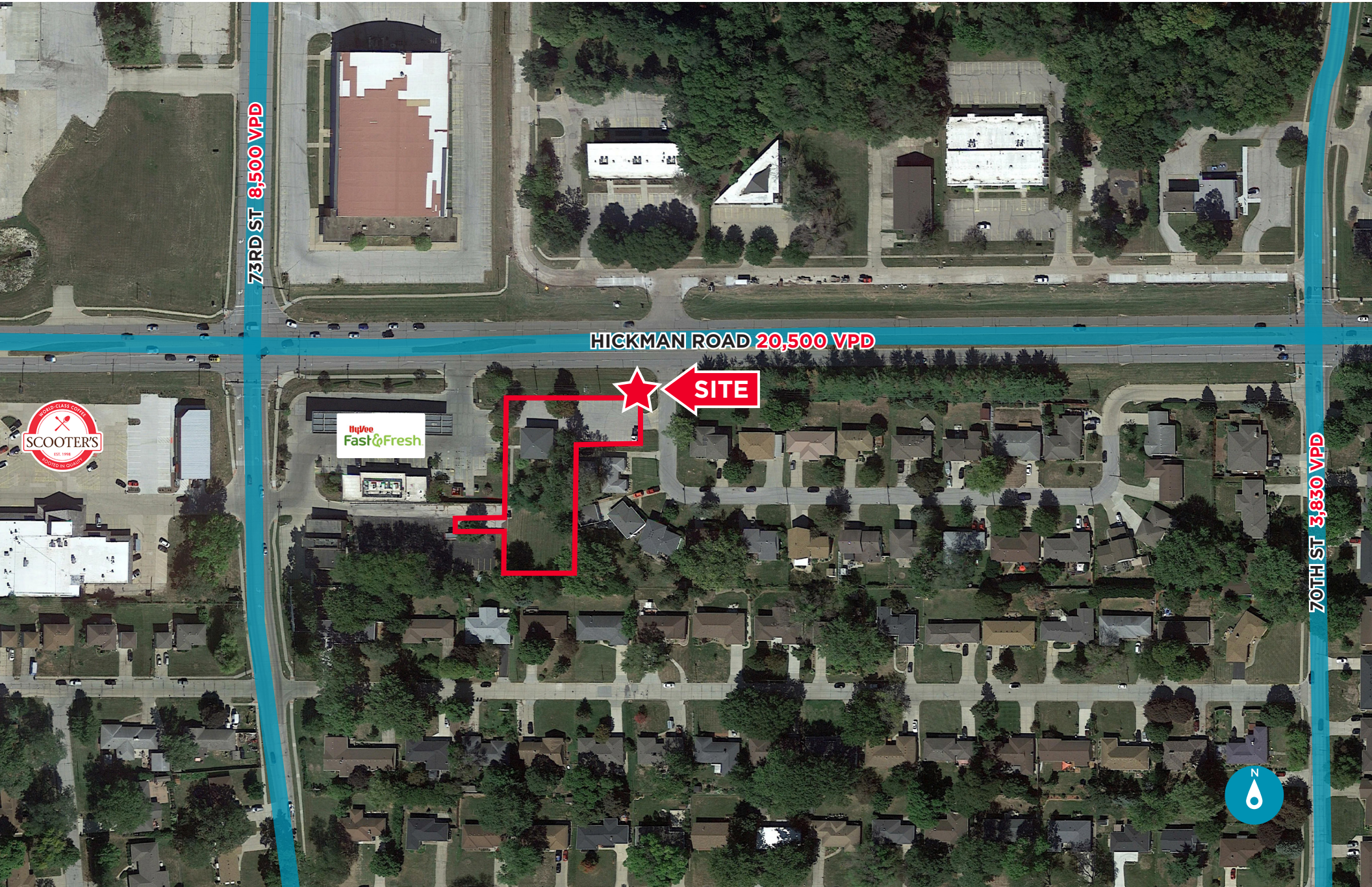
PROPERTY HIGHLIGHTS

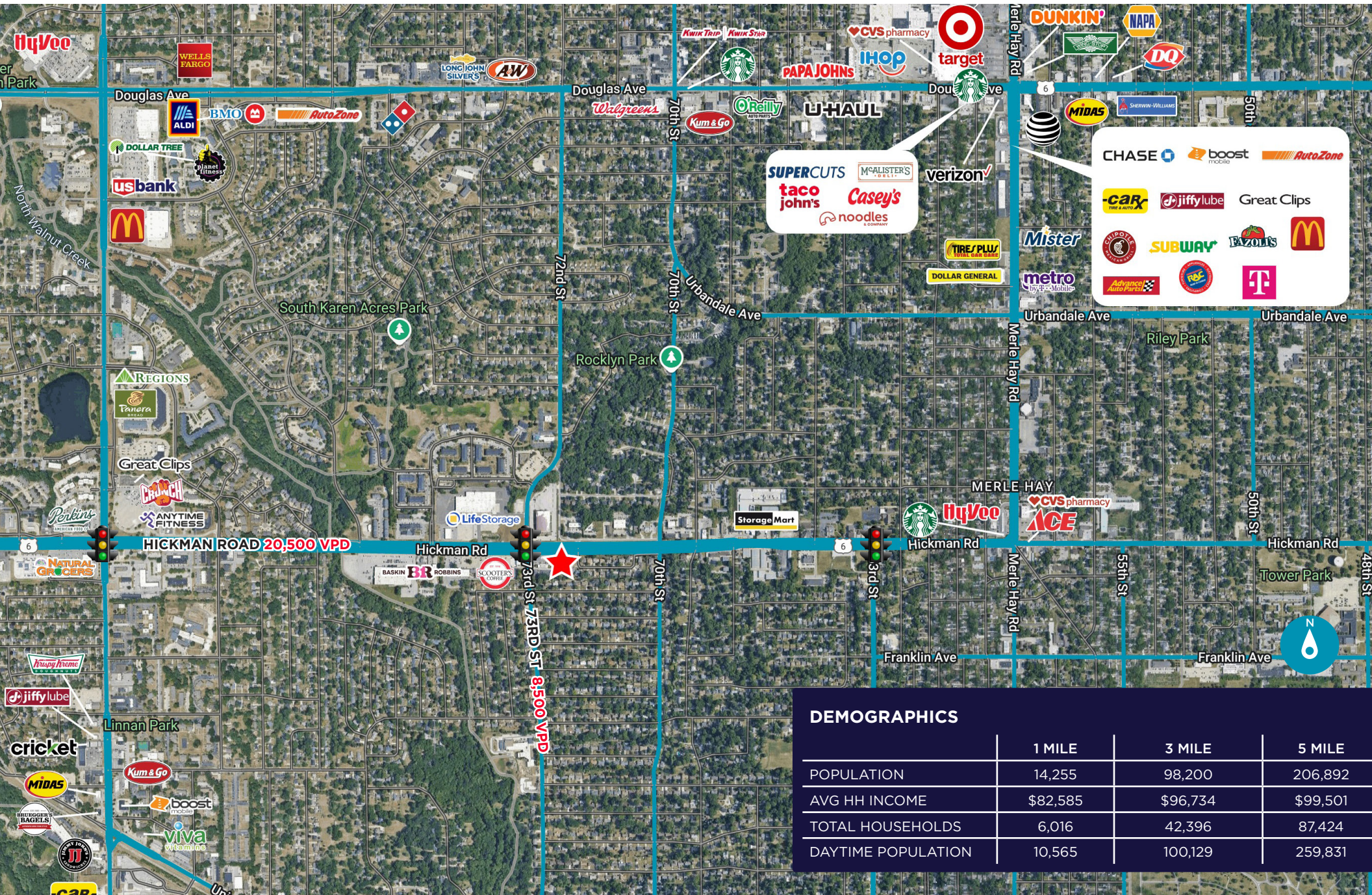
This former orthodontics office features multiple operatories, a dedicated lab area, private offices, and an implant workroom. The layout is ideal for dental or medical use, offering a variety of rooms tailored for treatment and administrative needs.

- Tenant Improvement Allowance: Negotiable
- 26 parking stalls in main lot
- 5 additional staff parking stall on south edge of property



AERIAL





PHOTOS





**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



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