

MEDICAL OFFICE SPACE **FOR SALE**

UnityPoint Clinic at Warrior Station

40 - 50 - 54 - 60 E Hickman Road, Waukee, IA

**Medical Office | \$7,425,000 | 6.8% Actual Cap
Rate**



Executive Summary

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Actual Cap Rate
Medical Office Space



Executive Summary

NAI Iowa Realty Commercial is proud to present UnityPoint Clinic at Warrior Station - an exclusive medical office investment opportunity in the rapidly growing community of Waukee, Iowa. Ideally located along high-traffic Hickman Road, the property benefits from outstanding visibility and exposure to more than 23,500 vehicles per day.

This premier development consists of six professionally managed office condominiums, four of which are available for purchase. The anchor tenant, UnityPoint Clinic, occupies three of the four available units, totaling 15,095 SF. The clinic has four years remaining on their initial 10-year NNN lease, plus renewal options. The fourth unit for sale, is occupied by Greater Des Moines Orthodontics, features 3,759 SF of finished main-level space, along with 1,363 SF of lower-level, unfinished space. The orthodontist has 2 years remaining, plus a renewal option. The final 2 units are owned and occupied by Walnut Hills Pediatric Dentistry and are not being offered for sale.

With its strong tenancy and prime location, Warrior Station Condominiums is an exceptional fit for 1031 exchange buyers and investors seeking a stable, income-producing medical office asset with long-term growth potential in fast growing community.

OFFERING MEMORANDUM

40 - 50 - 54 - 60 E Hickman Road, Waukee, IA 50263

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Investment Summary

\$7,425,000 | 6.8%
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Investment Summary

Sale Price	\$7,425,000
Actual NOI	\$502,241
Actual Cap Rate	6.8%
Total Rentable SF For Sale (Units 1-4)	18,854 SF
Leased SF (UnityPoint - Units 1, 2, 3)	15,095
Greater Des Moines Orthodontics SF (Unit 4)	3,759 SF
Lease Type	NNN
Lease Term Remaining	UnityPoint ± 4 Years, Ortho 2 Years
Renewal Options	UnityPoint - Two - 5 Year Options

Building Information

Total Building Size	24,096 SF
Land Acreage	2.15 Acres
Building Class	B
Number of Floors	2
Year Built	2010



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Aerials

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