

Clocktower Square

2800-2900 University Ave. West Des Moines, Iowa



A NEIGHBORHOOD
RETAIL CENTER
ANCHORED BY
T.J. MAXX
AND
**FRESH THYME
FARMERS MARKET**



1840 NW 118th Street, Suite 100
Clive, Iowa 50325
Telephone: 515.440.0400
Fax: 515.440.0500
www.fergusoncres.com

For additional information please contact:

Ben Brackett
515.309.0918
ben@fergusoncres.com

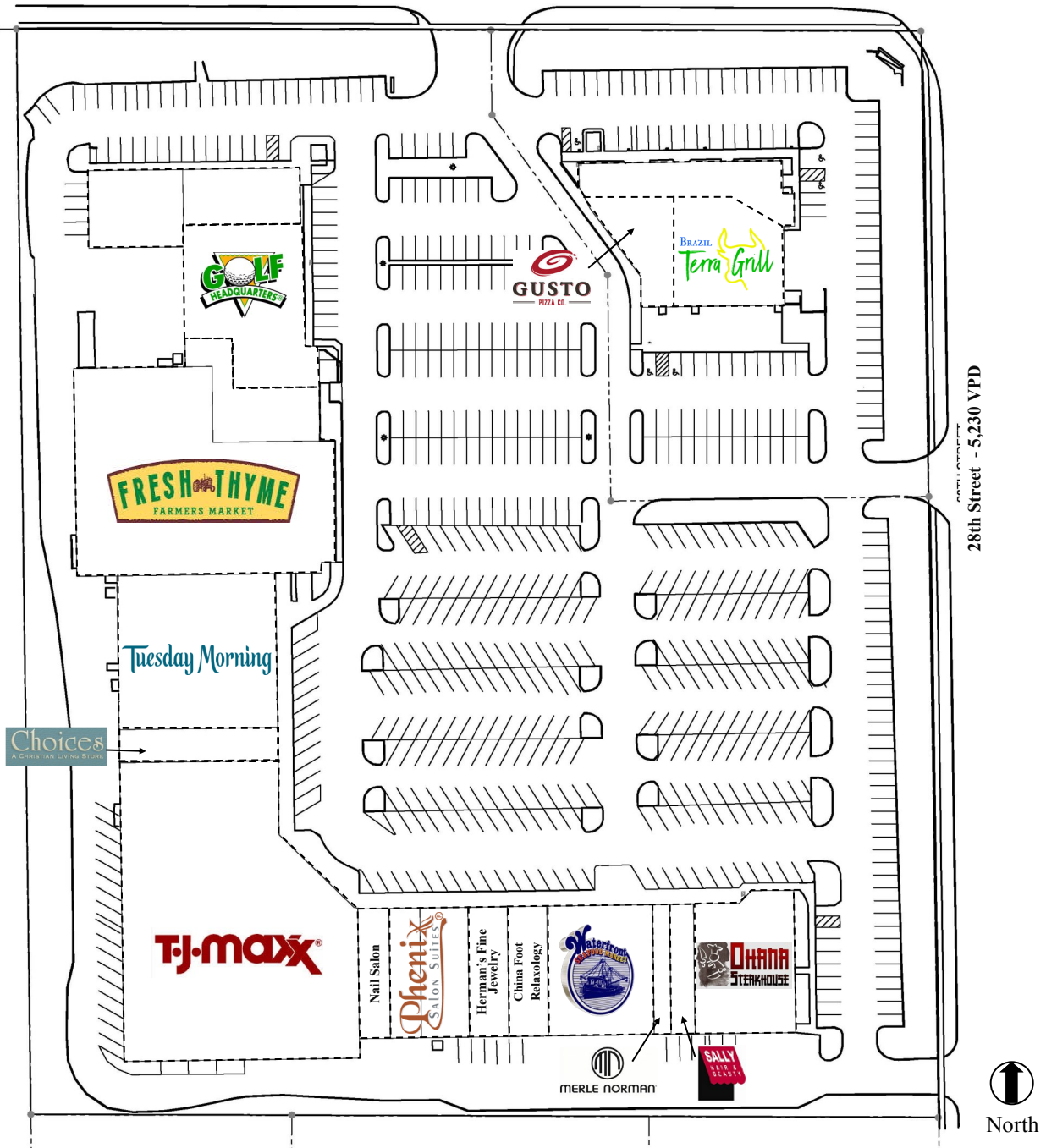
Michael Shindler
515.309.0905
michael@fergusoncres.com

Mitch Phillips
515.309.0922
mitch@fergusoncres.com

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2800-2900 University Ave. West Des Moines, Iowa

University Ave—19,180 VPD



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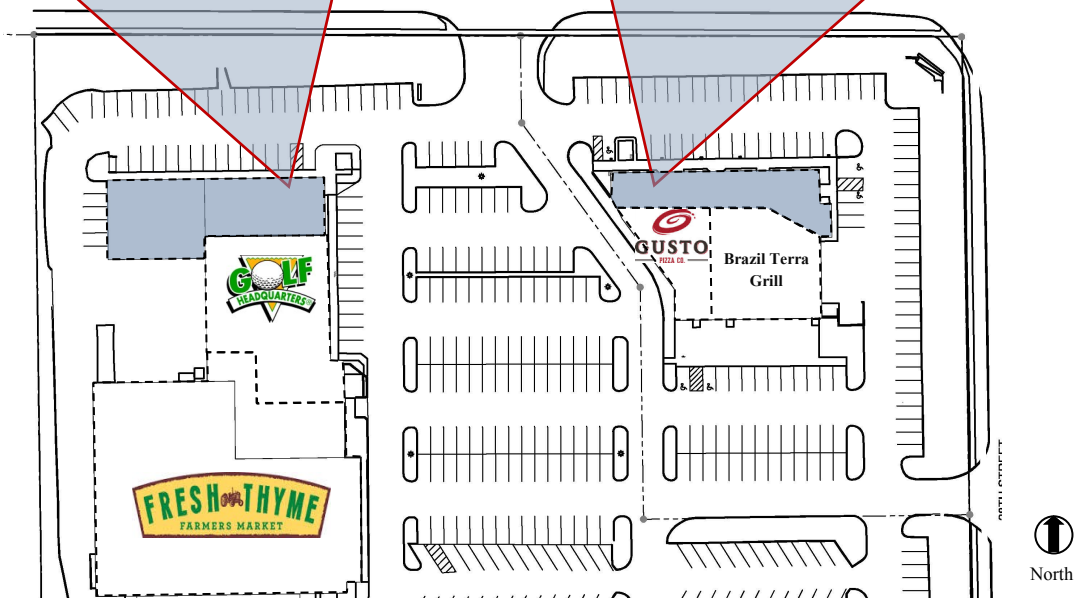
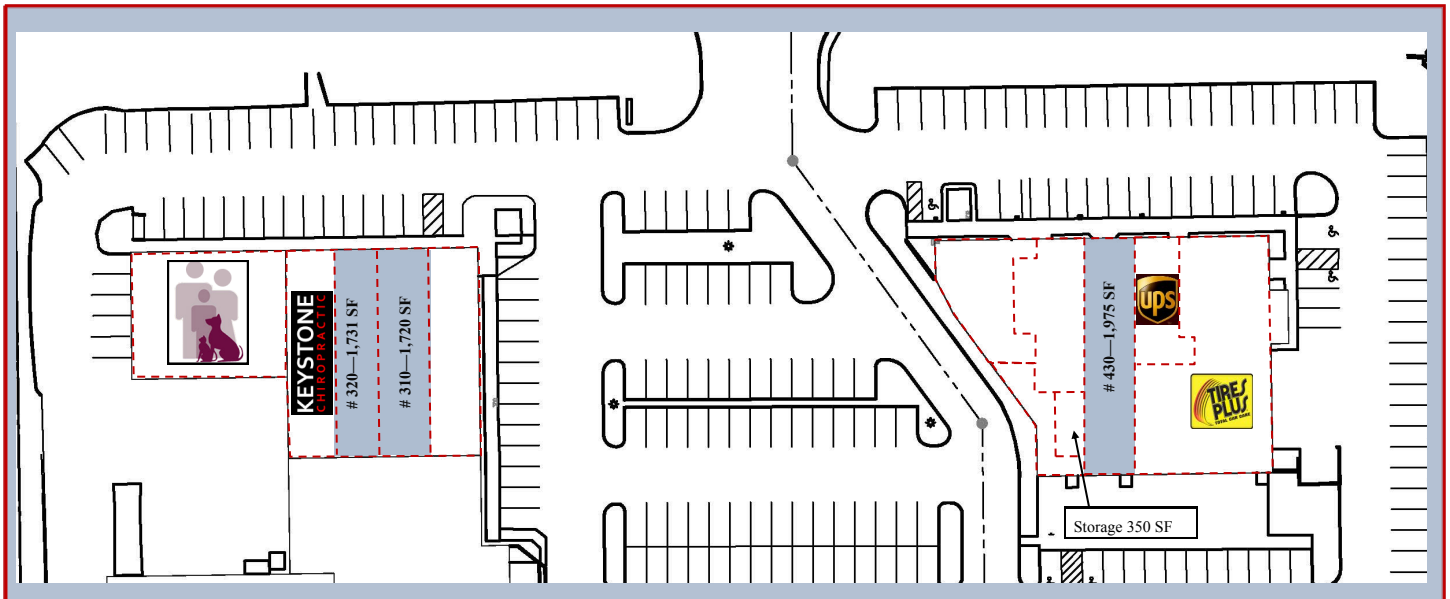
Mitch Phillips
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The above information has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the property. This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 This submission may be modified or withdrawn at any time by the property owner or listing agent

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University Ave Frontage



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Great Daytime Population

- Second largest employee concentration behind downtown Des Moines' CBD (77,578 employees within 3 miles)
- Over 1,000 businesses within 1 mile
- Total population within 3 miles - 89,762

Strong Retail Corridor

- Less than half mile from Valley West Mall
- Over 16,000 VPD on University Avenue

Affluent Population Base

- 1 Mile Average HH Income - \$87,706
- 3 Mile Average HH Income - \$95,439



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Available

Unit #	Square Feet	List Price
310	1,720	\$20.00 PSF
320	1,731	\$20.00 PSF
430	1,692	\$19.00 PSF



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THE LANDLORD OF CHOICE FOR SMALL BUSINESS CHAMPIONS

Baceline Investments is committed to the success of our tenants, regardless of size. We are proud to offer unique and custom programs to support small businesses unlike any other landlord.

- 1 Personal Service:** When you work with Baceline, you get a personal team; leasing, construction, property management, community event planner, who works to make terms and conditions that work for you and your business. We pride ourselves on providing real, human interaction and support you can count on.
- 2 Involvement:** Community involvement goes a long way. Baceline organizes and markets events at every shopping center to drive new shopper traffic & encourage community loyalty. In addition, Baceline assists with digital marketing campaigns to boost sales for all retailers in our centers.
- 3 Green Programs:** Baceline offers programs that not only help the environment, but they help the pocketbook - something every small business owner can appreciate.

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

The undersigned acknowledge that Ben Brackett, Mitch Phillips, and Michael Shindler, as Appointed Agent(s) of Ferguson Commercial Real Estate Services, represent Clocktower Square Baceline, LLC, named below (hereinafter the "Client") with respect to the lease of the following property: Clocktower Square, 2800-2900 University Avenue, 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.

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: Clocktower Square Baceline, LLC.

TENANT:

By _____

By _____

Title _____

Title _____

Date _____

Date _____