

Shine Business Park

Flex Space

Locally known as Shine Business Park, this flex building offers companies a convenient location and retail visibility inside the “Urban Loop” with easy interstate access and highly visible space on NW Urbandale Drive.

Available Space

- + Suite 3980: 7,500 SF
 - Sublease term through 12-31-23
 - Gym Space featuring open layout consisting of two restrooms with showers, one private office, and storage room.

Lease Rate

- + \$7.52/PSF NNN
- + CAMIT: \$4.92/SF

Park Features

- + Building signage
- + Ample parking
- + 14' - 16' ceilings
- + Drive-in loading capability
- + Flexible bay size
- + Traffic Count
 - 17,000 vpd (2016)

3934-3946 NW Urbandale Drive
Urbandale, IA 50322



Contact Us

Bill Wright

Senior Vice President
+1 515 221 6672
bill.wright2@cbre.com
Licensed in the State of Iowa

Chris Pendroy, CCIM, SIOR

Senior Vice President
+1 515 221 6605
chris.pendroy@cbre.com
Licensed in the State of Iowa

Grant Wright

Senior Associate
+1 515 221 6695
grant.wright@cbre.com
Licensed in the State of Iowa

Dakota Albrecht

Sales Associate
+1 515 221 6665
dakota.albrecht@cbre.com
Licensed in the State of Iowa

Shine Business Park

3934-3946 NW Urbandale Drive | Urbandale, IA 50322

Floor Plan

For Sublease

SUITE 3980
7,500 RSF
SUBLEASE TERM THROUGH 12-31-23



TRUCK COURT/PARKING

NW URBANDALE DRIVE 17,000 VPD (2016)

Shine Business Park

3934-3946 NW Urbandale Drive | Urbandale, IA 50322

For Sublease

Interior Photos



Location



© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.