

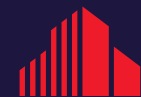


1405 BALTIMORE DR

AMES, IOWA 50010

Medical Office Building - 6,235 SF

~~\$2,600,000~~ \$2,495,000



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

1405 BALTIMORE DR

Ames, Iowa 50010

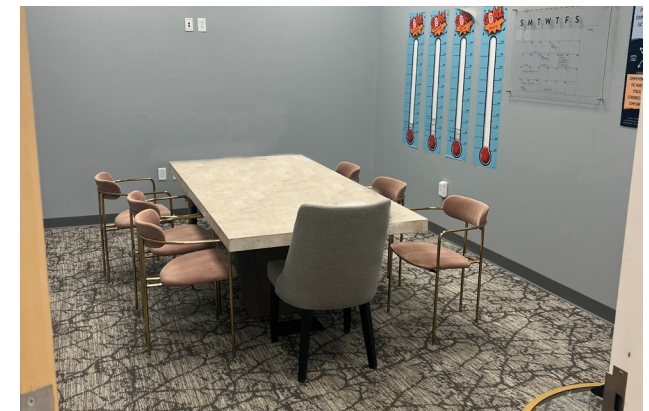
PROPERTY HIGHLIGHTS

This medical and surgical facility features a fully completed medical build-out and functioning surgical suite. The space also includes five clinic/exam rooms, dedicated pre-operative and post-operative areas, a conference room, and two private offices ideal for administrative functions or consulting. Strategically configured for surgical and specialty practices, this facility provides an outstanding environment to deliver high-quality care.

PROPERTY FEATURES	
Building Size:	6,235 SF
Price:	\$2,495,000
Site Area:	1.07 AC
Use:	Office/Medical
Zoning:	HOC (Highway-Oriented Commercial)
Year Built:	2021

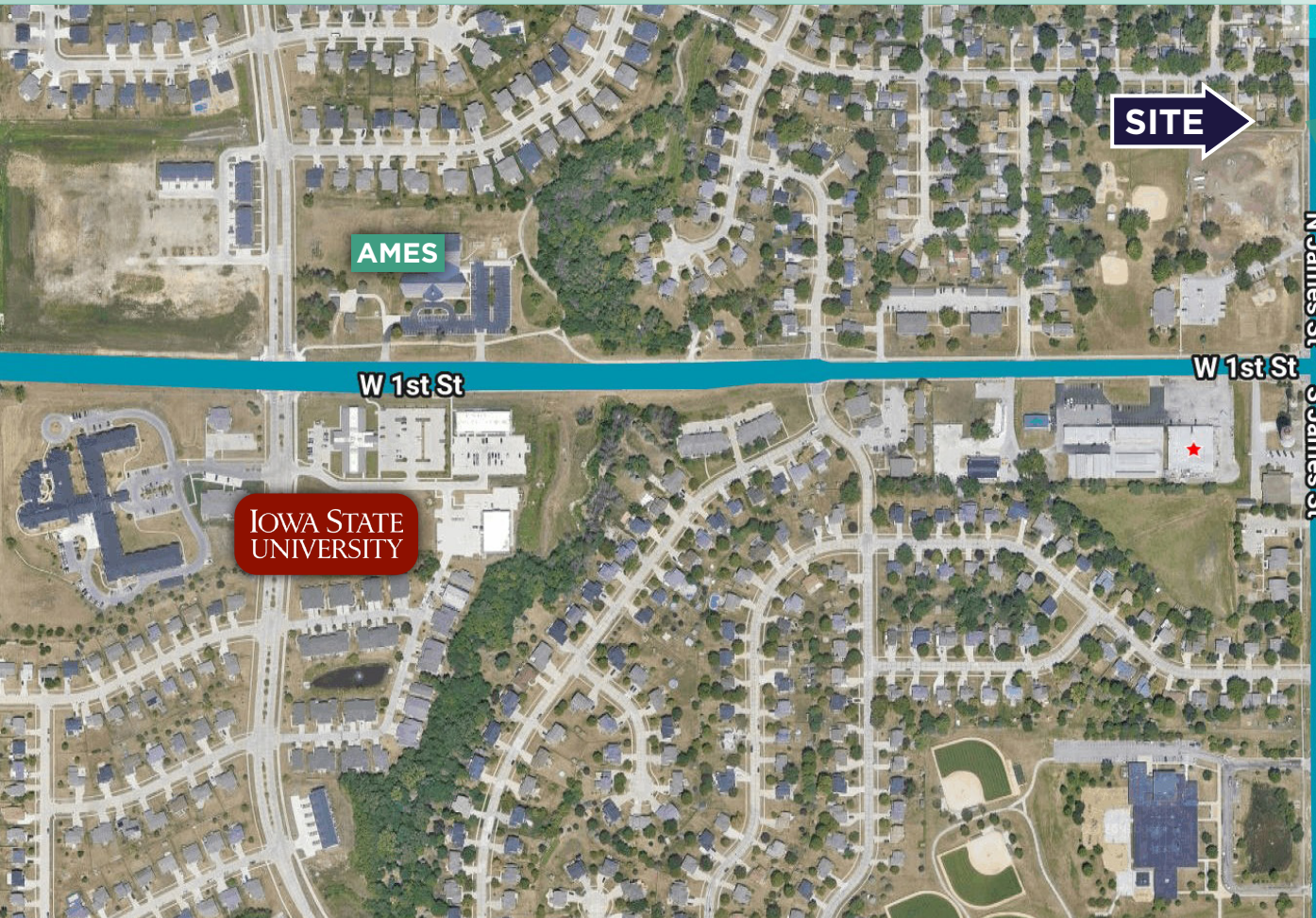


FLOOR PLAN



1405 BALTIMORE DR

Ames, Iowa 50010



TOTAL POPULATION

1 MILE	3 MILE	5 MILE
422	27,623	62,646



TOTAL EMPLOYEES

1 MILE	3 MILE	5 MILE
2,131	22,100	34,700



TOTAL HOUSEHOLDS

1 MILE	3 MILE	5 MILE
216	10,647	24,802



AVG HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$80,478	\$64,734	\$62,120



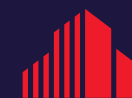
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