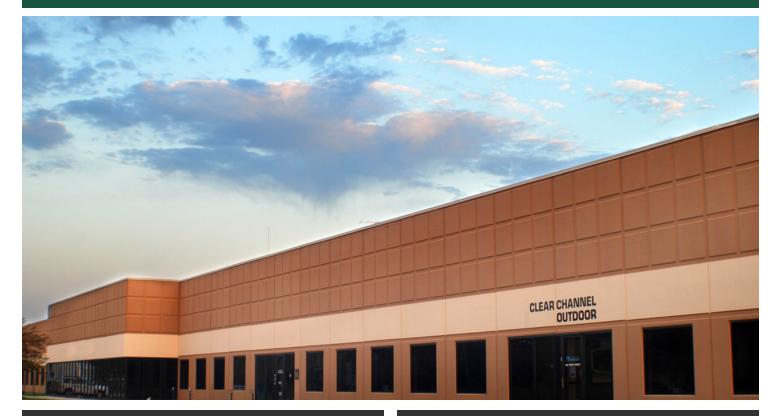
# 109th Street Building

4145 109th Street | Urbandale, IA 50322

#### Aurora Business Park Available For Lease

Call **515.974.5213** to set up a showing



#### **Building Features**

- Individual entrances
- Centrally located in Des Moines metro
- Card access security available
- Dock high and drive-in access
- Up to 18' clear ceiling height
- Highly visible from 109th Street
- Training center
- Wellness center
- Conference center

### **Park Amenities**

- On-site professional property management
- Executive conference center & child care center
- Wellness center with shower & locker rooms
- Beautiful green space with pond, picnic areas & trails
- Convenient access to I-80/35, Douglas Ave & Meredith Dr
- · Flexibility to accommodate expansion needs
- Space planning/design, technology, construction & move coordination services available
- Local, long-term owner

#### R&R REAL ESTATE ADVISORS

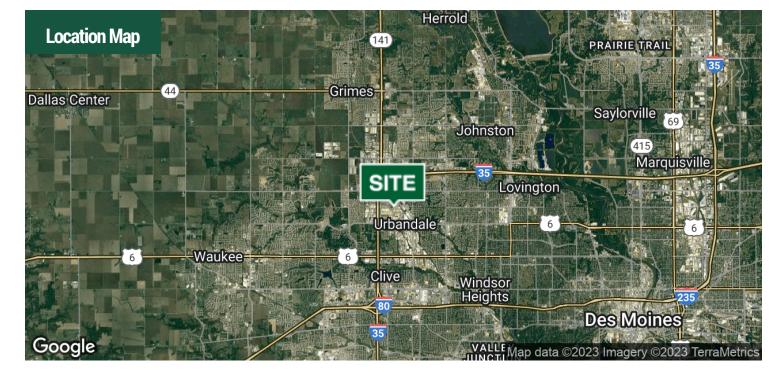
1080 Jordan Creek Pkwy, Suite 200 N. West Des Moines, IA 50266 P: 515.223.4500 | F: 515.223.7235 rrrealty.com The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implie, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.



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4145 109th Street | Aurora Business Park









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