



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors



FOR LEASE

**PRIME - CLASS A
MEDICAL | OFFICE | RETAIL SPACE
1,470 SF | \$32.00/SF NNN**

**1411 DOUGLAS PKWY
URBANDALE, IA 50323**

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IDEAL FOR:

- **Medical Offices:** Physicians, physical therapists, chiropractors, or other healthcare providers.
- **Specialty Retail:** High-end boutiques, health & wellness stores, or specialty retail operations looking to tap into the affluent local market.
- **Professional Offices:** Legal firms, financial advisors, real estate agencies, consulting firms, & other professional services seeking a prestigious & accessible location.



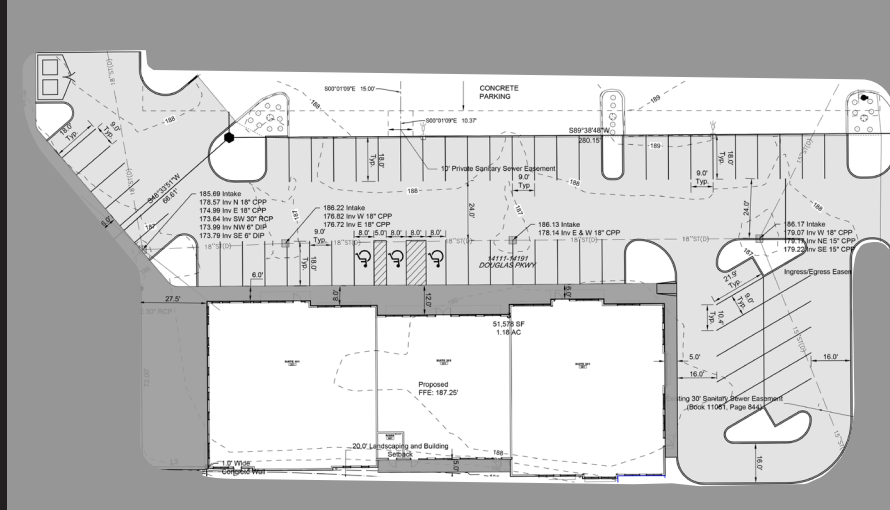
HIGHLIGHTS

- **Synergistic Neighbors:** Benefit from the complementary businesses nearby, including established dental and eye care practices and a reputable childcare facility, which can drive additional foot traffic.
- **Ample Parking:** Shared parking lot with Kiddie Academy ensures ample parking space for your clients, making visits convenient and hassle-free.
- **Modern Amenities:** The Class A building offers high-end finishes and modern amenities, providing a professional and welcoming environment for your clients.
- **Convenient Access:** Easy access to major roads and highways, making it convenient for patients and customers.



BUILDING STATS

Address	14111 Douglas Pkwy
City	Urbandale
State	Iowa
County	Polk
Zip	50322
Site Area (Acres)	1.18
Total Building Size (SF)	12,034
Cross Street	142nd Street
Zoning	C Commercial
Parking Spots	62
Number of Floors	1
Year Built	2024



FLOOR PLAN

PARKING LOT



LOCATION

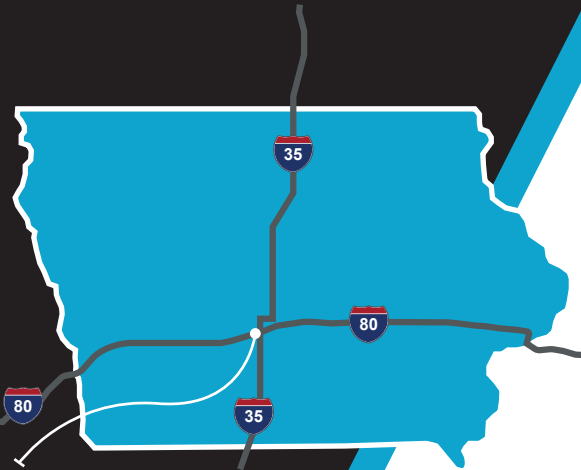
Prime Demographics:

Located in a thriving community with a strong residential base, ensuring a steady flow of potential customers and patients.



	1 MILE	3 MILES	5 MILES
Total Pop.	7,396	52,222	157,783
Total HH	2,482	19,724	62,458
Avg. Income	\$192,225	\$179,834	\$145,412

Urbandale is a rapidly growing area with ongoing residential and commercial developments, enhancing the potential for business growth.



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