

For Lease

DENNY ELWELL COMPANY
Commercial Real Estate & Development

FLEX/SHOWROOM/
OFFICE



Northshore Office Complex
4093-4121 NW Urbandale Dr
Urbandale, Iowa 50322

Suite 4093

- 12,208 SF Office Space
- \$8.00 PSF/NNN
- Recently Renovated Mix of Office & Open Area
- Outdoor Patio w/Seating
- Corner Space w/Ample Windows

Suites 4099-4103

- 13,050 SF up to 33,028 SF Flex/Showroom/Office
- \$5.00* PSF/NNN
- Potential for Dock Door/Drive-In
- Impressive Frontage with Signage Opportunity
- Mostly Open Floorplan with 12'-16' Ceilings
- Private First Floor Entrance with Large Vestibule

*With Qualifying Lease



Dennis Sean Elwell

DSElwell@DennyElwellCompany.com

515.777.8353



Steve Canon

SCanone@DennyElwellCompany.com

515.229.7612

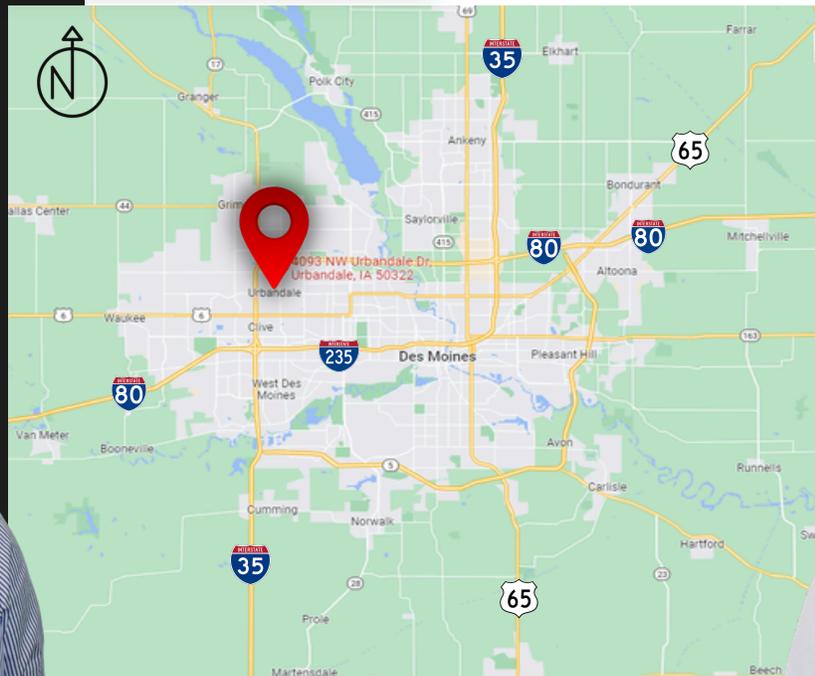
For Lease

Northshore Office Complex
4093 NW Urbandale Dr
Urbandale, Iowa 50322

- 1 Mile Off I-80/Highway 141
- Zoned M-1 Light Industrial
- 455 Parking Stalls
- Prominent Urbandale Building
- Handicap Accessible
- Wet/Dry Fire Suppression Systems
- Raised Flooring Throughout
- Adjacent to Public Park
- Ample 5:1 Parking
- Multiple Fiber Providers and Server/Computer Room



MARKET FACTS	1 Mile	3 Mile	5 Mile
Population	3,209	36,992	106,863
Average Household Income	\$99,029	\$93,082	\$84,975
Median Age	38	37	37
NW Urbandale Dr: 14,846 VPD			

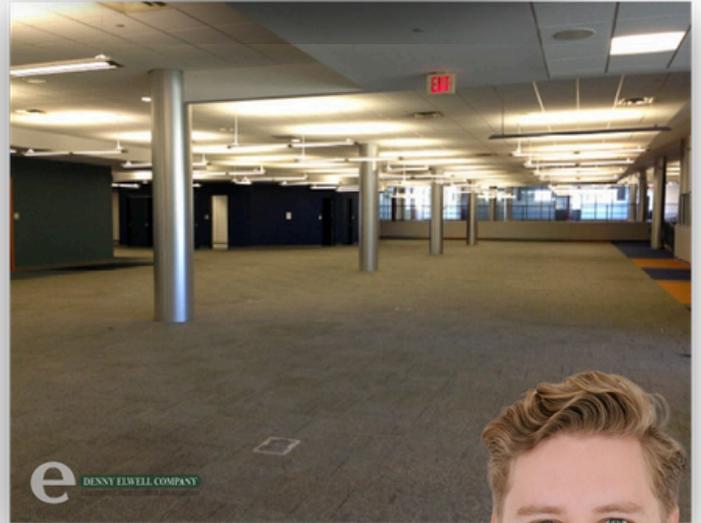


Dennis Sean Elwell
DSElwell@DennyElwellCompany.com
515.777.8353

Steve Canon
SCanone@DennyElwellCompany.com
515.229.7612

For Lease

Northshore Office Complex
4093 NW Urbandale Dr
Urbandale, Iowa 50322

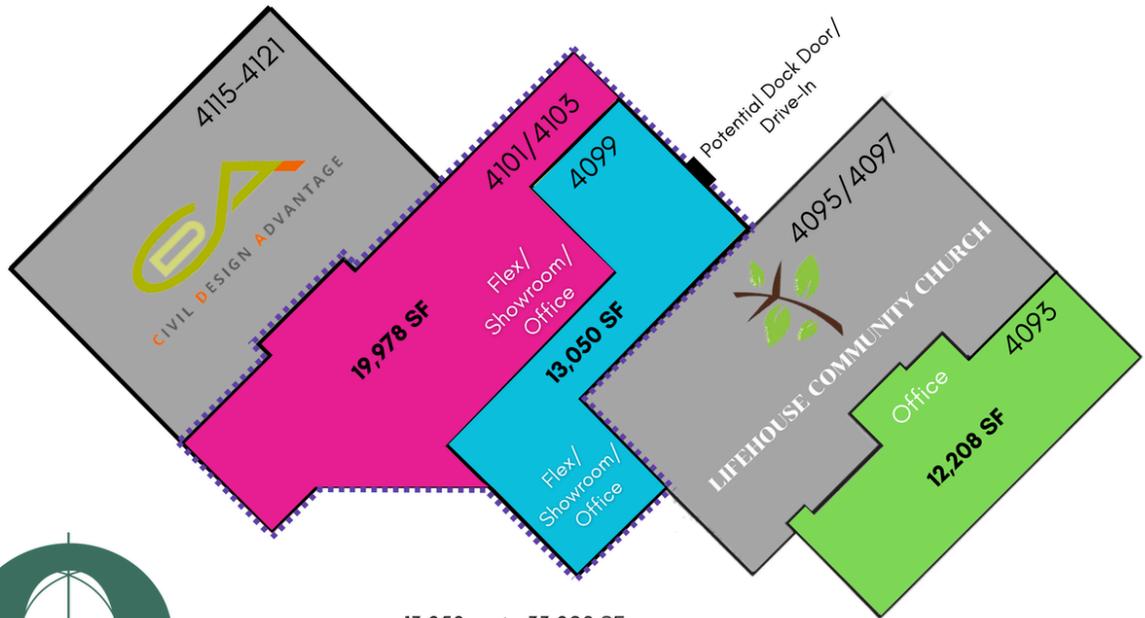


Dennis Sean Elwell
DSElwell@DennyElwellCompany.com
515.777.8353

Steve Canon
SCanone@DennyElwellCompany.com
515.229.7612

For Lease

Northshore Office Complex
4093 NW Urbandale Dr
Urbandale, Iowa 50322



2401 SE Tones Dr Suite 17 Ankeny, Iowa 50021

515.964.1587

DennyElwellCompany.com

The information contained herein is deemed reliable but not guaranteed by Denny Elwell Company Licensed to sell real estate in the state of Iowa

