



# 11801 HICKMAN RD



**\$28 / SF /  
YR (MG)**



11801 HICKMAN  
ROAD, URBANDALE,  
IA 50323



1,662 SF



RETAIL



2019

With great visibility from I-35/80 and surrounding businesses that draw thousands of daily visitors, this Class A space proves to be an incredible option for retail or office users. The 1,662 SF space includes premium finishes, a reception area, two private offices, an open work space and a restroom. A large shared conference room can be accessed from the space and reserved by tenants at no additional charge. On average, 54,050 daily travelers pass by this space on I-35 and 36,700 daily travelers pass by on Hickman Road. Royal Flooring and The Protein House are located within the same building. The versatility of this space and its ease of access will provide future users an exceptional opportunity to accommodate their clientele and various business operations.



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# LISTING AGENTS



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