

For Lease



UNION 315

Coming February 2022



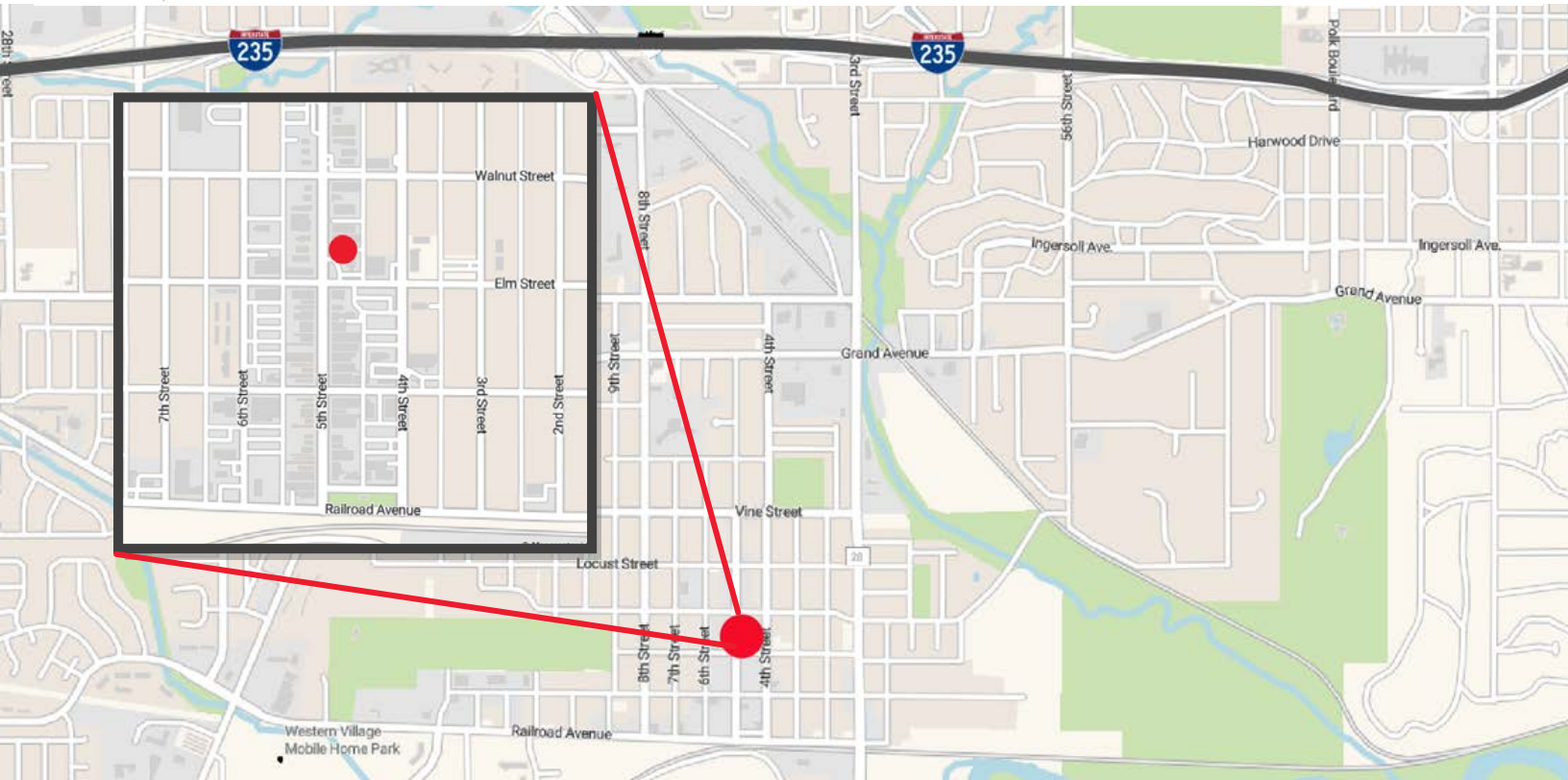
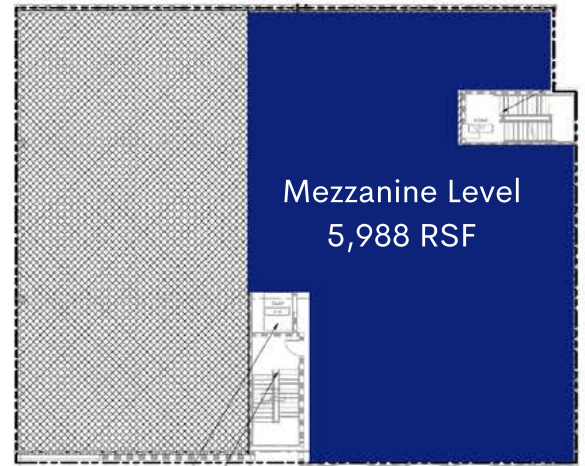
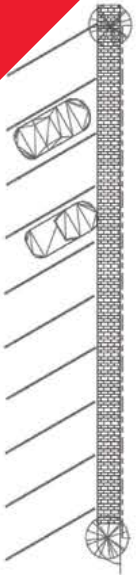
315 5TH ST, WEST DES MOINES, IA

Located in the heart of Valley Junction, Union 315 provides a prime location in a high-foot-traffic area. The mixed-use building offers 1st floor retail space with mezzanine, 1st floor office space, and 10 apartment units on the third floor.

THE PROPERTY

- The first floor retail space consists of 5,993 RSF plus an additional 5,988 RSF of mezzanine space.
- Office Availability: 1,705 RSF.
- Rate: \$22.00 NNN for retail, \$18.00 NNN for mezzanine level, and \$20.00 NNN for office
- Easy access to I-235
- Free on-street parking
- Grease Interceptor
- Common area restrooms
- High Ceilings
- Operating expense estimate available upon request





Brittany Freund, CCIM
SVP, Commercial Real Estate
515-346-1424
Brittany@wbrealty.com



Ryan Wiederstein
Broker/Owner
515-554-4543
Ryan@wbrealty.com



WB Realty Company is a licensed broker
in the State of Iowa