KETTLESTONE CENTRAL

FOR LEASE



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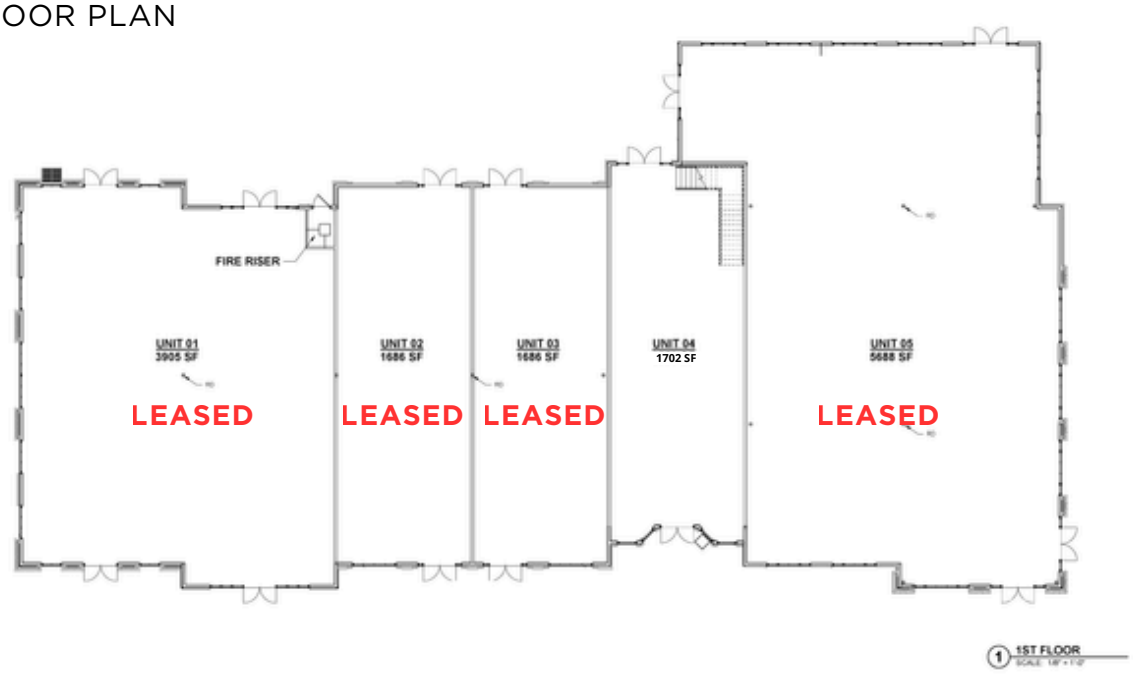
PROPERTY DESCRIPTION- FOR LEASE

Kettlestone Central is the Midwest's most notable mixed use development! Located in the heart of Waukee Iowa, at the intersection of Grand Prairie and Westown Parkway, the 164 acre Kettlestone Central neighborhood will welcome hundreds of thousands of visitors each year and be home to thousands of residents living within one of the planned residential communities. Located in the fastest growing city in Iowa, Kettlestone Central will attract over half a million visitors each year along with being home to approximately two thousand residents. A variety of commercial opportunities are available within Kettlestone Central. Whether you're seeking highly visible and walkable retail space, a modern medical facility, or a vibrant entertainment venue, Kettlestone Central provides the perfect canvas for your vision to become reality!



BUILDING 1 OFFERING SUMMARY	
NNN Lease Rate:	Negotiable
Suite 1	LEASED
Suite 2	LEASED
Suite 3	LEASED
Suite 4	1,702 SF
Suite 5	LEASED

FLOOR PLAN

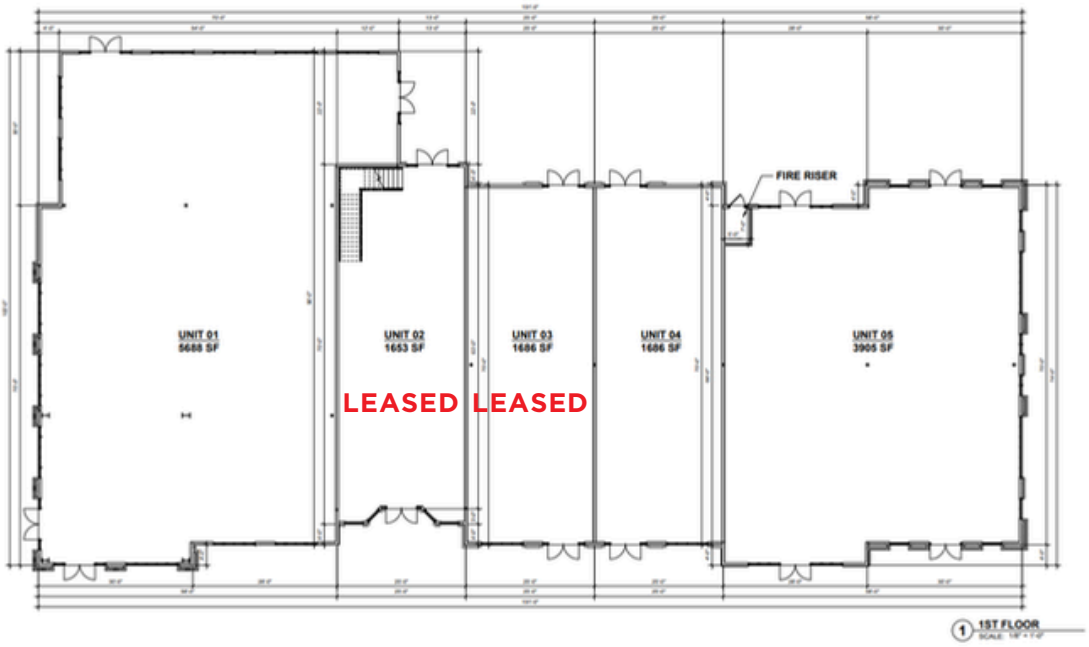


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BUILDING 2 OFFERING SUMMARY	
NNN Lease Rate:	Negotiable
Suite 1	5,688 SF
Suite 2	LEASED
Suite 3	LEASED
Suite 4	1,686 SF
Suite 5	3,905 SF

FLOOR PLAN

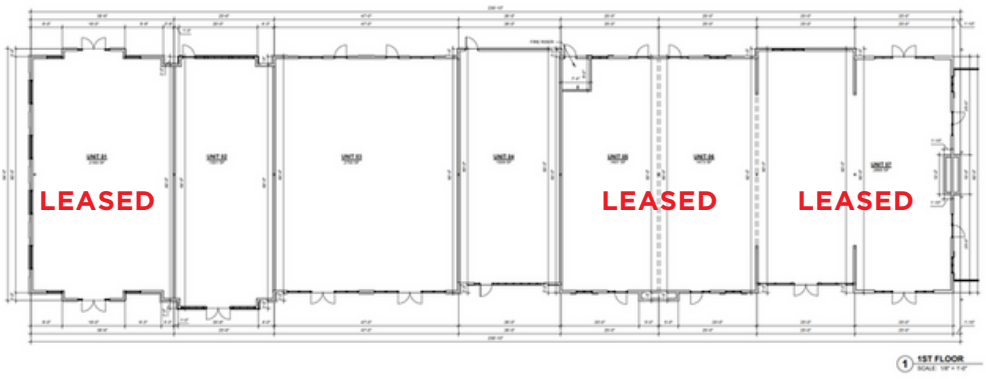


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BUILDING 3 OFFERING SUMMARY	
NNN Lease Rate:	Negotiable
Suite 1	LEASED
Suite 2	1,551 SF
Suite 3	2,750 SF
Suite 4	1,509 SF
Suite 5	LEASED
Suite 6	LEASED
Suite 7	LEASED

FLOOR PLAN

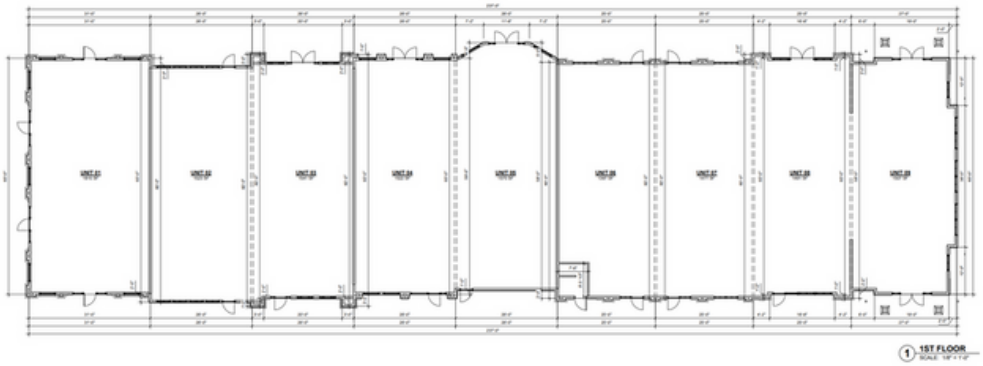


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BUILDING 4 OFFERING SUMMARY	
NNN Lease Rate:	Negotiable
Suite 1	1,801 SF
Suite 2	1,523 SF
Suite 3	1,541 SF
Suite 4	1,522 SF
Suite 5	1,570 SF
Suite 6	1,397 SF
Suite 7	1,477 SF
Suite 8	1,491 SF
Suite 9	1,507 SF

FLOOR PLAN



SITE PLAN

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RENDERINGS







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DEMOGRAPHICS

POPULATION	3 MILES	5 MILES
Total Population	69,365	118,300
Average Age	36.4	37.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES
Total Households	26,870	47,127
Median Home Value	$309,534	$314,806
Avg Household Income	$117,665	$122,299

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LISTING AGENT



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