

Harbach Office Park

8555-8565 Harbach Blvd., Clive, Iowa

**FOR LEASE
FOR SALE**



Property Description

- ◆ Two, 7,140 Square Foot, 3-Story Buildings Available For Sale
- ◆ Sale Price: ~~\$499,000~~
REDUCED TO \$269,000
- ◆ Aproximately 491 to 1,008 Square Feet of Office Space Available For Lease
- ◆ Lease Rate: ~~\$9.50 PSF MG,~~
REDUCED TO \$6.50 PSF Modified Gross, Plus Utilities and Janitorial
- ◆ Tenant Improvement Negotiable
- ◆ Flexible Lease Terms - Month to Month Leases Accepted

Amenities

- ◆ Convenient Location, Just One Block East of 86th Street
- ◆ Flexible Floor Plans
- ◆ On-Site Parking

AVAILABLE SUITES

<u>BUILDING 8555 SUITE</u>	<u>SQUARE FEET</u>	<u>BUILDING 8565 SUITE</u>	<u>SQUARE FEET</u>
8555-104	879 SF	8565-202	982 SF
8555-201	962 SF	8565-303	506 SF
8555-202	981 SF	8565-304	491 SF
8555-301	981 SF	8565-307 to 314	1,008 SF
8555-304	704 SF		



FOR ADDITIONAL INFORMATION CONTACT:

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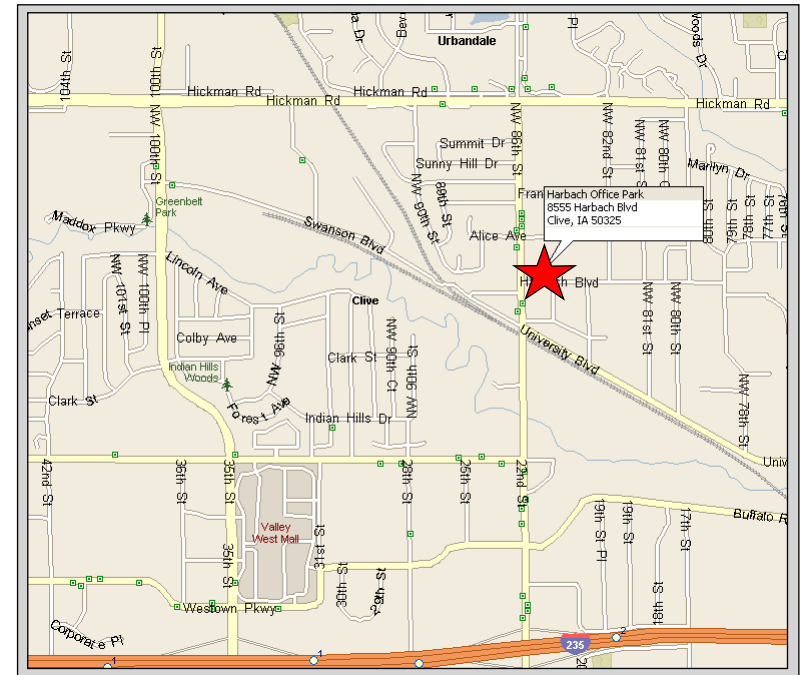
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LOCATION MAP



DEMOGRAPHICS (2011)

Radius (miles)	1.0	3.0	5.0
Population	10,133	96,316	198,838
Households	4,686	41,617	83,447
Avg. HH Income	\$69,164	\$75,131	\$78,464
Median HH Income	\$55,705	\$60,172	\$60,016
Avg. Median Age	36.75	36.92	35.40



Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.