

For Lease



Located in the heart of the Des Moines Metro, along the Clive Greenbelt Trail, this versatile property offers several unique opportunities for tenants / investment / redevelopment.

General Use: Mixed-Use

Available Building Size: approx. 109,000 SF

Available Land Size: approx. 11.35 acres

Lease Rate: Negotiable

Highlights:

- New ownership!
- Renovation planned for Fall 2018; large, open spaces available (ideal for call centers, athletics, or events)
- Located less than 30 minutes from nearly every Des Moines Metro suburb



**** For purchase/sale inquiries contact agent directly ****

Ben Brackett

515.309.0918

ben@fergusoncres.com

Michael Shindler

515.309.0905

michael@fergusoncres.com

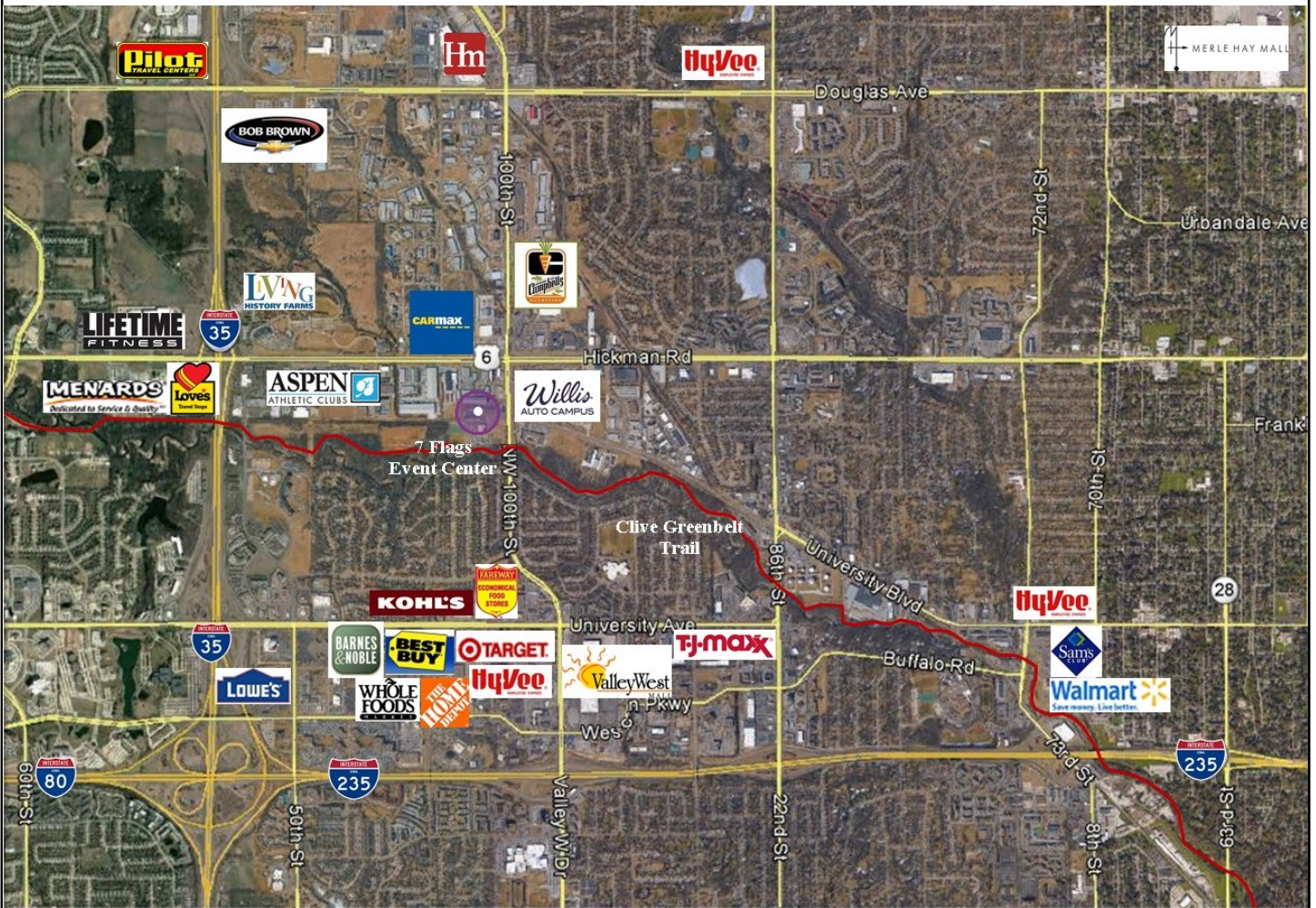
Brokerage

Property Management

Consulting

Development

Address | 1840 NW 118th St, Suite 100, Clive, IA 50325 **Office** | 515.440.0400 **Website** | www.fergusoncres.com



- Conveniently located between Hickman Road & University Ave corridors
- Robust daytime population within 5 miles
 - ◆ Over 8,000 businesses with nearly 132,000 employees
 - ◆ Over 200,000 residents with median household incomes over \$80,000
- 25,200 vehicles per day along NW 100th Street

Ben Brackett
515.309.0918

ben@fergusoncres.com

Michael Shindler
515.309.0905

michael@fergusoncres.com

Brokerage

Property Management

Consulting

Development

Address | 1840 NW 118th St, Suite 100, Clive, IA 50325 **Office** | 515.440.0400 **Website** | www.fergusoncres.com

This form is required by the real estate laws of the State of Iowa.
DISCLOSURE OF AGENCY RELATIONSHIP

The undersigned acknowledge that Ben Brackett, as Appointed Agent(s) of Ferguson Commercial Real Estate Services, represents Barker Financial LLC named below (hereinafter the "Client") with respect to the sale or lease of the following property: 7 Flags Event Center: 2100 NW 100th Street, Clive, IA 50325

If the Appointed Agent[s] represents both the Seller/Landlord and Buyer/Tenant, the duties of the Appointed Agent[s] are set forth in the Dual Agency Consent Forms executed by each client and those forms are incorporated herein as if fully set forth.

If the Appointed Agent[s] represents either the Seller/Landlord or Buyer/Tenant, but not both, the Appointed Agent has the following duties to its client:

- a) Place the client's interests ahead of the interests of any other party unless loyalty to a client violates a duty as a disclosed dual agent or other applicable law.
- b) Disclose the information known that is material to the transaction that is not known by the client or could not be discovered by the client through a reasonably diligent inspection.
- c) Fulfill any obligations within the scope of the brokerage agreement, except those obligations which are inconsistent with other duties the Appointed Agent[s] has under law.
- d) Disclose any financial interests Appointed Agent[s] has in any business entity to which the client has been referred for any service or product related to this transaction.

The following duties apply to all parties:

- a) To provide brokerage services to all parties in the transaction honestly and in good faith.
- b) To diligently exercise reasonable skill and care in providing brokerage services to all parties.
- c) To disclose to each party all material adverse facts that we know, except for the following:
 - [1] Material adverse facts known by that party.
 - [2] Material adverse facts a party could discover through a reasonably diligent inspection and which would be discovered by a reasonably prudent person under like or similar circumstances.
 - [3] Material adverse facts the disclosure of which is prohibited by law.
 - [4] Material adverse facts that are known to a person who conducts an inspection on behalf of a party.
- d) To account for all property coming into the possession of the Broker or the Appointed Agent[s] that belongs to any party within a reasonable time after receiving the property.

Ferguson Commercial Real Estate Services and its licensees may provide brokerage services simultaneously to more than one party in different transactions.

Each party by signing this form acknowledges that this disclosure was made prior to providing specific assistance or prior to any offer being made or accepted by a party to a transaction, whichever is sooner.

SELLER/LANDLORD: Barker Financial LLC

BUYER/TENANT:

By _____

By _____

Title _____

Title _____

Date _____

Date _____