



2451 106TH STREET • URBANDALE



**1,600 SF
LEASED**

OFFICE SPACE FOR LEASE

KNAPP PROPERTIES IS OFFERING A NEW 5,000 SQUARE FOOT BUILDING AT 2451 106TH STREET IN URBANDALE. THE NEW BUILDING IS BUILT AND MANAGED BY ERICKSON CONSTRUCTION. THE SITE IS IN A GREAT LOCATION JUST NORTH OF HIGHWAY 6 (HICKMAN ROAD) AND CLOSE TO THE I35/80 INTERSECTION. FOR MORE COMPLETE INFORMATION, ADDITIONAL FEATURES, AND A PRIVATE SHOWING, CALL TODAY.

BUILDING FEATURES

- NEW 5,000 SF building
- 1,500 SF to 3,400 SF contiguous
- Ready for tenant improvement build out
- 5 to 1 parking ratio
- Erickson Construction built and managed

LEASE TERMS

- Net lease rate \$12.75/ft/yr
- \$30.00 Tenant Improvement allowance for a 5 year lease
- Proposed pass through costs year one \$2.43 separate utilities and Janitorial

LISTING BROKER

KNAPP PROPERTIES, INC.

EXCLUSIVELY MARKETED BY

R. KIM DREHER (515) 991-7400
JEFF SADDORIS (515) 371-3023

2451 & 2461 106TH ST. • URBANDALE