

BUILD TO SUIT OR GROUND LEASE

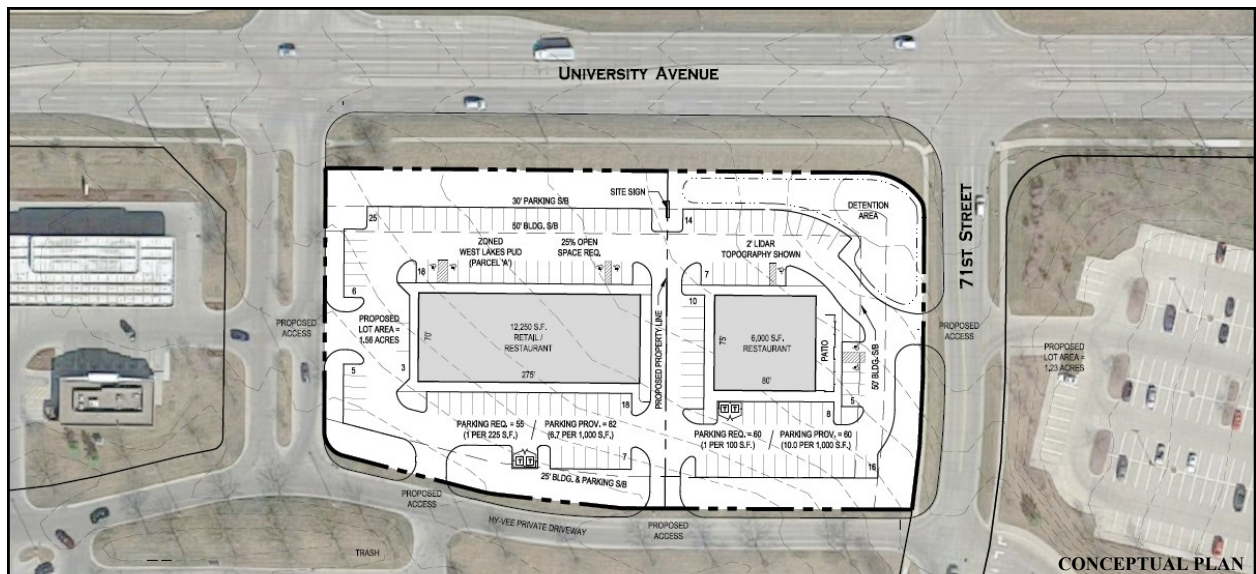


Available For Lease

1,400 - 12,000 S.F.

Base Rent \$30-\$33/SF NNN

- Prime office/retail location with great visibility
- Two full access points into development off of University Ave
- Excellent day & night population
- Nearby access to Interstate 80, 35, & 235



Darin Ferguson, CCIM, SIOR

515.778.6683 | darin@fergusoncres.com

Mitch Phillips

515.975.8225 | mitch@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 This submission may be modified or withdrawn at any time by the property owner or listing agent.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 | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|----------------------|---------------|----------------|----------------|
| Population | 5,553 | 67,094 | 140,989 |
| Households | 2,282 | 27,729 | 59,567 |
| Average HH Income | \$111,297 | \$101,423 | \$91,959 |
| Businesses/Employees | 722/16,535 | 4,046/65,160 | 7,796/110,784 |

Darin Ferguson, CCIM, SIOR

515.778.6683 | darin@fergusoncres.com

Mitch Phillips

515.975.8225 | mitch@fergusoncres.com

Brokerage

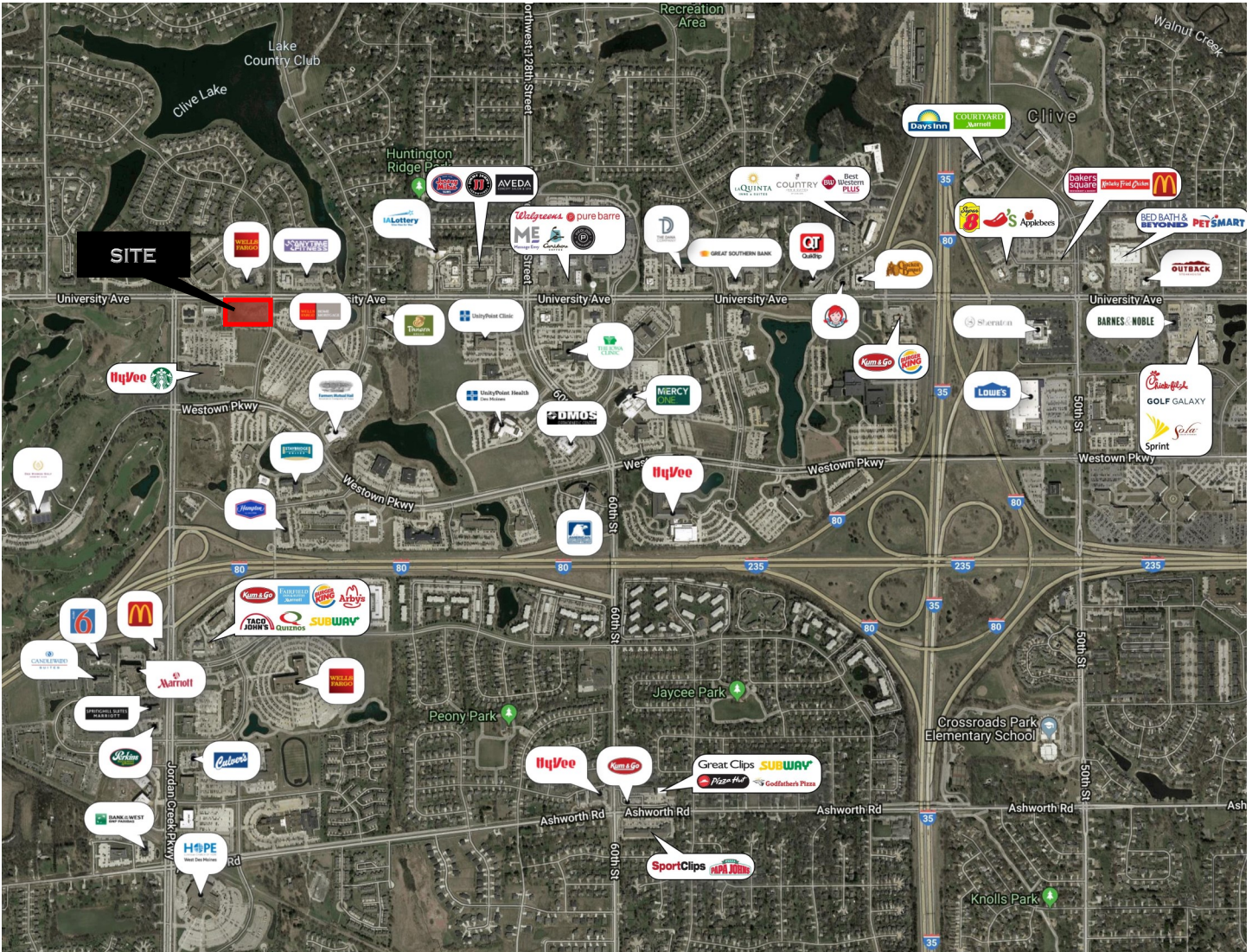
Property Management

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 This submission may be modified or withdrawn at any time by the property owner or listing agent.



Darin Ferguson, CCIM, SIOR

515.778.6683 | darin@fergusoncres.com

Mitch Phillips

515.975.8225 | mitch@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.

HYVEE OUTLOT RETAIL CENTER

SCHEDULE OF CONSTRUCTION RESPONSIBILITY

| CONSTRUCTION ACTIVITY | BASE BLDG. | TENANT IMP. |
|---|-------------------------------------|-------------------------------------|
| PLUMBING | | |
| 4" Main Underfloor Sanitary – stubbed the length of the building | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4" Grease Underfloor Sanitary – stubbed the length of the building | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Secondary Underfloor Drain Lines | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Grease Interceptor (for all tenants) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Vent Stacks | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fixtures | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Floor Drains | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Main Water Line to Space | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Water Distribution Within Space | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Water Heater | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Outdoor Hose Bibb | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Restrooms | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| FIRE CONTROL & SPRINKLER SYSTEM | | |
| Main Sprinkler Distribution System | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Secondary Sprinkler Line | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Basic Sprinkler Head Layout for Open Area (heads left up at deck) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Additional/Relocation of Sprinkler Heads for Tenant Layout | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sprinkler Main Master Alarm Systems | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Smoke & Heat Detectors, Pull Stations, Alarms or Other Detection Equipment | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ELECTRICAL | | |
| Primary 1200 Amp, 120/208, 3PH, Electric Service to Building | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| One 200 AMP Breaker Per Bay in Service Distribution | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| U.S. West Phone Entrance Via Two 4" Conduits to Building | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Power & Lighting Distribution Panels | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Electric Meter Set & Fee | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Electrical Distribution & Switching | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Light/Fixtures | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Mechanical Equipment Wiring | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Power Distribution Within Space, Including Perimeter Walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Switches & Dimmers | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Emergency Lights & Exit Signs | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| FINISHES | | |
| Verticle Blinds on Exterior | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| All Floor & Wall Finishes | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| All Other Finishes Required by Tenant Design | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| SIGNAGE | | |
| Tenant Signage | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| EXTERIOR WALL | | |
| Exterior Face Materials: Brick, Siding, Etc. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Perimeter Studs & Gypsum Board (screwed in place ready to be finished & painted) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Standard Exterior Egress Doors | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| INTERIOR TENANT WALLS | | |
| Full Height Demising Wall | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Interior Tenant Walls & Finishes | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| CEILINGS | | |
| Grid, Including Ceiling Tile Installation | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| MECHANICAL | | |
| Minimum Four Ton Mechanical Unit (Roof Top) With Ductwork Stubbed into the Tenant Space | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Increase in Tonnage Required by Tenant Layout or Usage Requirements | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Gas Piping from Meters to Base Building Mechanical Units | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Ductwork to Base Building Units | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Flex and Diffusers | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| One Thermostat Per Base Building Unit | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Restroom Exhaust | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Return Air Sound Transfer Boots | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fire Wall Dampers | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Vestibule Heaters | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

This form is required by the real estate laws of the State of Iowa.

DISCLOSURE OF AGENCY RELATIONSHIP

The undersigned acknowledge Darin Ferguson, CCIM, SIOR and Mitch Phillips, as Appointed Agent of Ferguson Commercial Real Estate Services, represents ForeRight, LC named below (hereinafter the "Client") with respect to the lease of the following property: HyVee Outlot Retail Center located at University Ave & 71st St in West Des Moines, IA

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.

DARIN FERGUSON IS A LICENSED REAL ESTATE BROKER IN THE STATE OF IOWA AND HAS OWNERSHIP INTEREST IN THE HYVEE OUTLOT RETAIL CENTER LOCATED AT UNIVERSITY AVE & 71ST STREET IN WEST DES MOINES, IA.

FERGUSON COMMERCIAL REAL ESTATE SERVICES SERVES AS PROPERTY MANAGER FOR THE HYVEE OUTLOT RETAIL CENTER LOCATED AT UNIVERSITY AVE & 71ST STREET IN WEST DES MOINES, IA.

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.

LANDLORD: ForeRight, LC

TENANT:

By _____

By _____

Title _____

Title _____

Date _____

Date _____