



Design-Build General Contractor

2516 7th Avenue South Fort Dodge, IA 50501 * 515-573-3292 Fax: 515-573-5146
2182 231st Lane Ames, IA 50014 * 515-292-5000 Fax: 515-292-5100

TENANT SPACE FOR SALE OR LEASE

Both Units Front U.S. Highway 30



2182 231st Lane Suite 200 (Center)

Center Unit 45'x60' for lease only

\$8.00 per sf \$1,800.00 per month
Triple Net Lease, Taxes, Maintenance, Insurance

Included in lease price:
Concrete floor, bathroom, dividing wall between units, 1 walk door
and overhead door in rear, heating and A/C allowance of \$6,000



2182 231st Lane Suite 300 (West End)

End Unit 45'x60' for lease or sale

\$8.00 per sf \$1,800.00 per month
Triple Net Lease, Taxes, Maintenance, Insurance

Included in lease price:
Concrete floor, bathroom, dividing wall between units, 1 walk door
and overhead door in rear, heating and A/C allowance of \$6,000

For sale price: \$312,500



Clear Creek Commons

**FOR MORE
INFORMATION
PLEASE CALL**

Dale Jensen
in Fort Dodge

(515) 573-3292

Jim Elliott,
Jeff Pearson
or Mike Orgler
in Ames

(515) 292-5000