



For Lease

Offices at Northpark

- Five building office park built between 2007 and 2010 with two buildings fully leased
- Suites available from 3,500 RSF to 12,000 RSF
- Class A office in a convenient location within Johnston
- Just north of Interstate 80/35 at 86th Street exit with 100th Street exit opening in late 2018 (Q4)
- Local area amenities include Hilton Garden Inn, Texas Roadhouse, Starbucks, 1908 Draught House, Planet Sub and Power Life Yoga

**9131 – 9161 & 9241
Northpark Dr.
Johnston, IA**

Justin Lossner, CCIM
Executive Vice President
Jones Lang LaSalle Brokerage, Inc.
+1 515 371 0846
justin.lossner@am.jll.com

Marcus R. Pitts, CCIM, SIOR
Managing Director
Jones Lang LaSalle Brokerage, Inc.
+1 515 556 4727
marcus.pitts@am.jll.com

jll.com/des-moines



9161 – 9131 Northpark Dr.

Availability & Terms

- Availability: 3,500 RSF to 12,000 RSF
- Minimum Divisible: 3,500 RSF
- Lease Rate: \$12.50/SF NNN
- Estimated Operating Expenses: \$5.85/SF

Property Information

- Former Pioneer offices
- Mix of built-out offices and open working space with no interior columns
- Quality improvements and finishes
- Tall ceilings (9'8") and ample windows
- Two buildings connected via enclosed walkway
- Parking Ratio: 4/1000



Floor Plan

yellow denotes available space



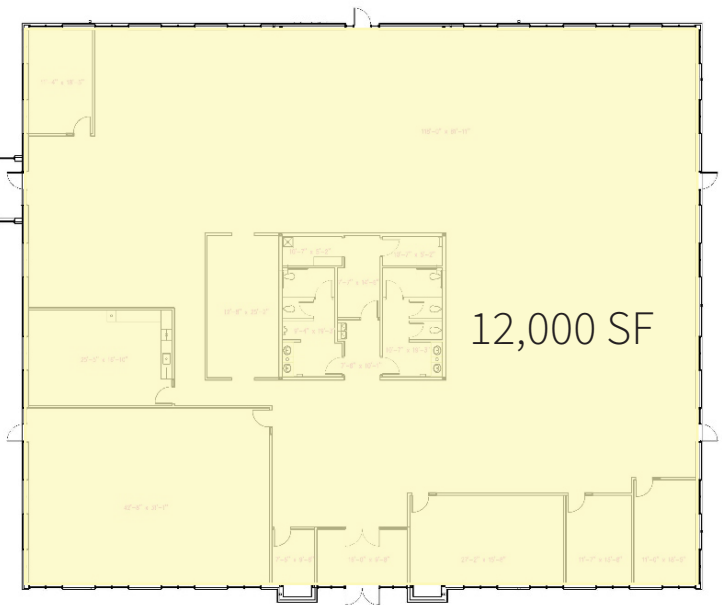
NORTH



1
A1.1

9161 NORTH PARK FLOOR PLAN

SCALE: 1/4" = 1'-0"



NORTH



1
A1.1

9131 NORTH PARK FLOOR PLAN

SCALE: 3/32" = 1'-0" @ 24"X36"
3/64" = 1'-0" @ 11"X17"



9241 Northpark Dr.

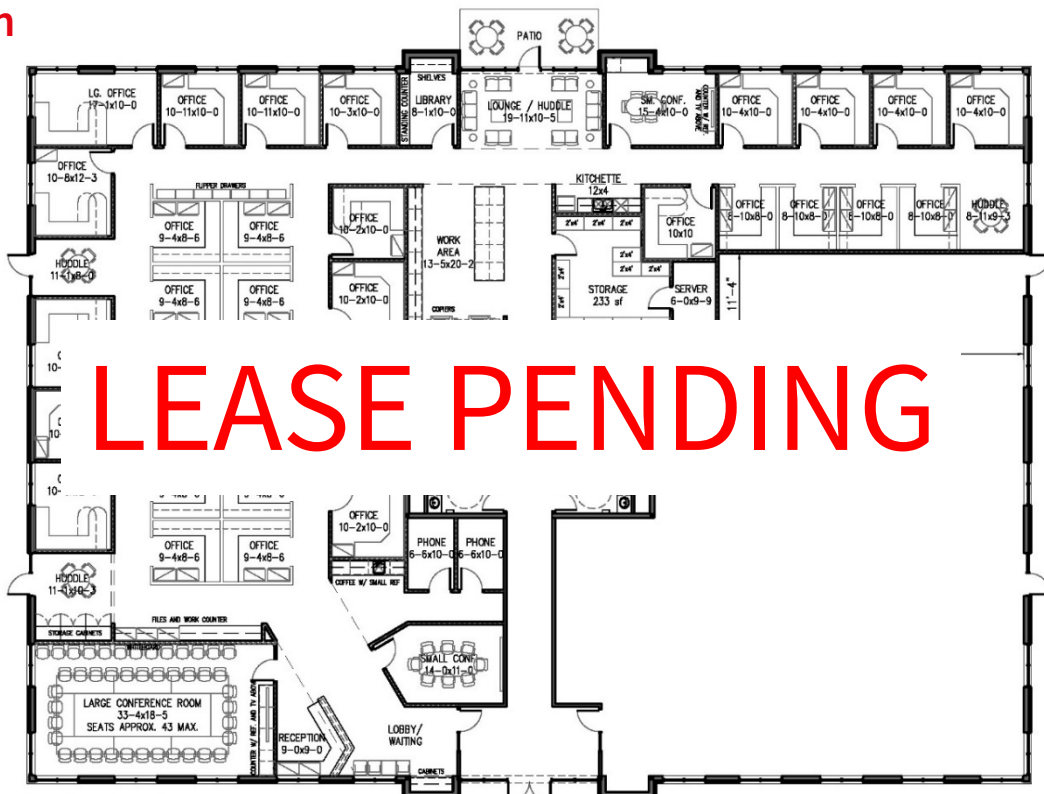
Availability & Terms

- Availability: 9,378 RSF - **LEASE PENDING**
- Lease Rate: \$12.50/SF NNN
- Estimated Operating Expenses: \$5.85/SF

Property Information

- Built out with 18 offices and 16 free-standing cubicles
- Quality improvements and finishes
- Tall ceilings (9'8") and ample windows
- Parking Ratio: 4/1000

Floor Plan



LEASE PENDING

Property Overview



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.

