

**For Sale / Lease**



**PROPERTY DETAILS**

**Building Size:** 33,122 SF

**Lot:** 3.92 Acres

**Sale Price / Lease Rate:** Negotiable

**PROPERTY FEATURES**

- Single tenant property with potential to subdivide into multi-tenant
- 1/4 mile west of Valley West Mall
- Ample parking
- Easy access
- Heart of University Ave corridor



For more information please contact:

Darin Ferguson, CCIM, SIOR  
515.778.6683 | darin@fergusoncres.com

Craig Crossland | 515.309.0912  
craig@fergusoncres.com

Michael Shindler | 515.720.3492  
michael@fergusoncres.com

**Brokerage**

**Property Management**

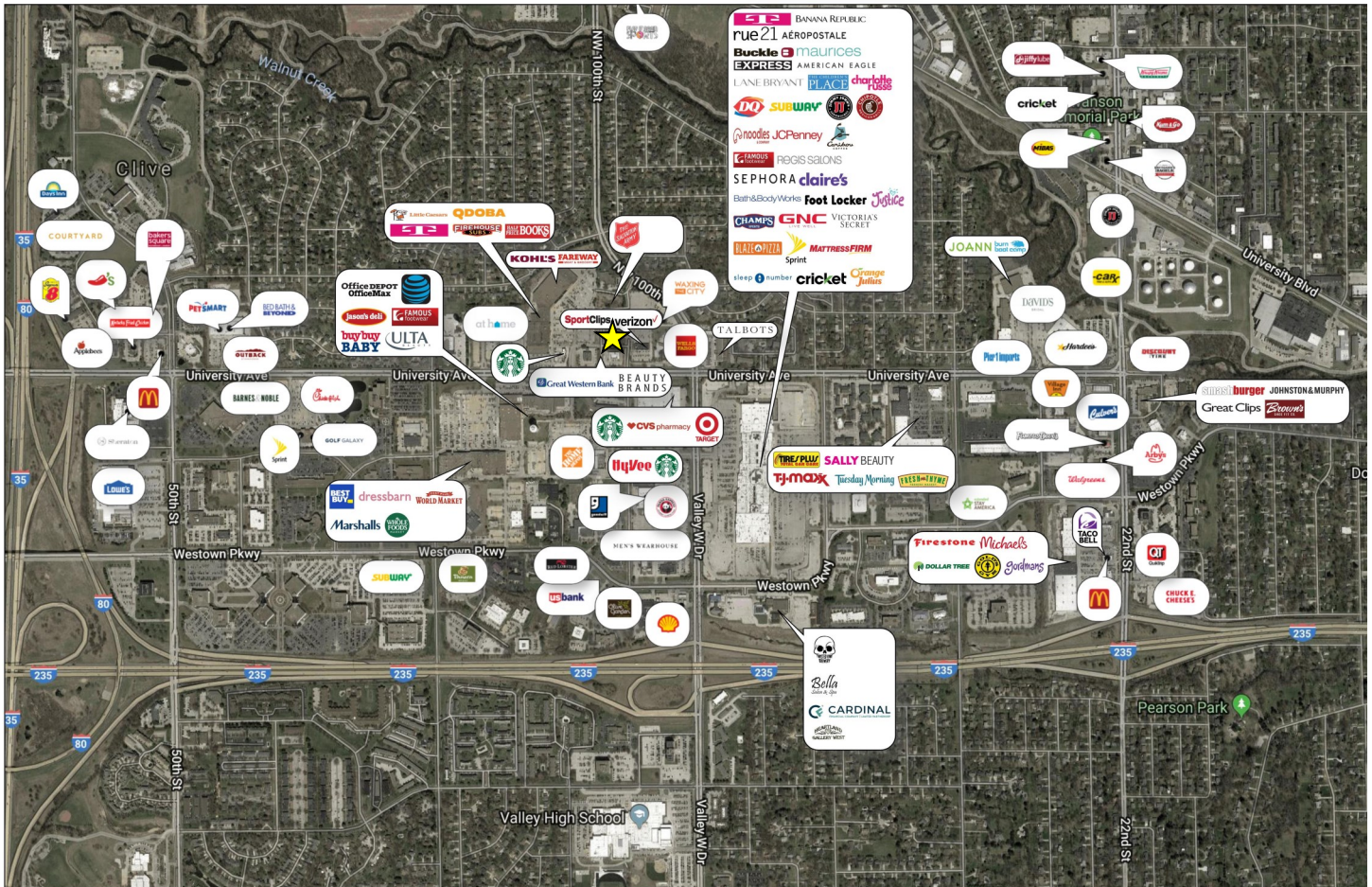
**Consulting**

**Development**

**Address** | 1840 NW 118th St, Suite 100, Clive, IA 50325 **Office** | 515.440.0400 **Website** | www.fergusoncres.com

The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This property is offered "as is". This submission may be modified or withdrawn at any time by the property owner or listing agent.





Demographics	1 Mile	3 Miles	5 Miles
Population	8,174	88,646	197,628
Average HH Income	\$99,709	\$100,019	\$105,780
Businesses/Employees	1,269 / 18,693	5,359 / 83,698	8,650 / 128,665
Traffic Count: University Ave	19,000 VPD		
Traffic Count: Valley West Dr	20,100 VPD		

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This form is required by the real estate laws of the State of Iowa.  
**DISCLOSURE OF AGENCY RELATIONSHIP**

The undersigned acknowledge that Michael Shindler, Darin E. Ferguson, CCIM, SIOR and Craig Crossland, as Appointed Agent(s) of Ferguson Commercial Real Estate Services, represent KC Holdings XI LLC named below (hereinafter the "Client") with respect to the sale or lease of the following property: 9999 University Avenue, Clive, IA 50325

If the Appointed Agent[s] represents both the Seller/Landlord and Buyer/Tenant, the duties of the Appointed Agent[s] are set forth in the Dual Agency Consent Forms executed by each client and those forms are incorporated herein as if fully set forth.

If the Appointed Agent[s] represents either the Seller/Landlord or Buyer/Tenant, but not both, the Appointed Agent has the following duties to its client:

- a) Place the client's interests ahead of the interests of any other party unless loyalty to a client violates a duty as a disclosed dual agent or other applicable law.
- b) Disclose the information known that is material to the transaction that is not known by the client or could not be discovered by the client through a reasonably diligent inspection.
- c) Fulfill any obligations within the scope of the brokerage agreement, except those obligations which are inconsistent with other duties the Appointed Agent[s] has under law.
- d) Disclose any financial interests Appointed Agent[s] has in any business entity to which the client has been referred for any service or product related to this transaction.

The following duties apply to all parties:

- a) To provide brokerage services to all parties in the transaction honestly and in good faith.
- b) To diligently exercise reasonable skill and care in providing brokerage services to all parties.
- c) To disclose to each party all material adverse facts that we know, except for the following:
  - [1] Material adverse facts known by that party.
  - [2] Material adverse facts a party could discover through a reasonably diligent inspection and which would be discovered by a reasonably prudent person under like or similar circumstances.
  - [3] Material adverse facts the disclosure of which is prohibited by law.
  - [4] Material adverse facts that are known to a person who conducts an inspection on behalf of a party.
- d) To account for all property coming into the possession of the Broker or the Appointed Agent[s] that belongs to any party within a reasonable time after receiving the property.

Ferguson Commercial Real Estate Services and its licensees may provide brokerage services simultaneously to more than one party in different transactions.

Each party by signing this form acknowledges that this disclosure was made prior to providing specific assistance or prior to any offer being made or accepted by a party to a transaction, whichever is sooner.

**SELLER/LANDLORD: KC Holdings XI LLC**

**BUYER/TENANT:**

By \_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_