



11180 Aurora Avenue
Urbandale, IA

5,255 SF Office/Flex Space

For Sublease

Mark Mills

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13137 University Ave

Suite 120

Clive, IA 50325

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Property Profile



Park Overview

Space is located within Aurora Business Park. On-site property management. Amenities to the Park include shared fitness center, executive conference room, and training center. Green space with a pond and walking trails.

Property Overview

Address:	11180 Aurora Ave, Urbandale, IA 50322
Building Size:	57,698 SF
Product Type:	Flex Space
Space Availability:	3,970 SF of office space and 1,285 SF of warehouse space for a total of 5,255 SF
Access:	Individual entrances
Parking:	Ample free parking
Clear Height:	14'
Loading:	One (1) drive in door
Zoning:	M2
Available:	Immediately
Remaining Term:	August 31, 2026
2025 Est. Operating Expense:	\$9.75 per square foot
Sublease Rate:	\$9.58 per square foot until October 31, 2025, and \$9.76 per square foot thereafter
Note:	Sublandlord is open to sharing the space and remaining 1-3 offices and the entire warehouse



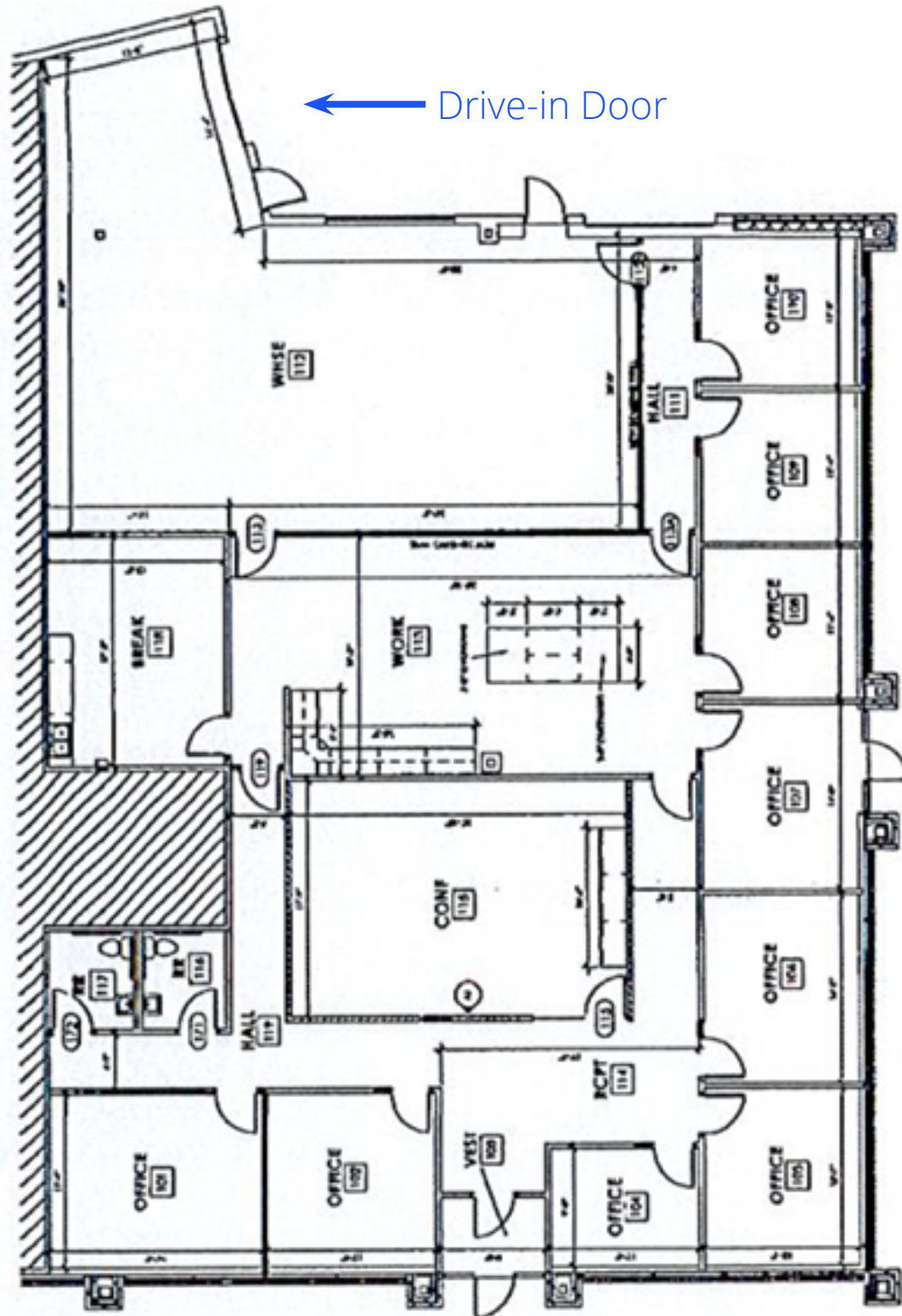
Floor Plan

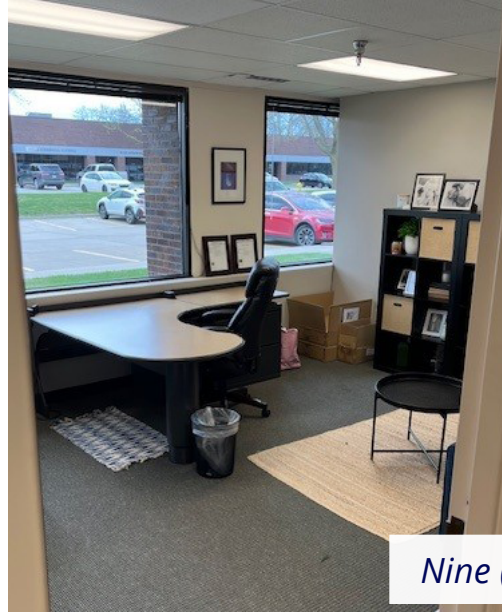


3,970 SF Office

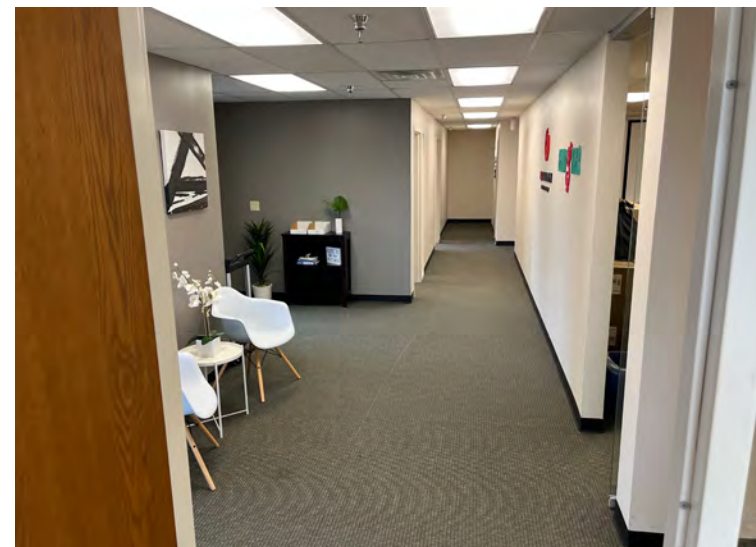
1,285 SF Warehouse

5,255 SF Total





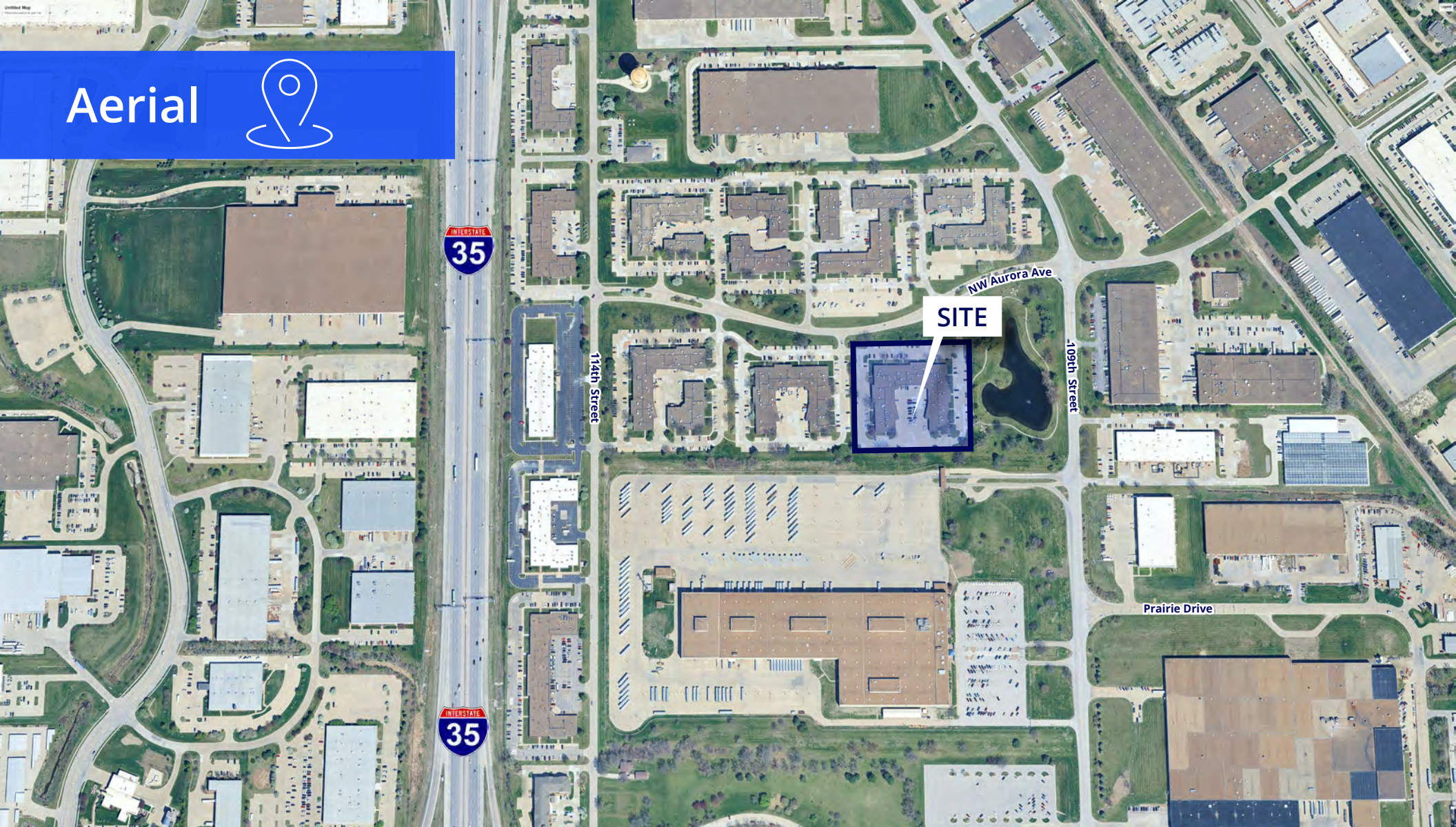
Nine (9) offices along glass offering natural light



Warehouse and loading

Property
Photos 

Aerial



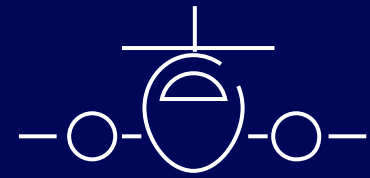
Demographics (5 mile radius)



2024
Population
187,597

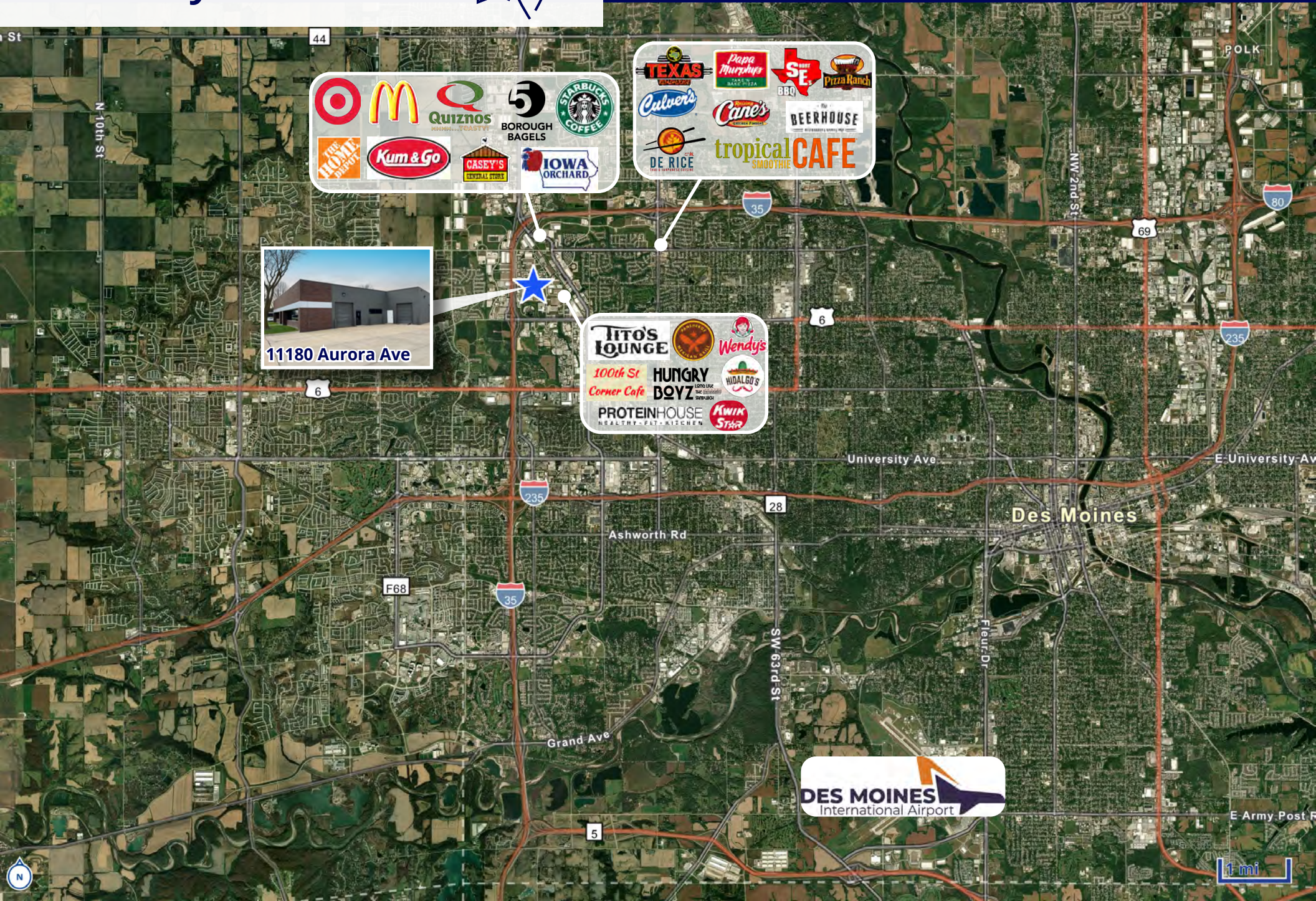


2024 Average
Household Income
\$135,223



17.8 Miles | 20 Minute Drive
to Des Moines International Airport

Nearby Amenities



11180 Aurora Ave

- Target
- McDonald's
- Quiznos
- Borough Bagels
- Starbucks Coffee
- Home Depot
- Kum & Go
- Casey's General Store
- Iowa Orchard

- Texas Uncolored
- Papa Murphy's
- SE BBQ
- Pizza Ranch
- Calver's
- Cane's
- Beer House
- De Rice
- tropical CAFE

- Titos Lounge
- Wendy's
- 100th St Corner Cafe
- Hungry Boyz
- Proteinhouse
- Mwink Sitar
- Hidalgo's





Contact Us



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