

# MEREDITH WEST

4601-4749 121ST STREET, URBANDALE, IA 50323



# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Meredith West Business Park is comprised of three buildings providing 215,000 SF of Class A Flex Space. Strategically located in the Urban Loop, this location is a quick commute from anywhere in the Des Moines Metro. Offering distinguished entrances, excellent access, great interstate visibility, and dock and drive in door capabilities, Meredith West is an ideal solution for office, showroom and warehouse uses

## PROPERTY INFORMATION

- 4669 - 6,226 SF Available
- 4669 - One 8 x 9 dock and one 12 x 14 drive in door.
- 4677 - 11,825 SF Available
- 4677 - Two 8 x 9 docks and two 12 x 14 drive in doors
- 24' Clear Height
- Excellent interstate visibility
- Convenient access to I-35/80 via three different interchanges
- Abundant parking
- Prominent Building Signage



## LEASING SUMMARY

Lease Rate:	9.50 - 10.50 SF/yr (NNN)
Available SF:	6,226 - 11,825 SF
TI Allowance:	Negotiable
Lease Term:	5 Years
Building Size:	86,963 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	5,134	63,019	159,979
Total Population	13,244	159,454	393,467
Average HH Income	\$174,632	\$132,866	\$114,535

For More Information, Contact:

**ANDY HODGES**

515.221.9990

ahodges@signatureres.com



MEREDITH WEST

# PROPERTY PHOTOS

SignatureRES.com



For More Information, Contact:

**ANDY HODGES**

515.221.9990

ahodges@signatureres.com

 **SIGNATURE**  
COMMERCIAL REAL ESTATE

# SITE PLAN



For More Information, Contact:

**ANDY HODGES**

515.221.9990

ahodges@signatureres.com



# AERIAL



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