

For Lease

CBRE

Merle Hay Square

3408-3516 Merle Hay Road | Des Moines, IA | www.cbre.com/desmoines



Property Overview

For Lease

- + Suite 3410: 1,400 SF
- + Lease Rate: \$14.50 SF NNN
- + OPEX: \$6.50/SF

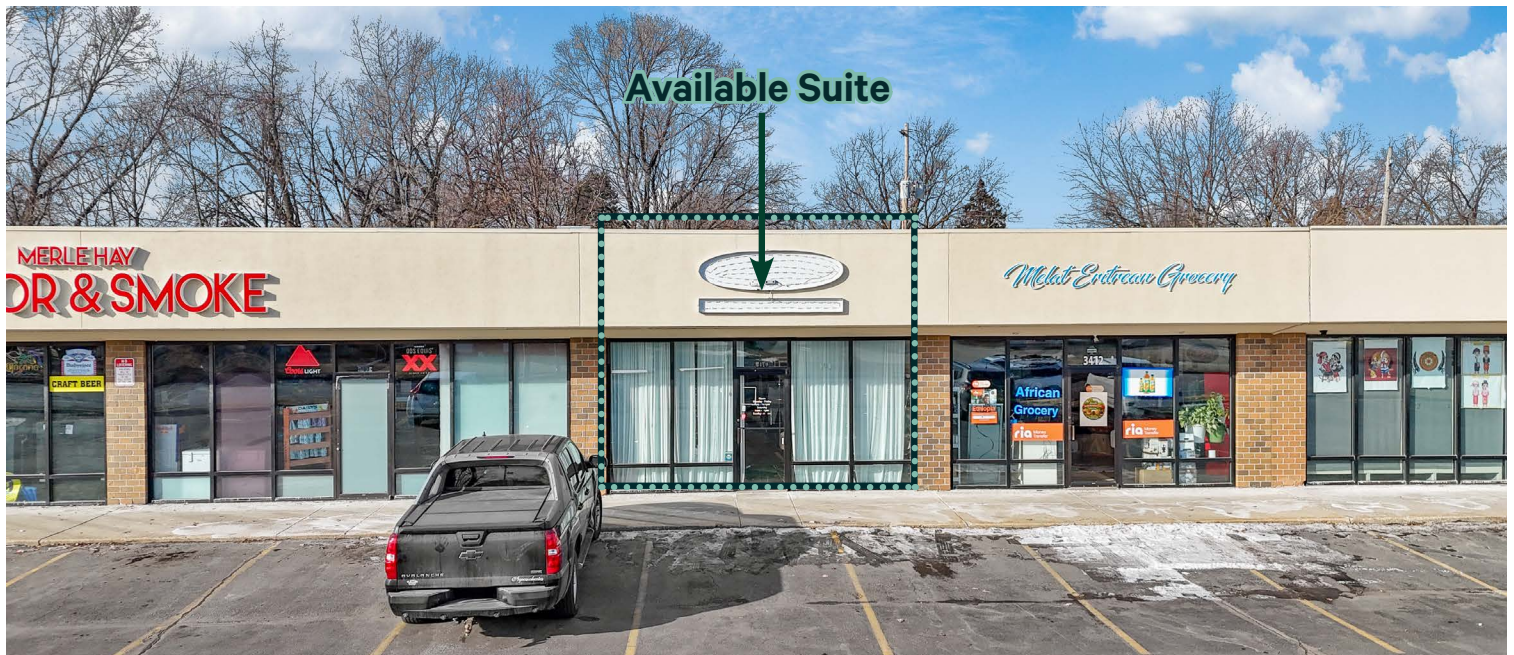
For Sublease

- + Suite 3424: 1,400 SF
- + Lease term expires on 11/30/29
- + Lease Rate: \$12.24/SF NNN
- 2% annual increases beginning 12/1/26
- + OPEX: \$6.50/SF

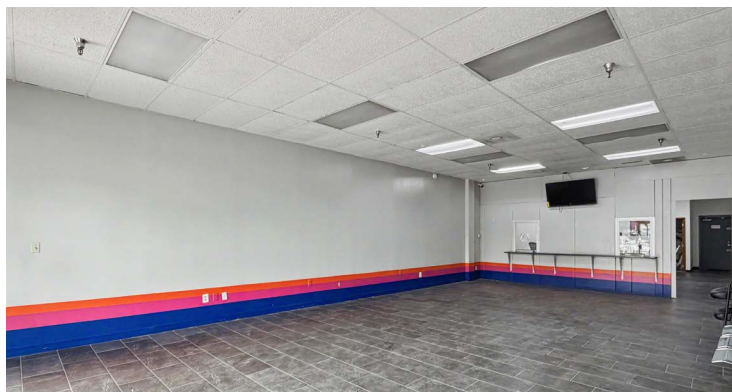
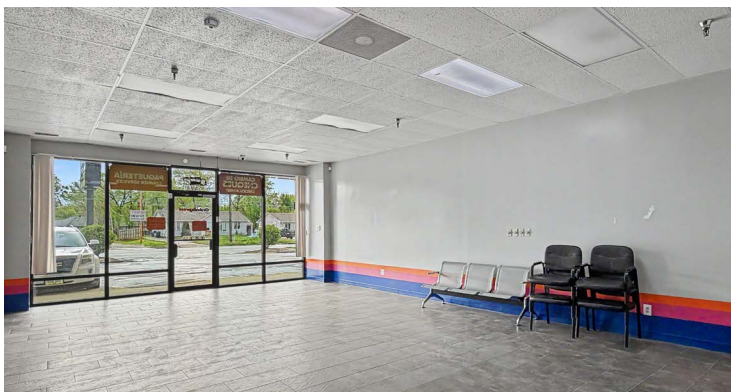
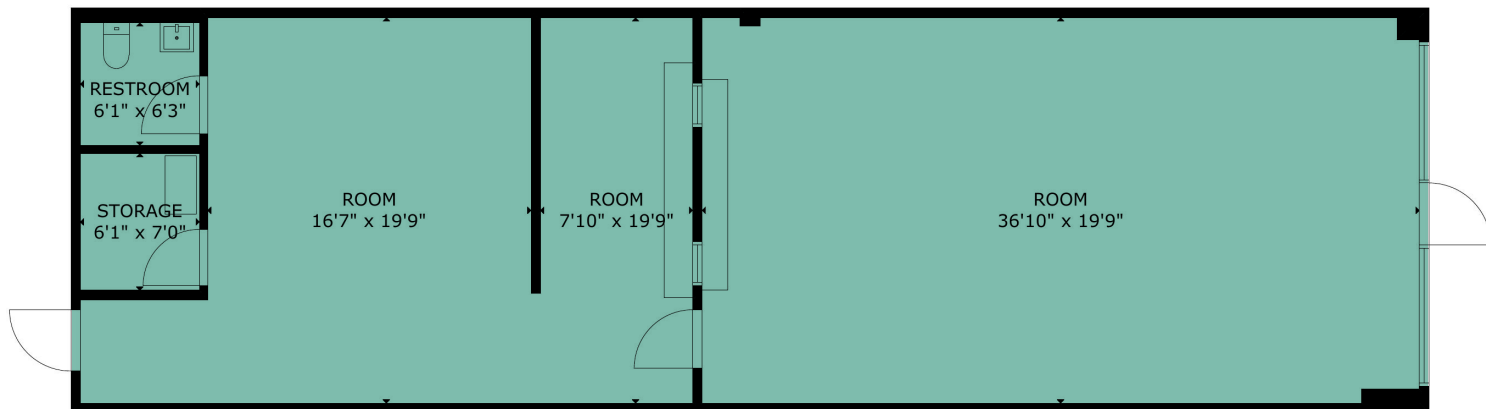
Property Features

- + 20' x 70' bays or 25' x 70' bays
- + Traffic Counts: 22,300 per day
- + 5.44/1,000 SF parking ratio
- + Pylon signage
- + Co-tenants include: Great Clips, Jackson Hewitt, Labor Max Staffing, Boost Mobile and La Tapatia Grocery

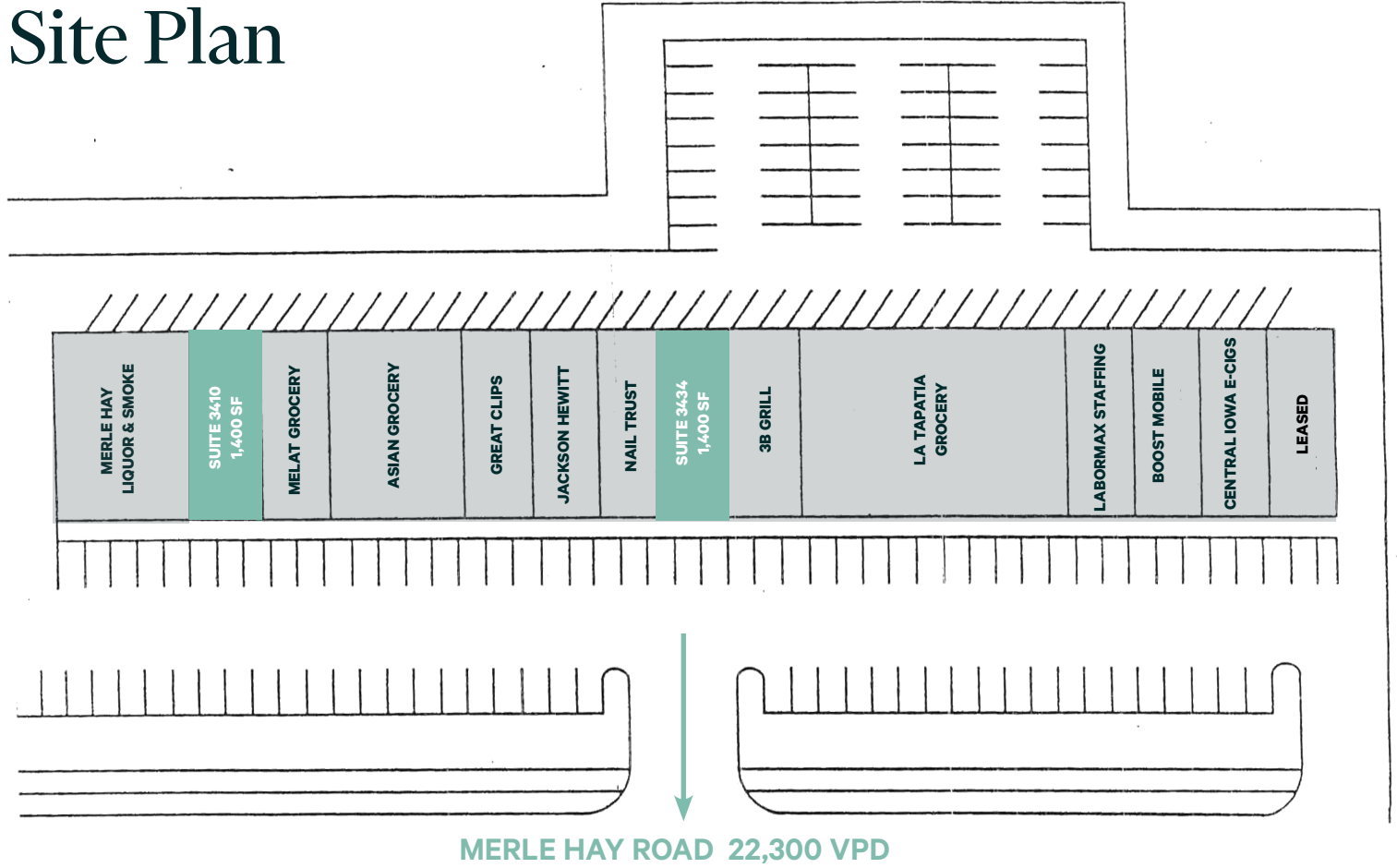
Suite 3410



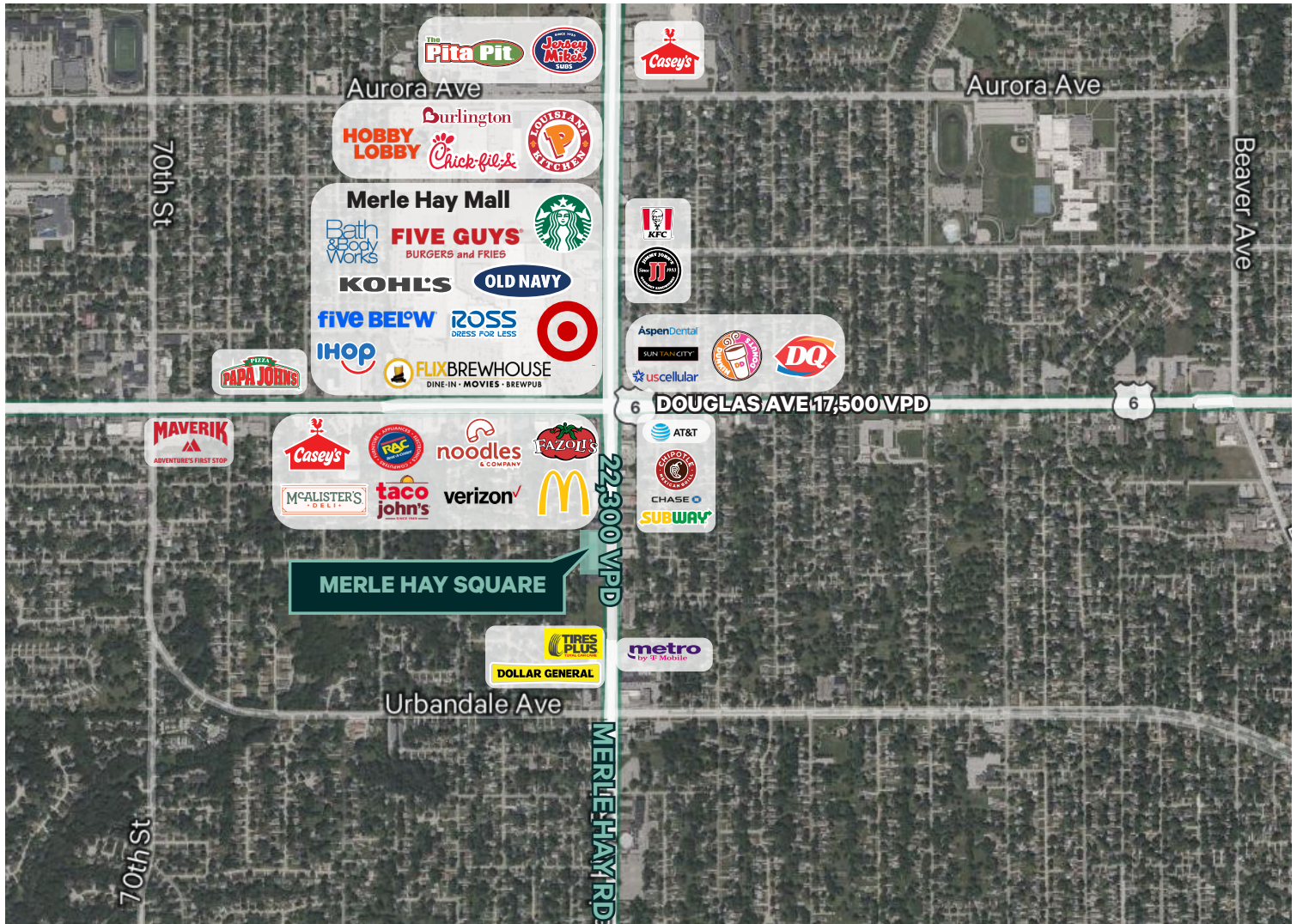
Suite 3424



Site Plan



Location



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