



# For Lease

## Greenview Corporate

- Availability: 1,504 RSF shell space
- Convenient location on University Ave across from Des Moines Golf and Country Club
- Easy access to major transportation routes including Interstate 80 and Interstate 235
- Great visibility, immediately off Jordan Creek Parkway
- New multiple retail and restaurant amenities

**14225 University Ave,  
Suite 140  
Waukee, IA**

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[jll.com/des-moines](http://jll.com/des-moines)



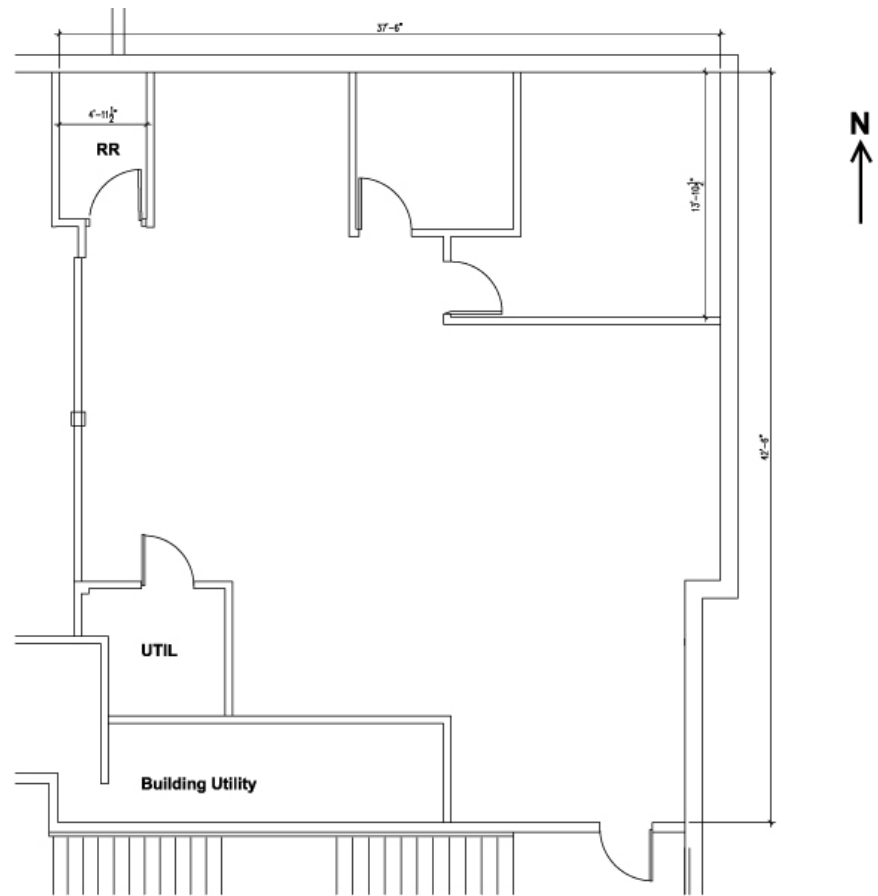
## Availability & Terms

- 1,504 RSF shell space
- \$10.00/SF NNN
- CAM = \$6.00/SF (tenant responsible for janitorial, electric, gas, water, which are metered separately)

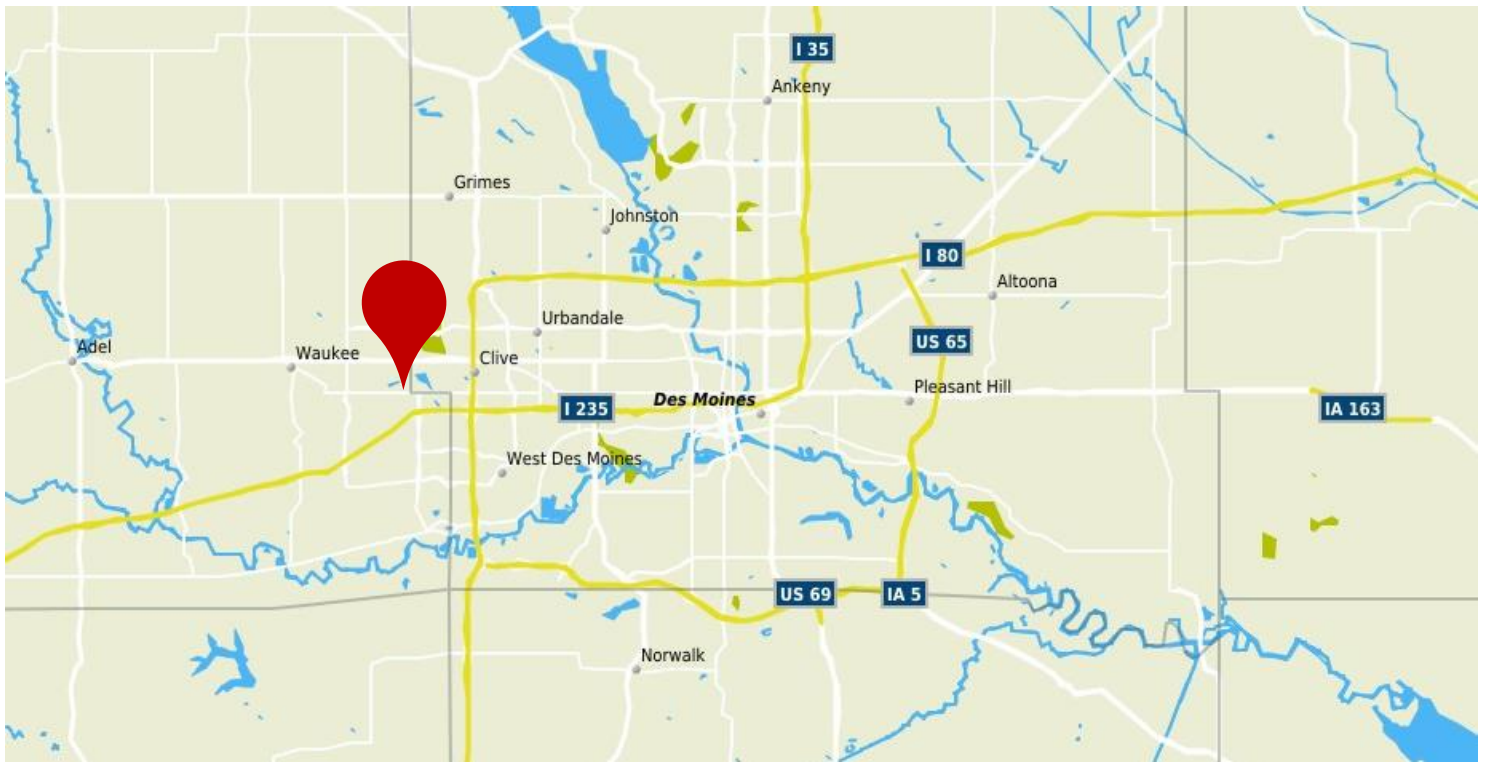
## Building Information

- Quality construction in the thriving Jordan Creek Parkway office market
- On-site parking available at no additional cost
- Exterior signage available

## Floor Plan



## Location Overview



### 2016 Demographics

	1 Mile	3 Miles	5 Miles
Population	5,223	62,737	121,852
Households	1,785	24,040	48,408
Average HH Income	\$156,625	\$92,584	\$84,205
Median Age	41.0	34.4	35.6

### Traffic Counts

University Ave (E)	31,242 VPD
University Ave (W)	21,200 VPD
142 <sup>nd</sup> St	8,500 VPD