

FOR LEASE



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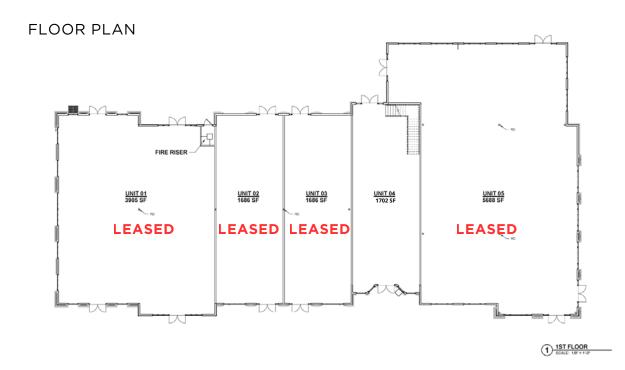


PROPERTY DESCRIPTION-FOR LEASE

Kettlestone Central is the Midwest's most notable mixed use development! Located in the heart of Waukee Iowa, at the intersection of Grand Prairie and Westown Parkway, the 164 acre Kettlestone Central neighborhood will welcome hundreds of thousands of visitors each year and be home to thousands of residents living within one of the planned residential communities. Located in the fastest growing city in Iowa, Kettlestone Central will attract over half a million visitors each year along with being home to approximately two thousand residents. A variety of commercial opportunities are available within Kettlestone Central. Whether you're seeking highly visible and walkable retail space, a modern medical facility, or a vibrant entertainment venue, Kettlestone Central provides the perfect canvas for your vision to become reality!



BUILDING 1 OFFERING SUMMARY		
NNN Lease Rate:	Negotiable	
Suite 1	LEASED	
Suite 2	LEASED	
Suite 3	LEASED	
Suite 4	1,702 SF	
Suite 5	LEASED	





BUILDING 2 OFFERING SUMMARY		
NNN Lease Rate:	Negotiable	
Suite 1	5,688 SF	
Suite 2	LEASED	
Suite 3	LEASED	
Suite 4	1,686 SF	
Suite 5	3,905 SF	

FLOOR PLAN





BUILDING 3 OFFERING SUMMARY			
NNN Lease Rate:	Negotiable		
Suite 1	LEASED		
Suite 2	1,551 SF		
Suite 3	LEASED		
Suite 4	1,509 SF		
Suite 5	LEASED		
Suite 6	LEASED		
Suite 7	LEASED		

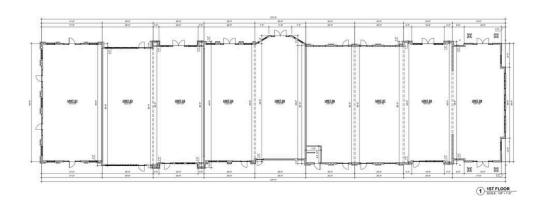
FLOOR PLAN





BUILDING 4 OFFERING SUMMARY		
NNN Lease Rate:	Negotiable	
Suite 1	1,801 SF	
Suite 2	1,523 SF	
Suite 3	1,541 SF	
Suite 4	1,522 SF	
Suite 5	1,570 SF	
Suite 6	1,397 SF	
Suite 7	1,477 SF	
Suite 8	1,491 SF	
Suite 9	1,507 SF	

FLOOR PLAN









RENDERINGS











DEMOGRAPHICS

POPULATION	3 MILES	5 MILES
Total Population	69,365	118,300
Average Age	36.4	37.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES
Total Households	26,870	47,127
Median Home Value	\$309,534	\$314,806
Avg Household Income	\$117,665	\$122,299



LISTING AGENTS



DIRECTOR OF REALTY

JUSTIN WASHBURN

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