

## 4685 MERLE HAY ROAD #210





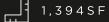


## \$13 / SF / YR (Full Service Gross)

4865 MERLE HAY

O ROAD #210, DES

MOINES, IA 50322



OFFICE

This property, located just south of I-80/35 on the east side of Merle Hay Road, offers a prime location with high vehicle traffic and excellent visibility. The 1,394-square-foot space includes three (3) offices, a breakroom/kitchenette, a spacious conference room with large windows, a file/storage room, and a waiting/reception area. Conveniently, common area bathrooms are situated directly across from the space. Listed at \$13.00 per square foot on a full-service gross lease, the rent covers all property taxes, utilities, and common area maintenance fees, making this a great value for businesses seeking a high-traffic location with minimal overhead



