



OFFICE

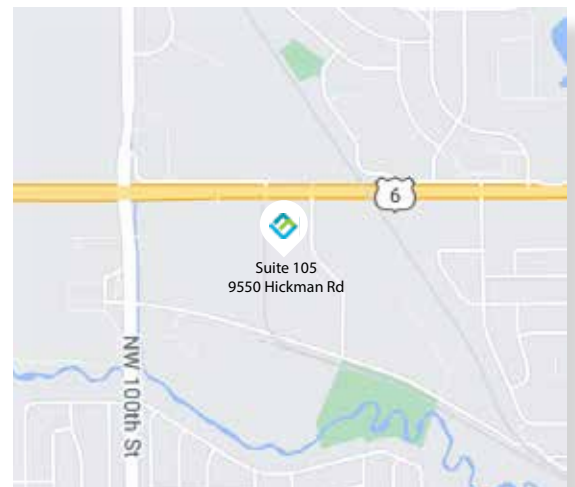
5,575 SF SUITE

PROPERTY HIGHLIGHTS

- » Updated space with 10 private offices, 10 built-in workstations, large conference room, 20-person training room, break room, reception
- » Private and common area restrooms
- » Multiple entrances
- » Ample parking
- » Highly visible on Hickman Road in Clive
- » Easy access to I35/80

AVAILABILITY

- » Base Rent: \$9.25 PSF NNN
- » Est. 2024 operating expenses: \$8.75 PSF



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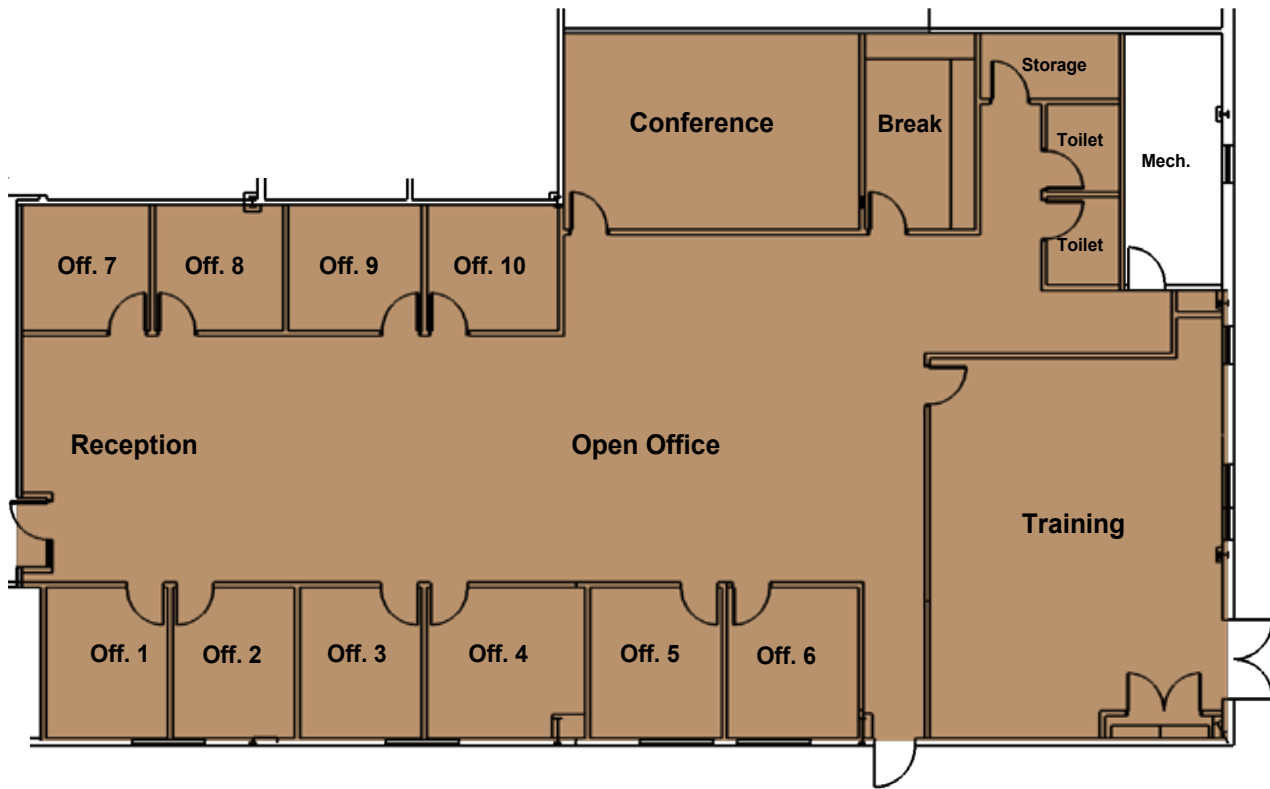
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SUITE 105 LAYOUT

5,575 SF



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SUITE 105











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SUITE 105



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	<u>3 miles</u>	<u>5 miles</u>
 Population	79,131	211,529
 Median Household Income	\$76,223	\$80,848
 Median Age	40	37.8
 Total Businesses	5,258	9,413
 Total Employees	78,456	141,728
 Owner Occupied Housing	65.6%	64%
 Median Net Worth	\$201,623	\$198,329
 College Graduate +	33.3%	35.8%

Source: ESRI 2022 Estimates

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SUITE 105
9550 HICKMAN ROAD, CLIVE



Map data © 2021 Google Maps

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