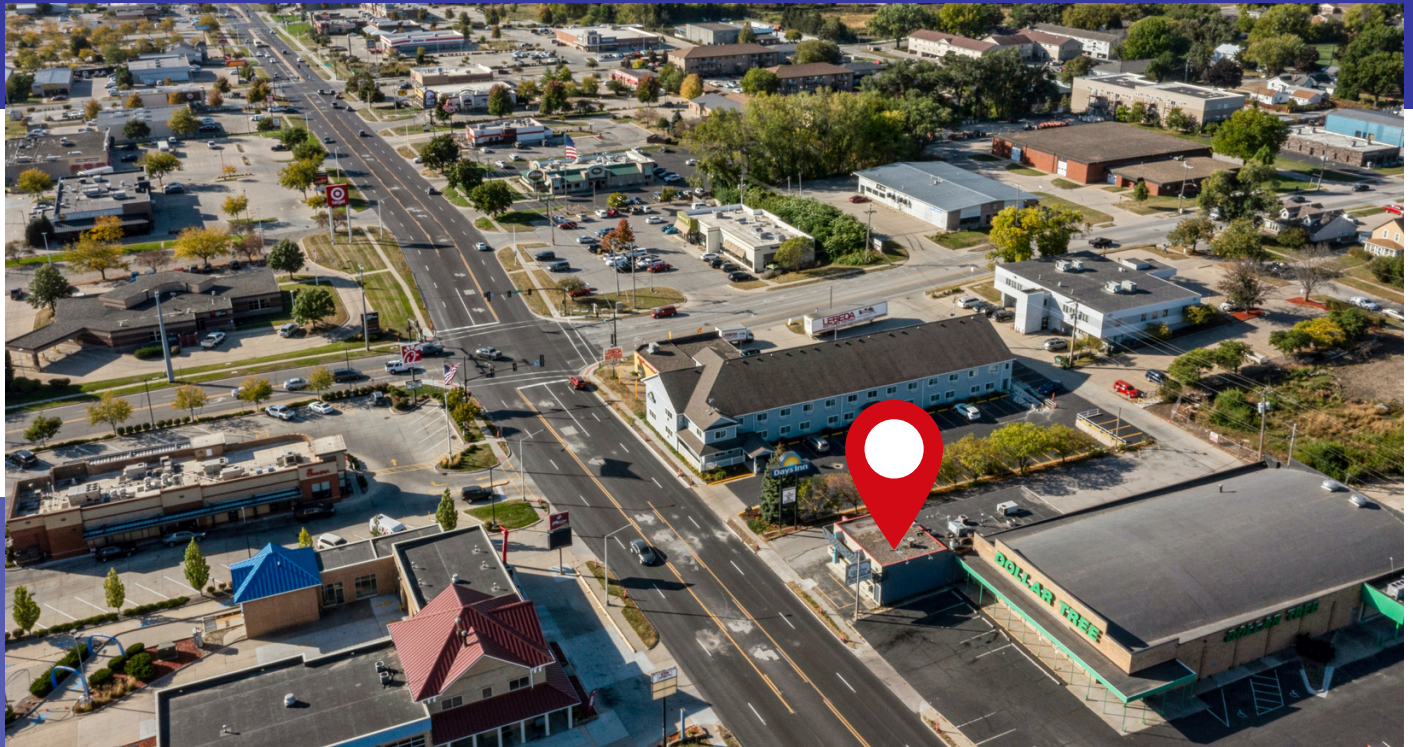


# FOR LEASE

217 S. Duff Ave.  
Ames, IA 50010



PROPERTY HIGHLIGHTS

- Zoned HOC
- Great visibility
- High Traffic Commercial Corridor
- On site parking
- Lots of natural sunlight
- Average daily traffic 19,300

**Building Space:**  
**2 Levels**  
**2724 SF/level**

**Lease Rate:**  
**\$3,000/mo. NNN**

**Potential Ground Lease**

**CONTACT US TODAY**

**Mike Purcell**  
**Tyler Frederiksen**

**EMAIL**

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✉ [tyler@norsemenrealty.com](mailto:tyler@norsemenrealty.com)

**PHONE**

☎ 515-231-6083  
☎ 515-231-9430



# COMMERCIAL SPACE

217 S. Duff Ave.  
Ames, IA 50010

# FOR LEASE

INTERIOR PHOTOS





# COMMERCIAL SPACE

217 S. Duff Ave.  
Ames, IA 50010

# FOR LEASE

EXTERIOR PHOTOS





217 S. Duff Ave.  
 Ames, IA 50010

# FOR LEASE

## AERIAL MAP



### COMMUTE

Distance to:	US Hwy 30	Interstate 35	ISU Campus	Des Moines
Miles	1.1 mi	2.9 mi	2.2 mi	34.2 mi.
Time	3 Min.	6 Min.	6 Min.	35 Min.

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