

1,000 - 9,000 SF
AVAILABLE



FLEX SPACE FOR LEASE

5548 NW 2ND ST | DES MOINES

MATT LUNDBERG, SIOR, CCIM

Senior Vice President

+1 515 556 8088

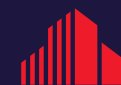
mlundberg@iowaca.com

JOHN VIGGERS, CCIM, CPM, CRE

Senior Vice President

+1 515 778 2605

jviggers@iowaca.com



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

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PROPERTY HIGHLIGHTS

LEASE RATE: \$9.50/SF NNN

2025 EST OPEX: \$4.15 PSF

- Located in 2nd Avenue Business Park
- 30' X 100': Typical bay sizes
- 14' doors
- Floor drains
- Less than 5 minutes to I-80
- Excellent 2nd Avenue visibility
- A good mix of retail, office, and flex tenants

*Sample warehouse finish



AREA MAP

The map displays a commercial area in Norwoodville, Georgia. A red star and arrow point to a 'SITE' location on NW 2nd St, near the intersection with NE 54th Ave. The map shows major roads including I-95, I-85, and US-411. Various businesses are marked, including Tesla, Kum & Go, Casey's, Walgreens, and many others. A legend box in the bottom left corner lists the following brands:

- SCOOTERS COVER, bp, THE SALVATION ARMY, SUBWAY, Kentucky Fried Chicken, McDonald's
- FAREWAY, metro by T-Mobile, QT Quicktrip, DOLLAR GENERAL, Casey's
- taco john's, Hardee's, DOLLAR TREE, ALDI, CITITRENDS
- FAMILY DOLLAR, Advance Auto Parts, O'Reilly AUTO PARTS, ACE
- AutoZone, Firestone

Prime Northside Location: Ideally situated south of Ankeny, east of Johnston, and southeast of Saylorville Lake on Highway 415 (NW 2nd St)



CONTACT

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+1 515 778 2605

jviggers@iowaca.com

3737 Woodland Avenue, Suite 100

West Des Moines, IA 50266

Main +1 515 309 4002

Fax +1 515 309 4040

iowacommercialadvisors.com

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