



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

2520

**SE ENCOMPASS DR
WAUKEE, IA**

CLASS A OFFICE SPACE FOR LEASE

Drone Footage

[Click Here](#)



AVAILABILITY

2520 SE Encompass Dr, Waukee, IA

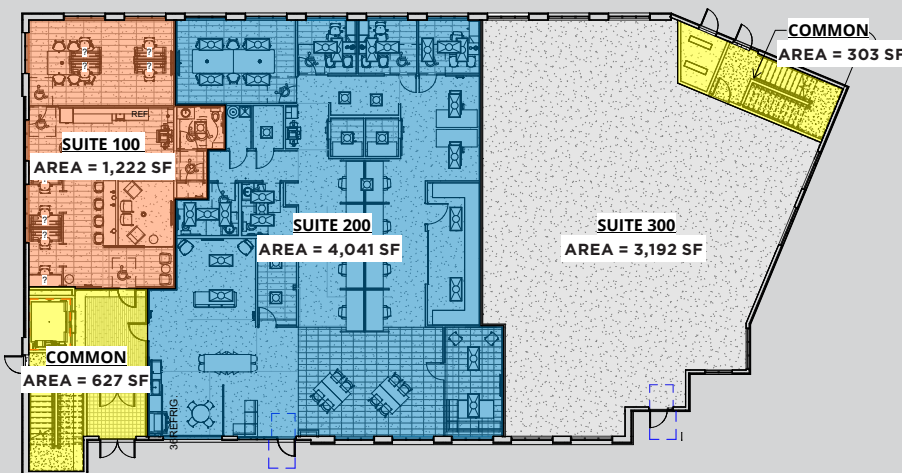
Position your business for success in one of Waukee's premier Class A office buildings. 2520 SE Encompass Drive is a modern, high-end workspace designed to foster innovation, collaboration, and accessibility. This newly constructed building (2020) features premium finishes and a strong anchor tenant, Myriad Advisor Solutions, occupying the second floor. There are currently three suites available on the first floor:

- Suite 100 - 1,222 SF - Turnkey Architectural Design Studio buildout
- Suite 200 - 4,041 SF - Turnkey Marketing Studio buildout
- Suite 300 - 3,192 SF - Unfinished space; customizable to fit tenant needs
- 1,222 up to 8,455 SF contiguous space available

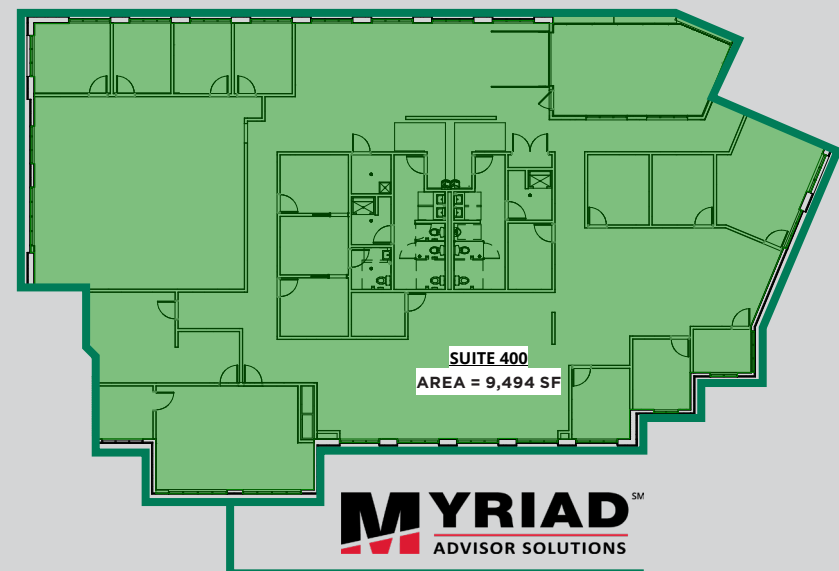
FIRST FLOOR:	8,455 SF
SECOND FLOOR:	LEASED
POSSESSION:	IMMEDIATE
TERM:	5-10 YEARS
LEASE TYPE:	TRIPLE NET
ASKING RENT:	\$22.00 PSF

Property is also for sale – Inquire with our brokerage team for details.

First Floor Availability



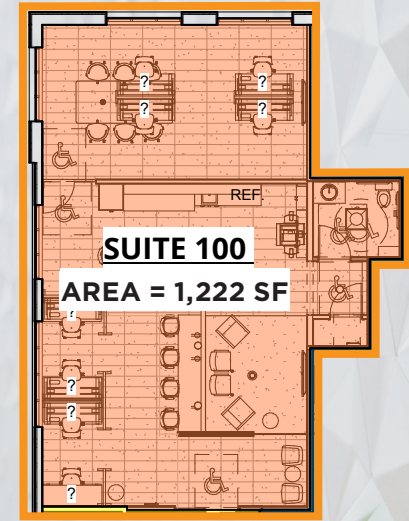
Second Floor - Fully Leased



AVAILABILITY

Suite 100 - 1,222 SF

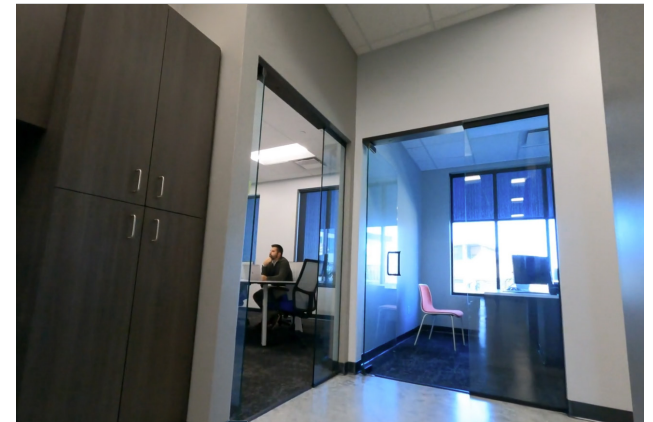
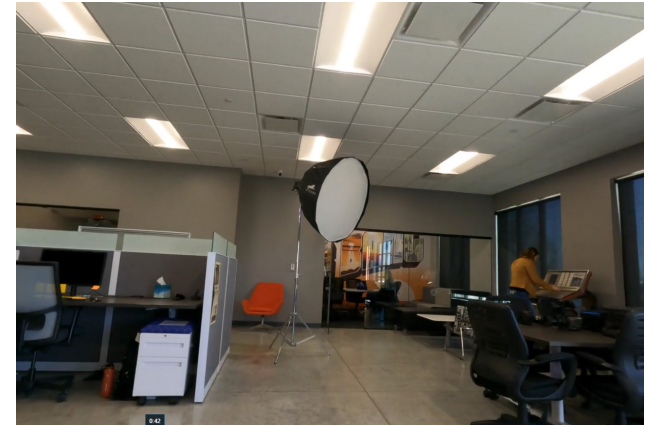
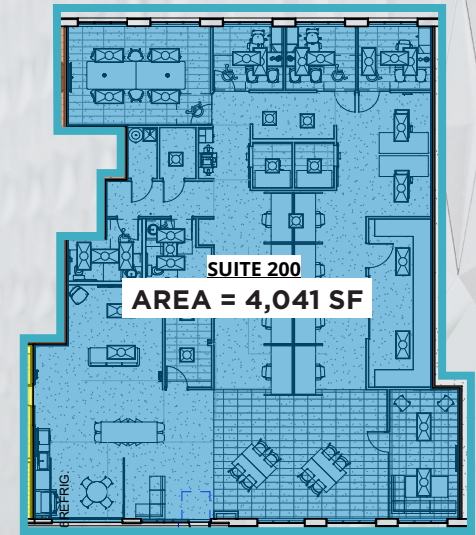
Welcome to Suite 100, a sleek and modern 1,222 square-foot space designed to inspire creativity and collaboration. Located on the first floor, this built-out suite is perfectly suited for an architectural design studio or any creative business seeking a functional and stylish environment. Suite 100 includes a large conference room, four individual work stations, kitchenette, bathroom, and community work area, offering the ideal setting for brainstorming, client meetings, and project development.



AVAILABILITY

Suite 200 - 4,041 SF

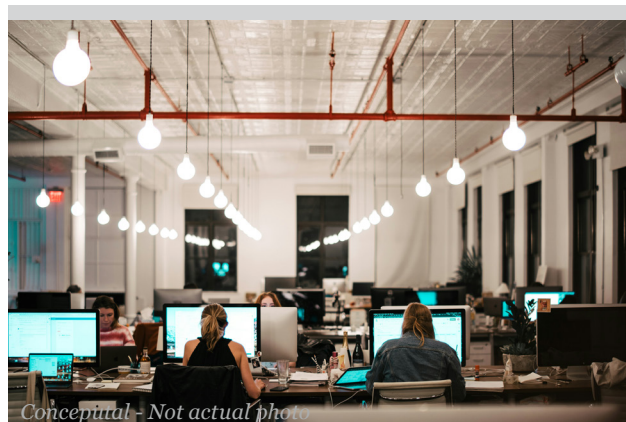
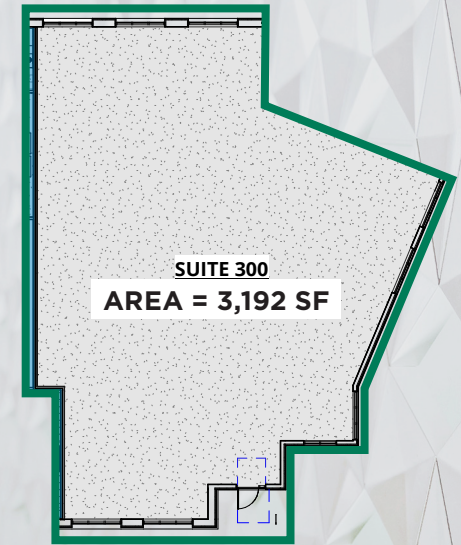
A modern and functional office space featuring two conference rooms, ten open workstations, four executive offices, a dedicated storage area, private restrooms, a kitchenette, and multiple collaborative workspaces. Designed for efficiency and productivity, this suite offers a seamless blend of private offices and open-concept areas, ideal for dynamic businesses looking for a professional and flexible work environment.



AVAILABILITY

Suite 300 - 3,192 SF

Transform this expansive 3,192square feet of unfinished space into the perfect environment for your business. Suite 300 offers two private entrances and endless possibilities for customization, allowing you to design a layout that truly fits your unique needs. Whether you're looking for open-concept offices, a specialized workspace, or a tailored retail environment, this suite is ready to be reimagined.





LOCATION



WAUKEE, IA

Thriving Business Ecosystem

Surrounded by professional service firms, tech companies, and healthcare providers, creating natural business synergies.

Unmatched Accessibility

Quick access to I-80 & I-35, ensuring a seamless commute for employees and clients.

Work-Life Balance

Close to Waukee's growing entertainment, dining, and retail options, including KeeTown Loop, The Palms Theatres & IMAX, and All Iowa Attack, a premier fitness and training facility.

Growing Community

Waukee's highly rated school district and strong community infrastructure make it an attractive place for businesses and employees alike.

The City of Waukee is recognized as the fastest-growing (large) city in Iowa and is located in Dallas County—the fourth fastest growing county in the U.S. Waukee offers a friendly, community-oriented vibe featuring quality schools, parks, trails, entertainment and enrichment opportunities. The City is also dedicated to economic development and business opportunities, including the expansion of both the mixed-use development Kettlestone and the highly traveled Hickman Road corridor.

WAUKEE DISTINCTIONS

Top 10 Fastest-Growing U.S. Suburbs, Realtor.com

Top 50 Best Places to Live in America, "Money Magazine"

Top 10 Best Towns for Families, "FamilyCircle"

Top 50 Best Suburbs in America, BusinessInsider.com

Top 10 Safest Places in Iowa, Moveto.com

Best City in Iowa for Home Ownership, NerdWallet.com

Best Local Community to Live In, "Cityview"



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