

OFFICE FOR LEASE

224 S BELL AVE

AMES, IA 50010

11,012 SF | \$19.50 SF Modified Gross

JORDAN BOUSLOG

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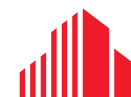
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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

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PROPERTY HIGHLIGHTS

- Turn-key office space available
- All furniture, fixtures, and equipment available
- 23 Offices
- Key fob system
- Conveniently located near I-35
- Abundant parking



LOCATION



DEMOGRAPHICS

	Total Population	Average Household Income	Daytime Population
1 Mile	440	\$119,011	4,419
3 Mile	16,522	\$86,876	29,419
5 Mile	56,952	\$93,005	71,420



Map data ©2025 Google



FLOORPLAN



**11,012 SF
AVAILABLE**



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