

FOR SALE

# 3206 UNIVERSITY AVENUE

## OFFICE

DES MOINES, IOWA



### PROPERTY HIGHLIGHTS

Office building in great location in Drake neighborhood featuring 17,654 SF of finished space including combination of single and two-story buildings together with finished basement. Property includes on-site parking with over 55 parking stalls, truck access to rear of building, and both passenger and freight elevators.

#### + Available Space

- Building is combination of a single and two-story structures
- Comprised of 17,654 SF
  - 4,958 SF single story
  - 12,146 SF in two-story portion of building (6,072 SF/floor)
  - 8,844 SF of finished basement
  - Truck loading dock with freight elevator

#### + Sale Price

- \$1,199,000.00 (\$67.92/SF)



### CONTACT US

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## PROPERTY FEATURES

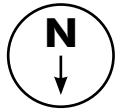
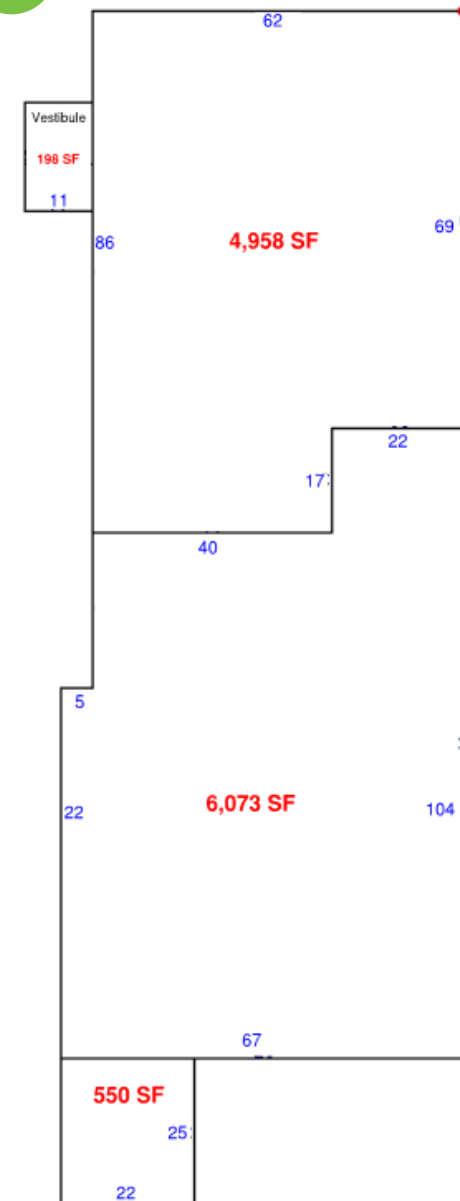
- + Combination of single and two-story structures
- + Great parking, truck loading and storage
- + Located on 1.34 acres on University Avenue, just south and west of main Drake Campus
- + P2 Zoning
- + Purchase could be expanded to include home adjacent to property (highlighted in yellow below)

## BUILDING FEATURES

- + 17,654 SF Building
  - 4,950 single-story portion
  - 12,146 two-story portion
  - 8,846 SF finished basement (not included in SF above)
- + 10' X 14" drive-up door/loading area with freight elevator
- + Offices, meeting rooms, and classrooms
- + Passenger elevator
- + Ample parking, with +/- 55 surface parking stalls



## FLOOR PLAN



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**EXTERIOR PHOTOS**



# FOR SALE 3206 UNIVERSITY AVENUE

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Population  
644,590 (2018 MSA)



Unemployment Rate  
8%

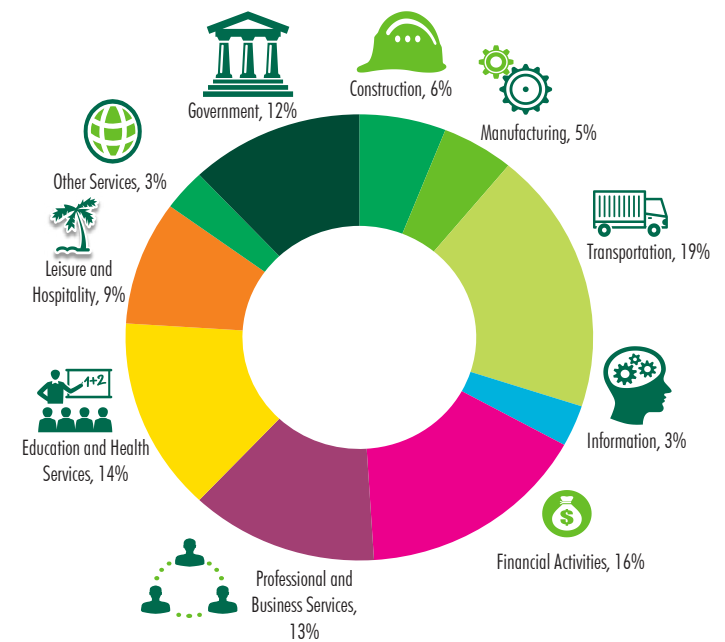
Sources: US Bureau of Labor Statistics

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## ANNUAL RETAIL SALES

YEAR	DES MOINES MSA	PERCENTAGE CHANGE
2013	\$8,411,526,797	1.71%
2014	\$8,787,650,388	4.47%
2015	\$9,346,317,273	6.36%
2016	\$9,769,581,274	4.53%
2017	\$10,071,879,055	3.09%
2018	\$10,128,863,313	0.60%
2019	\$10,382,430,906	2.50%

Source: Iowa Retail and Use Tax Report, Iowa Department of Revenue and Finance



	1-MILE	3-MILES	5-MILES
Population	21,048	109,393	233,592
Households	8,259	47,014	96,902
Median Household Income	\$49,265	\$55,229	\$57,006
Average Household Income	\$65,883	\$76,860	\$78,433

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