

Birchwood on I-80/35

7901 Birchwood Court | Johnston, IA | Polk County

Available SF: 72,000 | Lease Rate: \$8.95/SF NNN | Lease Terms: Triple Net



Building Type:	Flex Tech
Available SF:	72,000
Total SF:	72,000
Number of Stories:	1
Ceiling Peak:	26 Ft.
Ceiling Eaves:	26 Ft.
Expandable:	No
Site Size:	13.92 acres Acres
Year Built:	Under Development
Former Use:	New construction
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Concrete Tilt-up
Lease Rate:	\$8.95/SF NNN
Lease Terms:	Triple Net
Last Updated:	Feb 13, 2019

Economic Development Contact

Michael Swesey

Greater Des Moines Partnership

700 Locust St., Ste. 100

Des Moines, IA 50309

(515) 286-4997 | mswesey@dsmpartnership.com

Broker/Realtor Contact

Marty Herrmann and Chris Pendroy

CBRE / Hubbell Commercial

(515) 221-6653 | marty.herrmann@cbre-

hubbell.com; chris.pendroy@cbre-hubbell.com

Property and Area Description

Available Fall of 2019. CBRE | Hubbell Commercial offers for lease, Birchwood on I-80/35, a new office|multi-function building fronting Interstates 80/35 in Johnston, Iowa. This new headquarters type setting is ideal for innovative occupiers seeking a versatile, first-class image that is designed to attract and retain today's professional. 72,000 SF (Building 1) 8,000 SF Bays (50' x 160') Possible Mezzanine Level

Population



443,726

10 Mile Radius

610,068

20 Mile Radius

768,042

30 Mile Radius

Source: ESRI®, 2019

Households



175,413

10 Mile Radius

237,248

20 Mile Radius

297,334

30 Mile Radius

Source: ESRI®, 2019

Transportation

Nearest 4-Lane Hwy: Highway 141 (1 mi.)

Nearest Interstate: I-80/35 (.25 mi.)

Nearest Airport: Ankeny Regional Airport (13 mi.)

Nearest Commercial Airport: Des Moines International Airport (13 mi.)

Rail Served: None

Rail Accessible: No

Rail Infrastructure in Place: No

Utilities

Electric: MidAmerican Energy Company

Natural Gas: MidAmerican Energy

Water: City of Johnston

Sewer: City of Johnston