

ShatteredGlassDev.com

GRIMES GATEWAY BUSINESS CENTER

3000 SE Grimes Blvd. Ste 450

Retail | Flex | Office

This flex space has ideal access to Hwy 141 and is within walking distance of day care, restaurants, coffee shop, fitness centers and hair salon.

Building is only 1 mile from Interstate 35/80.

Suite 450: 930 SF

\$9.75 NNN

Expansion Option to 2,365 SF

Available in Q4 2019



Jackie Johansen

(515) 277-0042

**JackieJo@Shattered
GlassDev.com**



SHATTERED GLASS DEVELOPMENT

JACKIE JOHANSEN | (515) 277-0042 | SHATTEREDGLASSDEV.COM

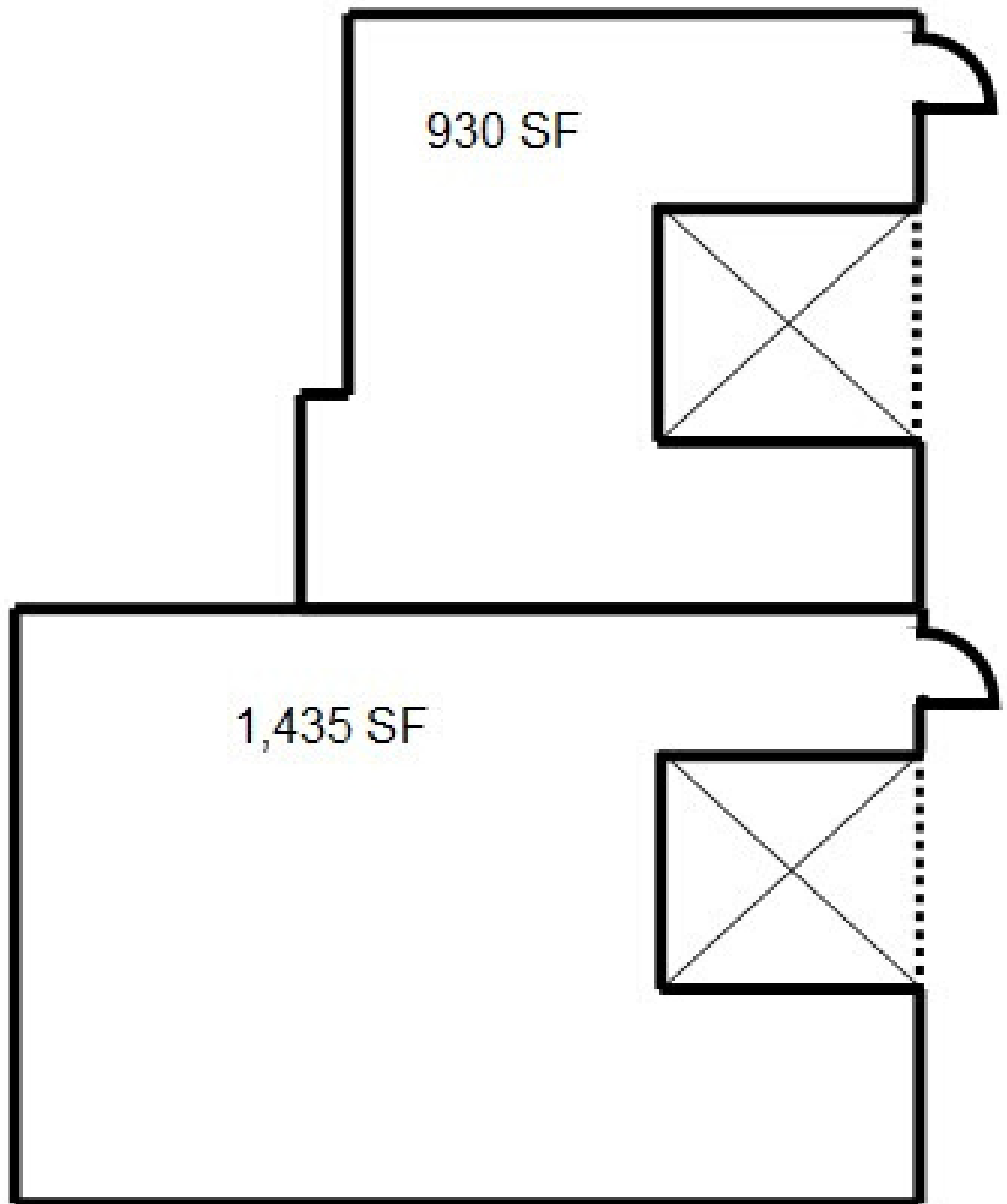
LICENSED REAL ESTATE BROKERAGE IN THE STATE OF IOWA

3000 SE Grimes Blvd. Ste 450

EXISTING FLOOR PLAN:

Ideal Ceiling Height
Professionally Managed

Abundant Parking in Back
Expansion Space Available



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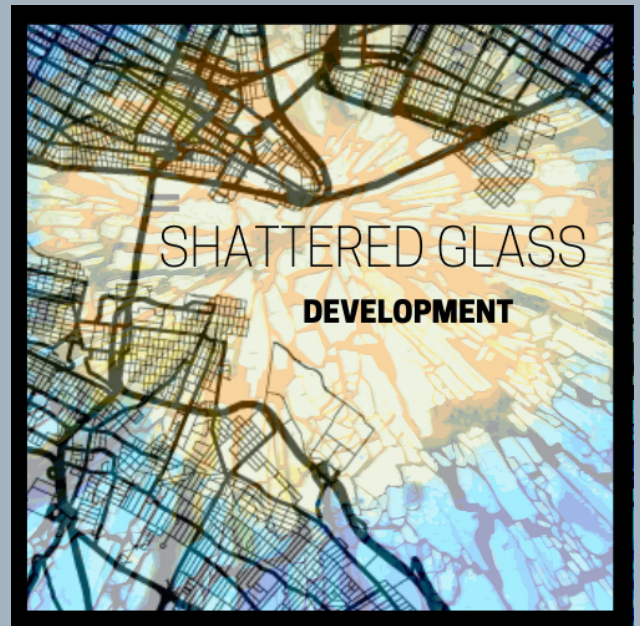
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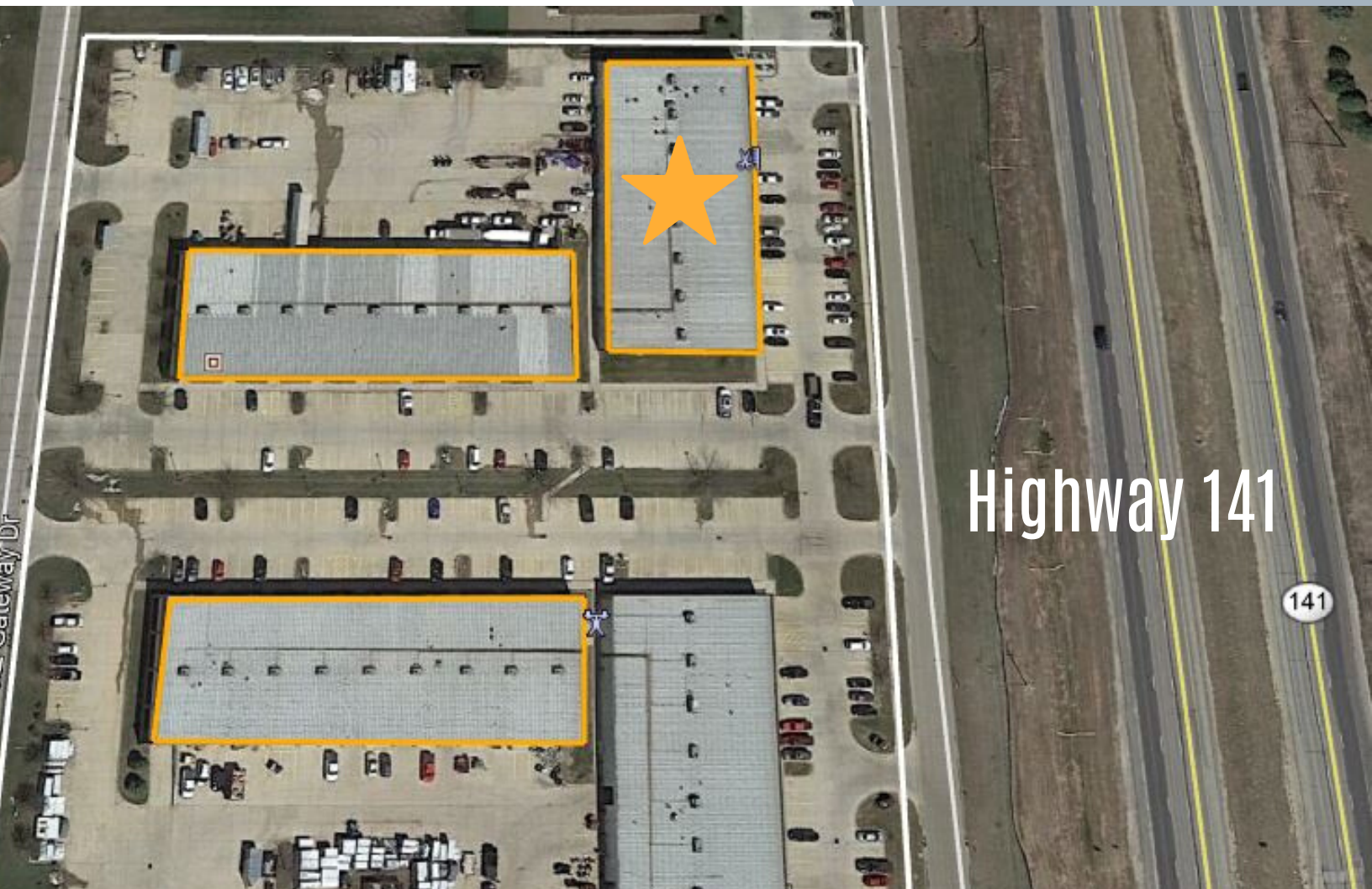
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Ideal Location on Highway 141
Traffic Count: 44,000 VPD
Only 1 mile from Interstate 35/80



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Highway 141

141

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Current Tenants

Building 3000:

- Back To Health Chiropractic
- Food Depot Bar and Grill
- Signature Signs & Graphics Studio
- Talking Heads Salon
- Alliance Construction Group, LLC
- Uplift Fitness Studio
- Ultimate Lawn Service
- Dogwood Lodge
- ABACI Consulting

Building SF: 24,000

Occupancy: 83%



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