



Crescent Chase I

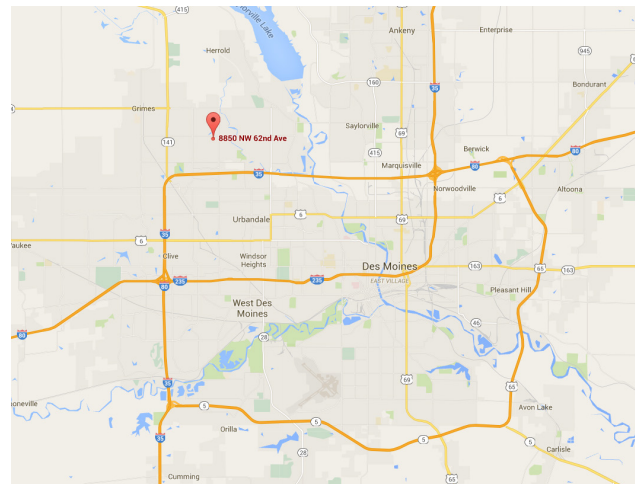
8850 NW 62nd Avenue | Johnston, IA 50131



Office Building Available

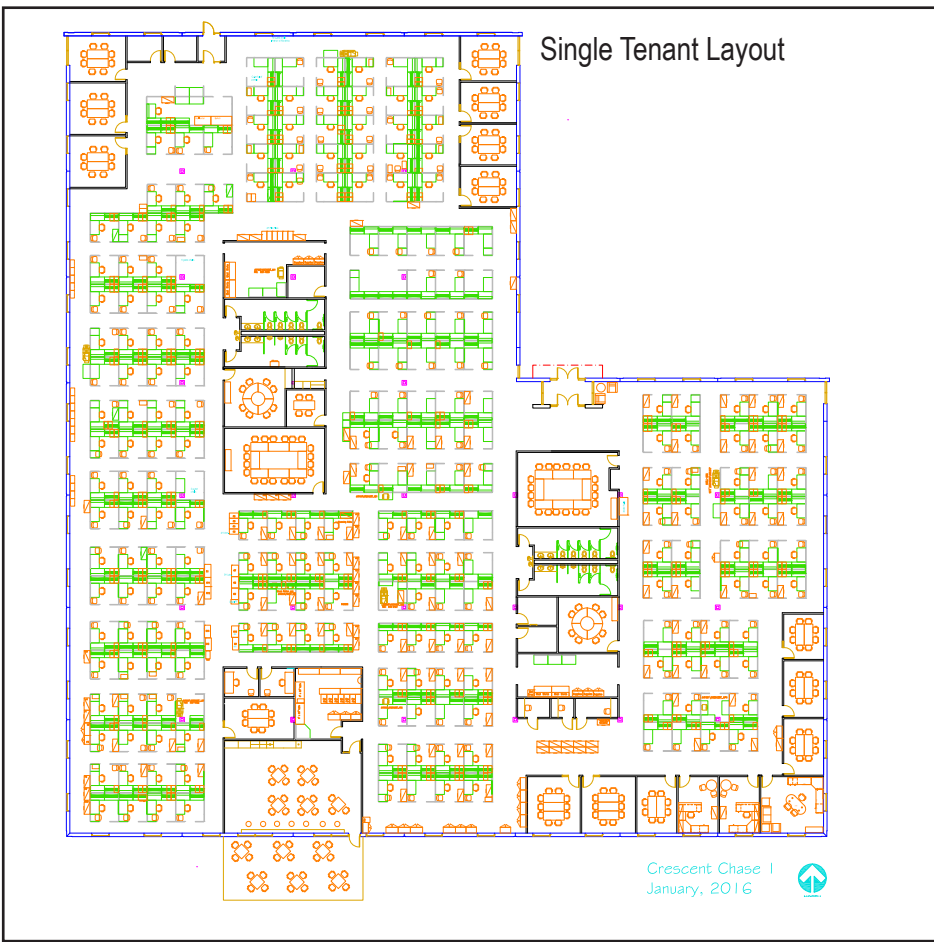
Crescent Chase I at 8850 NW 62nd Ave, Johnston, Iowa offers 41,080 SF of Class B office space for lease or sale. This property is conveniently located just two miles north of Interstate 35/80 and blocks from John Deere Financial and Dupont Pioneer.

For Lease
\$13.00/SF NNN



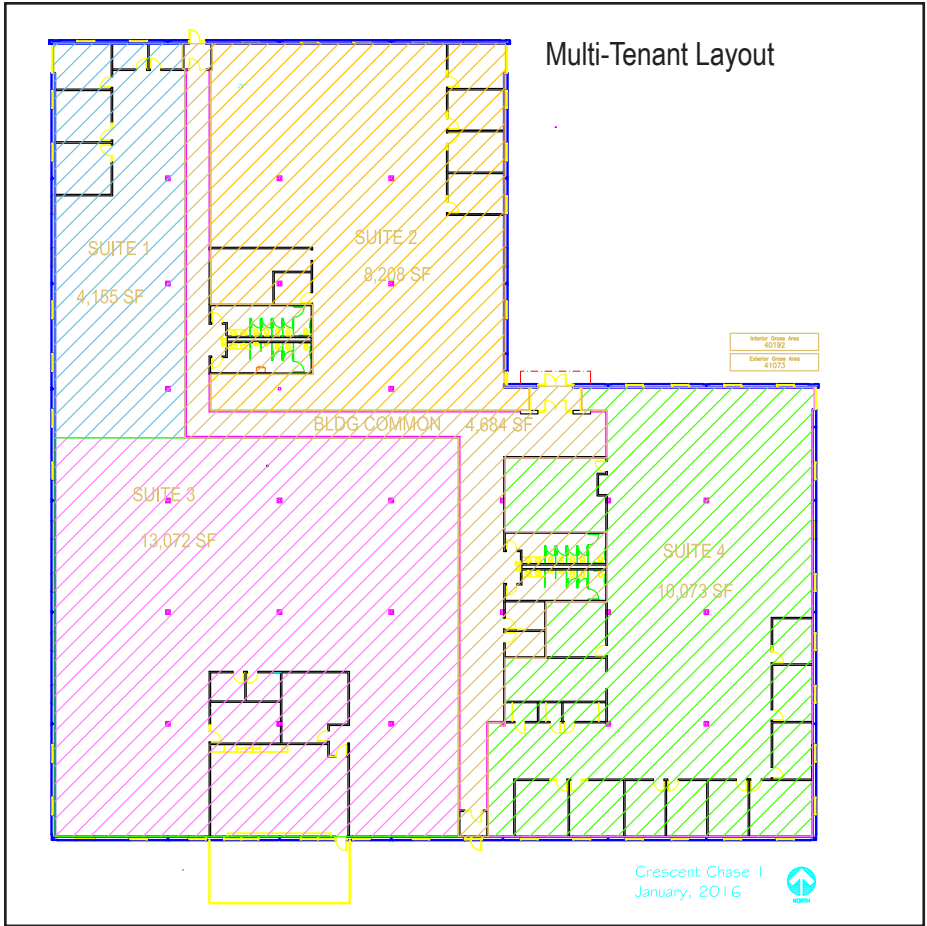
Marcus R. Pitts, CCIM, SIOR
Executive Vice President
+1 515 556 4727
marcus.pitts@am.jll.com

Justin Lossner, CCIM
Senior Vice President
+1 515 371 0846
justin.lossner@am.jll.com



Property Highlights

- 41,080 SF Class B Office
- 214 Parking Spaces
- Lot Size: 4.213 acres
- Built in 2008
- Available for single tenant or multi-tenant
- 2 miles north of Interstate 35/80
- 12 miles northwest of downtown Des Moines



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Building Amenities

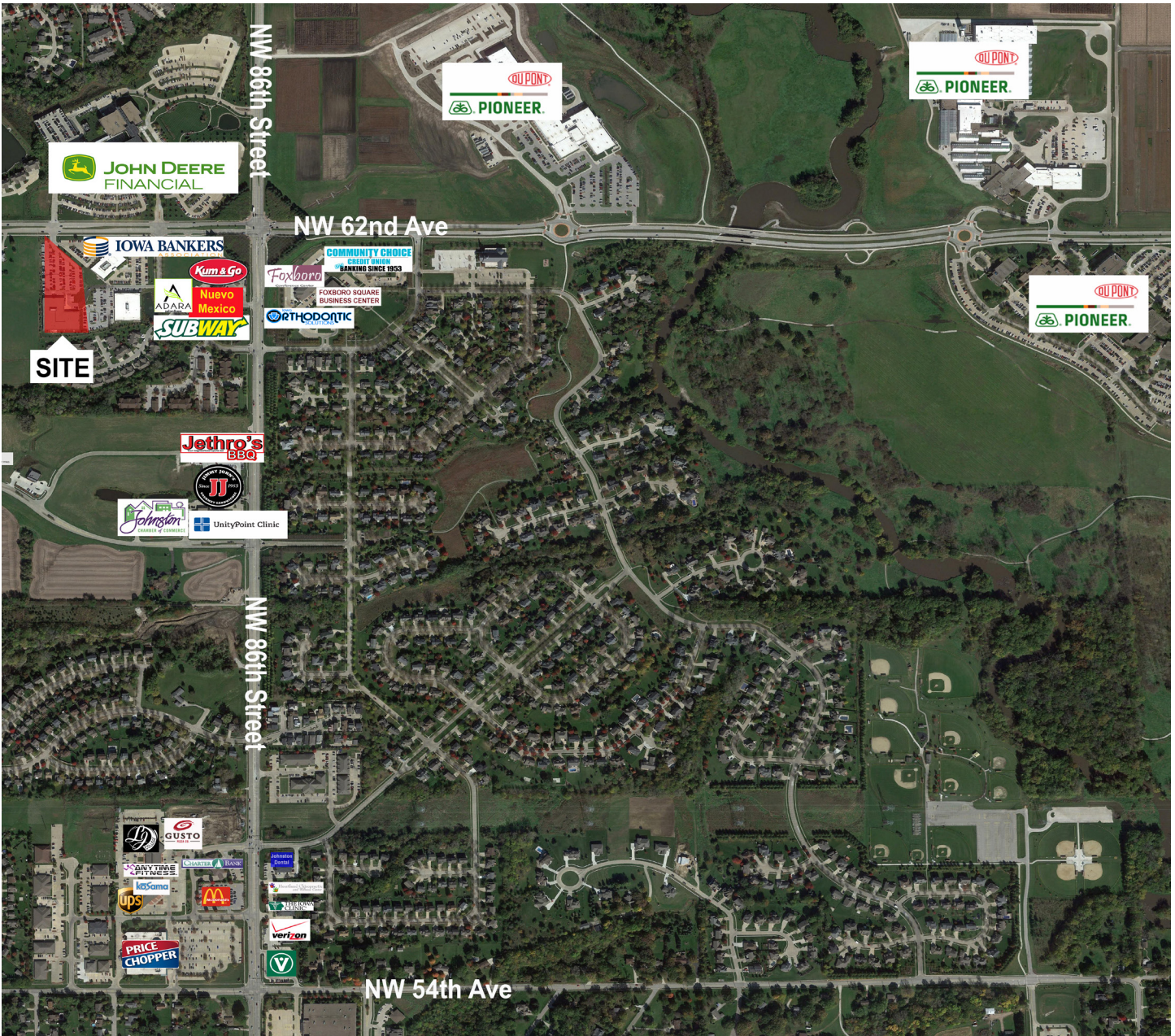


Furniture negotiated separately



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Demographics

| | <u>1 Mile</u> | <u>3 miles</u> | <u>5 miles</u> |
|-------------------|---------------|----------------|----------------|
| Population | 7,505 | 43,049 | 101,322 |
| Households | 2,416 | 16,655 | 40,594 |
| Average HH Income | \$139,156 | \$108,262 | \$94,997 |

Traffic Counts

| | |
|-----------------|------------|
| NW 62nd Ave (E) | 9,700 VPD |
| NW 62nd Ave (W) | 6,000 VPD |
| NW 86th St | 15,600 VPD |

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