



OFFERING MEMORANDUM

8501 PLUM DRIVE, URBANDALE, IA 50322

OFFICE FOR SALE & LEASE

JARED HUSMANN
PRESIDENT, KATALYST TEAM

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THE KatalYST
TEAM by 

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EXECUTIVE SUMMARY

8501 PLUM DRIVE, URBANDALE, IA 50322

PROPERTY OVERVIEW

The KataLYST Team by KW Commercial is pleased to market for sale this 2nd generation dental office conveniently located directly off from the 86th St. corridor and exit from I-35.

This building boasts one-owner who developed it with all of the details in-mind! From a movie-theatre room, a playroom, 8-dental offices, back-up generators, heated garage, and more, this office is perfect for growing dental office to either lease or purchase.

All of the equipment can also be included in the sale or lease and is negotiable upon request.



PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- Class A Medical Dental Office
- Conveniently Located off from I-35
- Many Amenities Included in the Building
- Equipment can be Negotiated
- Unfinished Basement offers Additional Benefits

LOCATION OVERVIEW

Located just one block East of the busy 86th St. and Plum Dr. intersection with immediate right-out access to the I-35 interstate and left-out access to the 86th St. and Urbandale, IA marketplace.

The 86th St. corridor boasts 24,000 vehicles per day while the 1-mile radius consists of 3,524 daytime employees with household median income of: \$103,038.



OFFERING OVERVIEW

Price	\$2,500,000
Lot Size	2.02 Acres
Cap Rate Pro-Forma	6.30%
NOI Pro-Forma	\$157,500
Year Built	2007
Building Class	A
Building SF	5,114 SF
Price/SF	\$488.85

LOCATION INFORMATION

Street Address	8501 Plum Drive
City, State, Zip	Urbandale, IA 50322
County	Polk
Market	Des Moines
Sub-Market	Urbandale
Cross-Streets	86th St. & Plum Drive
Signal Intersection	No



A photograph of a single-story commercial building, likely a dental office, taken at dusk. The building has a light-colored facade with a prominent entrance area featuring a dark awning. The sky is a deep, dark blue, and the overall scene is dimly lit. The text is overlaid in white on the center of the image.

EXTERIOR PHOTOS

8501 PLUM DRIVE, URBANDALE, IA 50322









A photograph of a single-story dental office building at dusk. The building has a light-colored facade with brick accents and a dark roof. A sign above the entrance reads "SOLACE DENTAL". The scene is dimly lit, with streetlights visible. The text "INTERIOR PHOTOS" is overlaid in large white letters.

INTERIOR PHOTOS

8501 PLUM DRIVE, URBAN DALE, IA 50322















































WARRANTY NOTICE
For Lennox Equipment
Service Call
515-278-2000
DO NOT REMOVE

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LENNOX

LENNOX

LENNOX

SAFETY INFORMATION
READ AND UNDERSTAND
ALL INSTRUCTIONS
BEFORE USING
FOR YOUR PROTECTION
AND THE PROTECTION
OF OTHERS
DO NOT ATTEMPT
TO REPAIR OR
REPLACE PARTS
UNLESS YOU ARE
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FILTER 25x25x2

FILTER 20x75x2

FILTER 25x25x2

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Filter Size

515-278-2000
Filter Size

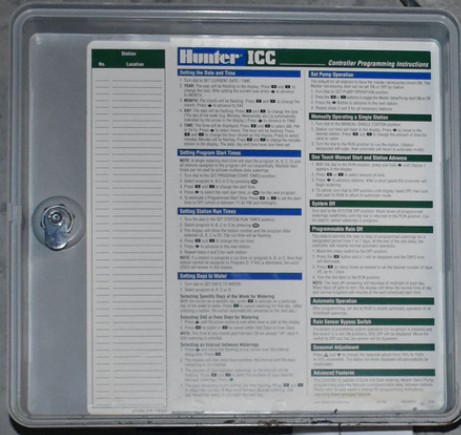
515-278-2000
Filter Size











Handwritten notes on a piece of paper taped to the controller box:

Zone 1 - 1st floor main level
 Zone 2 - 2nd floor main level
 Zone 3 - 3rd floor main level
 Zone 4 - 4th floor main level
 Zone 5 - 5th floor main level
 Zone 6 - 6th floor main level
 Zone 7 - 7th floor main level
 Zone 8 - 8th floor main level
 Zone 9 - 9th floor main level
 Zone 10 - 10th floor main level
 Zone 11 - 11th floor main level
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 Zone 94 - 94th floor main level
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 Zone 96 - 96th floor main level
 Zone 97 - 97th floor main level
 Zone 98 - 98th floor main level
 Zone 99 - 99th floor main level
 Zone 100 - 100th floor main level

FACTUR ** IPS SCH40 SERIES COEXTRUDED CELLULAR CORE NSF class JM30/JM35 FOR NON PRESSURE USE ONLY

ICC
 Connectors
 Hunter
 ICC
 Connectors
 Hunter

SPRINKLER EMERGENCY

DO NOT REWIND
 IF SPRINKLER SYSTEM OPERATES

1. CALL FIRE DEPT
2. CALL DeMARANVILLE 24 HOUR SERVICE (515) 225-8598

DO NOT TURN OFF SPRINKLER VALVE UNTIL FIRE IS OUT OR UNTIL THE REASON FOR THE OPERATION OF SYSTEM IS KNOWN

FOR SPRINKLER SYSTEM REPAIRS, EXTENSIONS, OR INSPECTIONS CALL:
DeMARANVILLE INSTALLATIONS, INC.





PANEL B

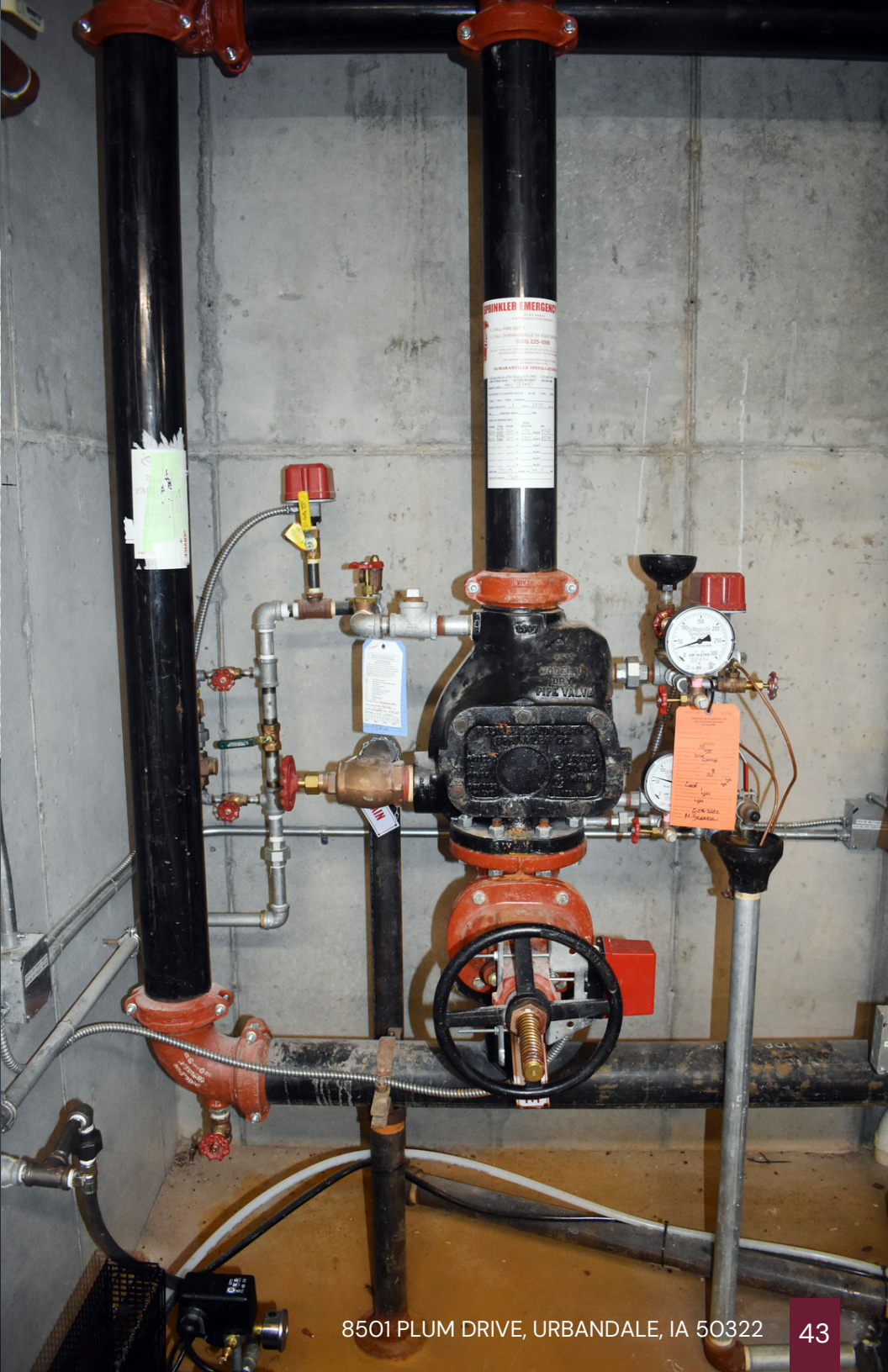
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3	YES	NO	20	NO	20	NO
5	YES	NO	20	NO	20	NO
7	YES	NO	20	NO	20	NO
9	YES	NO	20	NO	20	NO
11	YES	NO	20	NO	20	NO
13	YES	NO	20	NO	20	NO
15	YES	NO	20	NO	20	NO
17	YES	NO	20	NO	20	NO
19	YES	NO	20	NO	20	NO
21	YES	NO	20	NO	20	NO
23	YES	NO	20	NO	20	NO
25	YES	NO	20	NO	20	NO
27	YES	NO	20	NO	20	NO
29	YES	NO	20	NO	20	NO
31	YES	NO	20	NO	20	NO
33	YES	NO	20	NO	20	NO
35	YES	NO	20	NO	20	NO
37	YES	NO	20	NO	20	NO
39	YES	NO	20	NO	20	NO
41	YES	NO	20	NO	20	NO
43	YES	NO	20	NO	20	NO
45	YES	NO	20	NO	20	NO
47	YES	NO	20	NO	20	NO
49	YES	NO	20	NO	20	NO
51	YES	NO	20	NO	20	NO
53	YES	NO	20	NO	20	NO
55	YES	NO	20	NO	20	NO
57	YES	NO	20	NO	20	NO
59	YES	NO	20	NO	20	NO
61	YES	NO	20	NO	20	NO
63	YES	NO	20	NO	20	NO
65	YES	NO	20	NO	20	NO
67	YES	NO	20	NO	20	NO
69	YES	NO	20	NO	20	NO
71	YES	NO	20	NO	20	NO
73	YES	NO	20	NO	20	NO
75	YES	NO	20	NO	20	NO
77	YES	NO	20	NO	20	NO
79	YES	NO	20	NO	20	NO
81	YES	NO	20	NO	20	NO
83	YES	NO	20	NO	20	NO
85	YES	NO	20	NO	20	NO
87	YES	NO	20	NO	20	NO
89	YES	NO	20	NO	20	NO
91	YES	NO	20	NO	20	NO
93	YES	NO	20	NO	20	NO
95	YES	NO	20	NO	20	NO
97	YES	NO	20	NO	20	NO
99	YES	NO	20	NO	20	NO
42	YES	NO	20	NO	20	NO

FIRE PANEL

WARNING ADVERTENCIA AVERTISSEMENT
 Read the instructions carefully. Failure to follow the instructions may result in property damage, personal injury or death. Do not use the device if it is damaged or if it does not operate properly. Do not attempt to repair or modify the device. If you are unsure of any part of the instructions, contact your local fire department or the manufacturer. Use of these instructions does not constitute a warranty. For more information, contact your local fire department or the manufacturer.

ANGER PELIGRO DANGER
 The device is a Class II Division 2, Group A Intrinsically Safe (i.s.) certified. Do not use the device in a Class I, Division 1 or Class II, Division 1 hazardous area. Do not use the device in a Class II, Division 2, Group C hazardous area. Do not use the device in a Class II, Division 2, Group D hazardous area. Do not use the device in a Class II, Division 2, Group E hazardous area. Do not use the device in a Class II, Division 2, Group F hazardous area. Do not use the device in a Class II, Division 2, Group G hazardous area. Do not use the device in a Class II, Division 2, Group H hazardous area. Do not use the device in a Class II, Division 2, Group I hazardous area. Do not use the device in a Class II, Division 2, Group J hazardous area. Do not use the device in a Class II, Division 2, Group K hazardous area. Do not use the device in a Class II, Division 2, Group L hazardous area. Do not use the device in a Class II, Division 2, Group M hazardous area. Do not use the device in a Class II, Division 2, Group N hazardous area. Do not use the device in a Class II, Division 2, Group O hazardous area. Do not use the device in a Class II, Division 2, Group P hazardous area. Do not use the device in a Class II, Division 2, Group Q hazardous area. Do not use the device in a Class II, Division 2, Group R hazardous area. Do not use the device in a Class II, Division 2, Group S hazardous area. Do not use the device in a Class II, Division 2, Group T hazardous area. Do not use the device in a Class II, Division 2, Group U hazardous area. Do not use the device in a Class II, Division 2, Group V hazardous area. Do not use the device in a Class II, Division 2, Group W hazardous area. Do not use the device in a Class II, Division 2, Group X hazardous area. Do not use the device in a Class II, Division 2, Group Y hazardous area. Do not use the device in a Class II, Division 2, Group Z hazardous area.

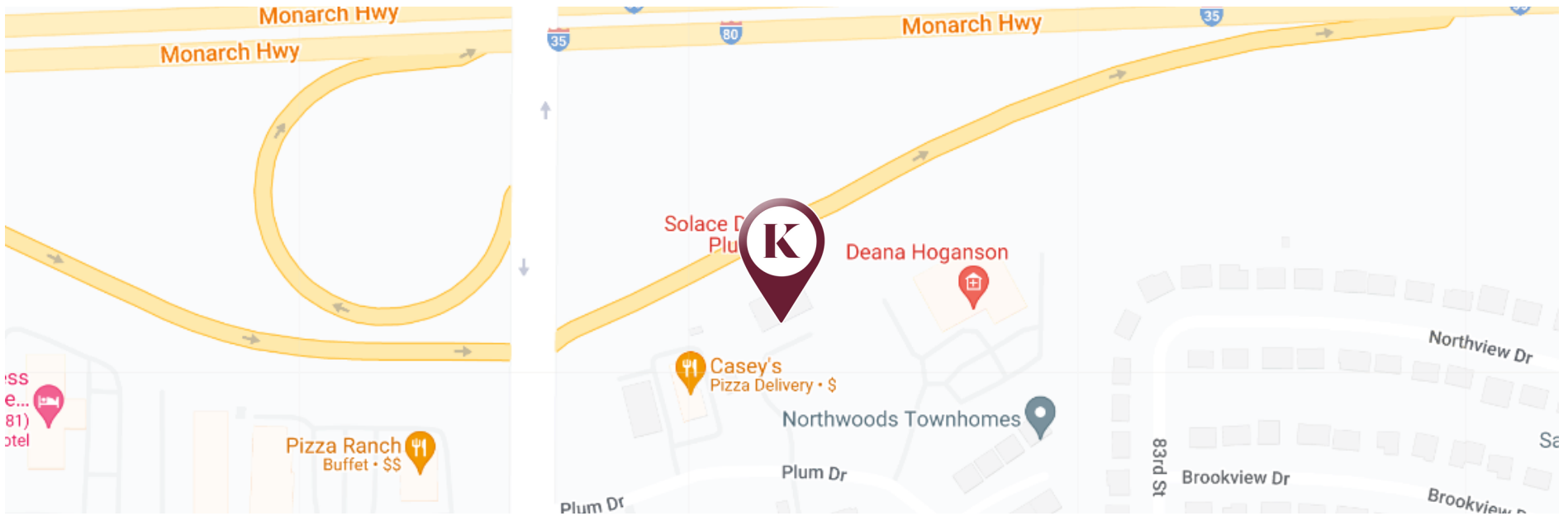




LOCATION MAPS

8501 PLUM DRIVE, URBANDALE, IA 50322

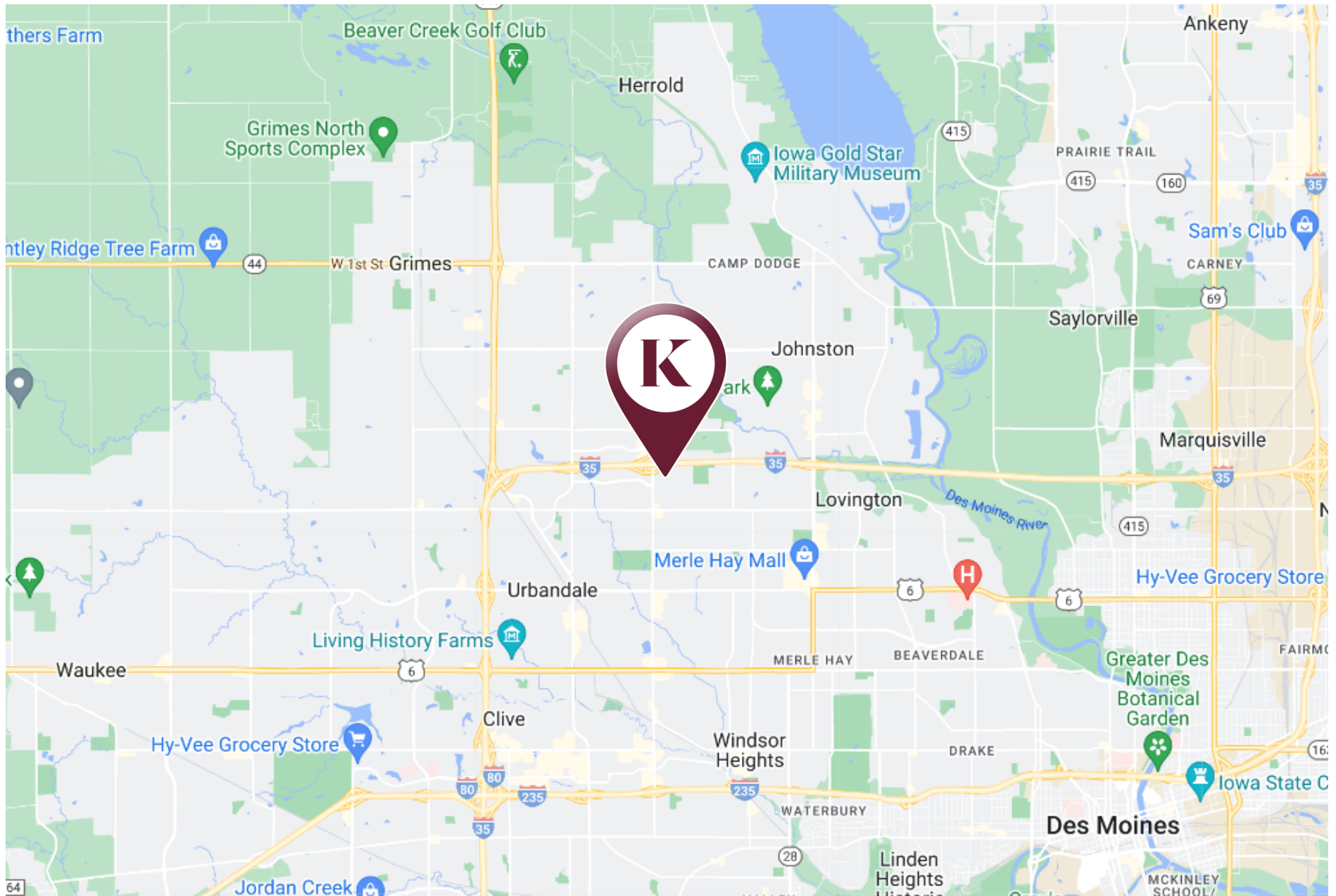
LOCATION MAPS



BUSINESS MAP



REGIONAL MAP



An aerial photograph of a single-story building with a brick and stucco facade. The building features a central entrance with a dark arched awning. A sign above the entrance reads "SOLACE DENTAL". The building is surrounded by a paved parking lot, a sidewalk, and some landscaping including bushes and trees. A street lamp is visible on the right side of the image.

AERIAL PHOTOS

8501 PLUM DRIVE, URBAN DALE, IA 50322



8501 PLUM DRIVE,
URBANDALE, IA 50322

8501 PLUM DRIVE, URBANDALE, IA 50322

8501 PLUM DRIVE,
URBANDALE, IA 50322

A photograph of a modern, single-story building with a brick and stucco facade. The building features a central entrance with a dark arched awning. A sign above the entrance reads "SOLACE DENTAL". The scene is set at dusk, with a dark sky and a street lamp visible on the right. The foreground shows a paved sidewalk and a small landscaped area with grass and shrubs.

FINANCIAL ANALYSIS

8501 PLUM DRIVE, URBAN DALE, IA 50322

PRO-FORMA FINANCIAL ANALYSIS

8501 PLUM DRIVE, URBANDALE, IA 50322

Asking Price \$2,500,000 | Cap Rate 6.3%

PROPERTY INFORMATION

Net Operating Income	\$157,500
Rent/Month	\$13,125
Rentable Square Feet	4,500
Land Area	2.02 Acres

LEASE INFORMATION

Asking Lease Term	10 - 20 Years
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SCHEDULE RENT

YEAR	ANNUAL RENT	MONTHLY RENT	PER/SF
12/2024	\$157,500	\$13,125	\$35
12/2025	\$162,225	\$13,518	\$36
12/2026	\$167,091	\$13,924	\$37
12/2027	\$172,104	\$14,342	\$38
12/2028	\$177,267	\$14,772	\$39

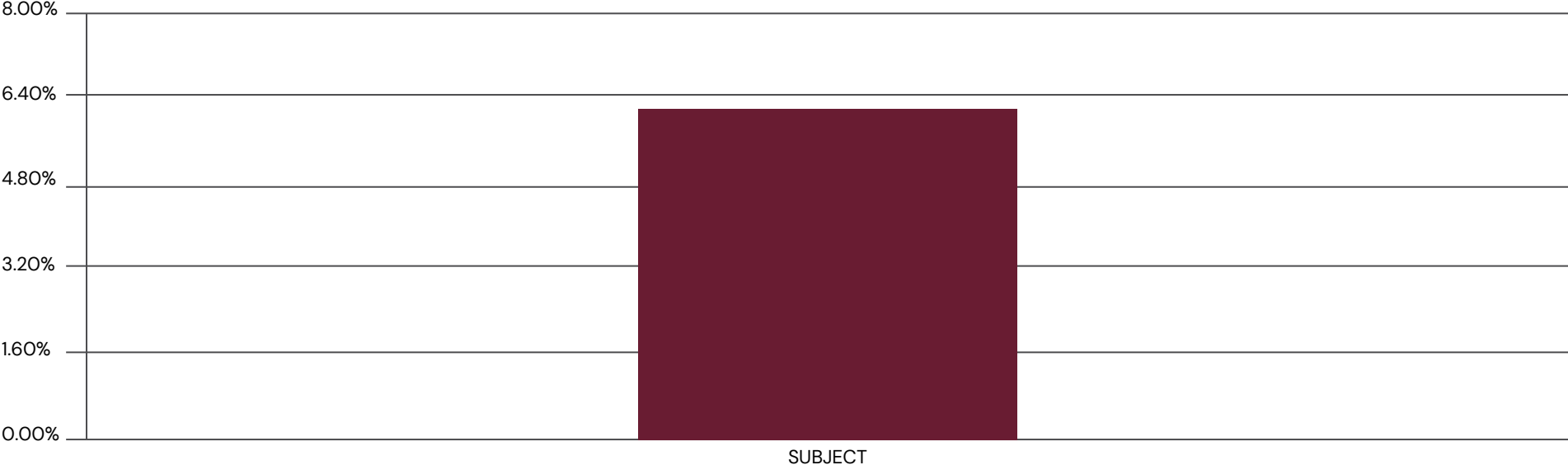


SALES COMPARABLES

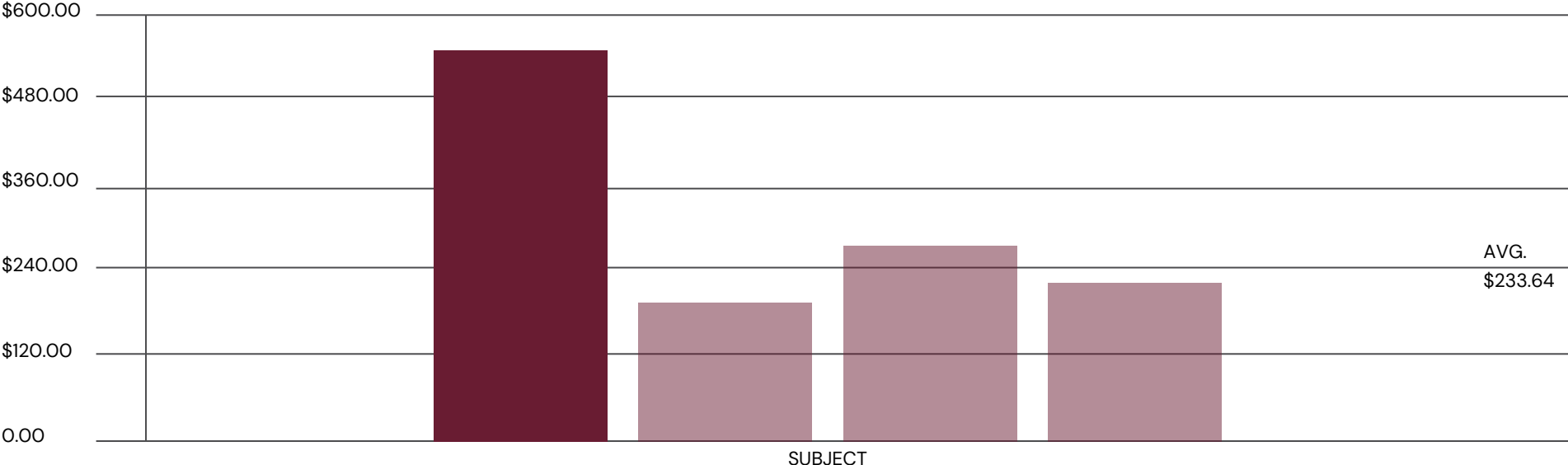
8501 PLUM DRIVE, URBAN DALE, IA 50322

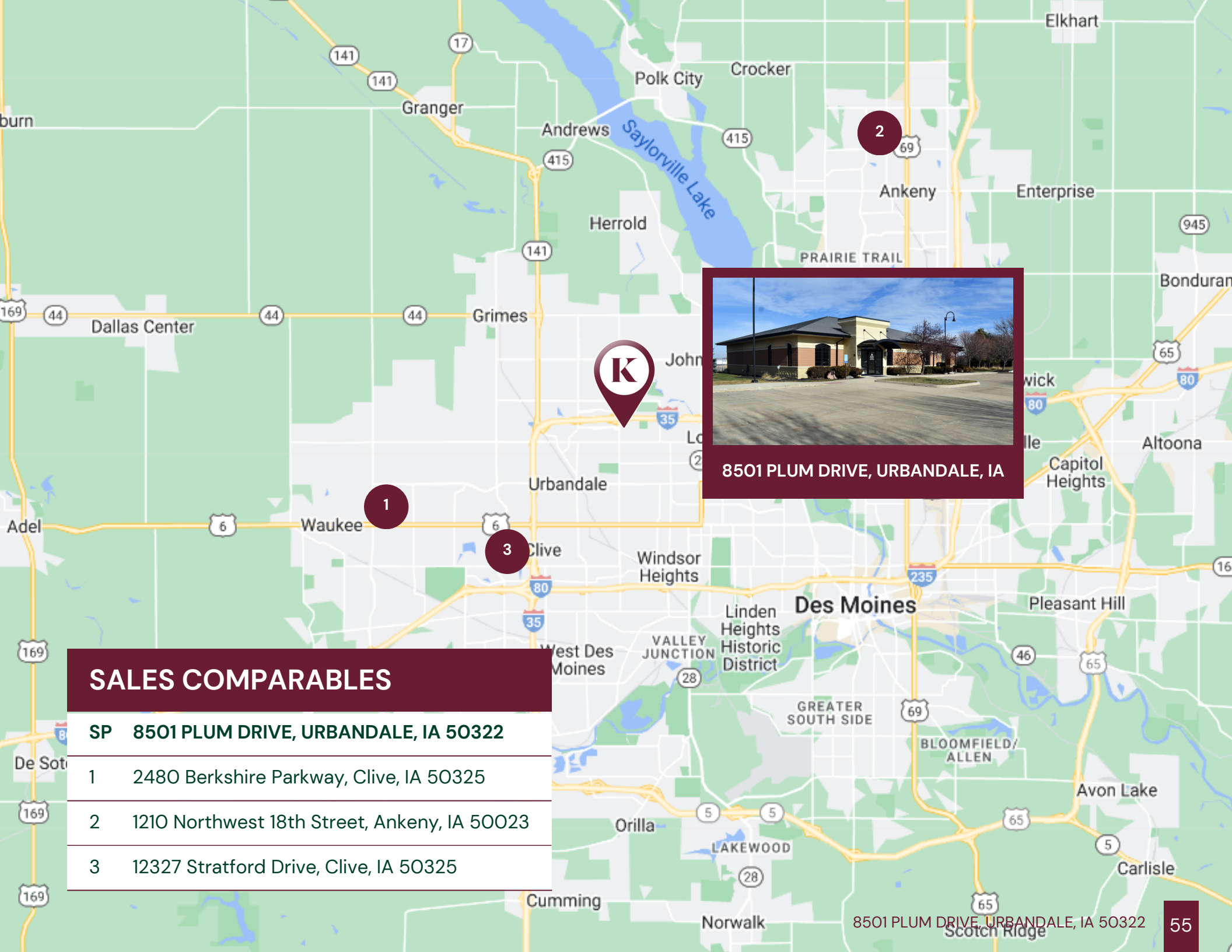
SALES COMPARABLES

GROSS RENT MULTIPLIER



PRICE PER SF





8501 PLUM DRIVE, URBANDALE, IA

SALES COMPARABLES

SP	8501 PLUM DRIVE, URBANDALE, IA 50322
1	2480 Berkshire Parkway, Clive, IA 50325
2	1210 Northwest 18th Street, Ankeny, IA 50023
3	12327 Stratford Drive, Clive, IA 50325

SALES COMPARABLES

PROPERTY ADDRESS	SALE PRICE	SPACES	RENTABLE SF	PRICE/SF	ACRES	CAP RATE	YEAR BUILT	SALE DATE
8501 PLUM DRIVE, URBANDALE, IA 50322	\$2,500,000	1	4,500	\$555.56	2.020	6.3%	2007	N/A
2480 BERKSHIRE PARKWAY, CLIVE, IA 50325	\$1,700,000	5	8,118	\$209.41	0.960	-	2007	6/1/2023
1210 NORTHWEST 18TH STREET, ANKENY, IA 50023	\$2,075,000	N/A	7,478	\$277.48	0.720	-	2008	11/30/2022
12327 STRATFORD DRIVE, CLIVE, IA 50325	\$1,600,000	N/A	7,476	\$214.02	1.280	-	2000	5/5/2022



8501 PLUM DRIVE, URBANDALE, IA 50322



2480 BERKSHIRE PARKWAY, CLIVE, IA 50325



1210 NORTHWEST 18TH STREET, ANKENY, IA 50023



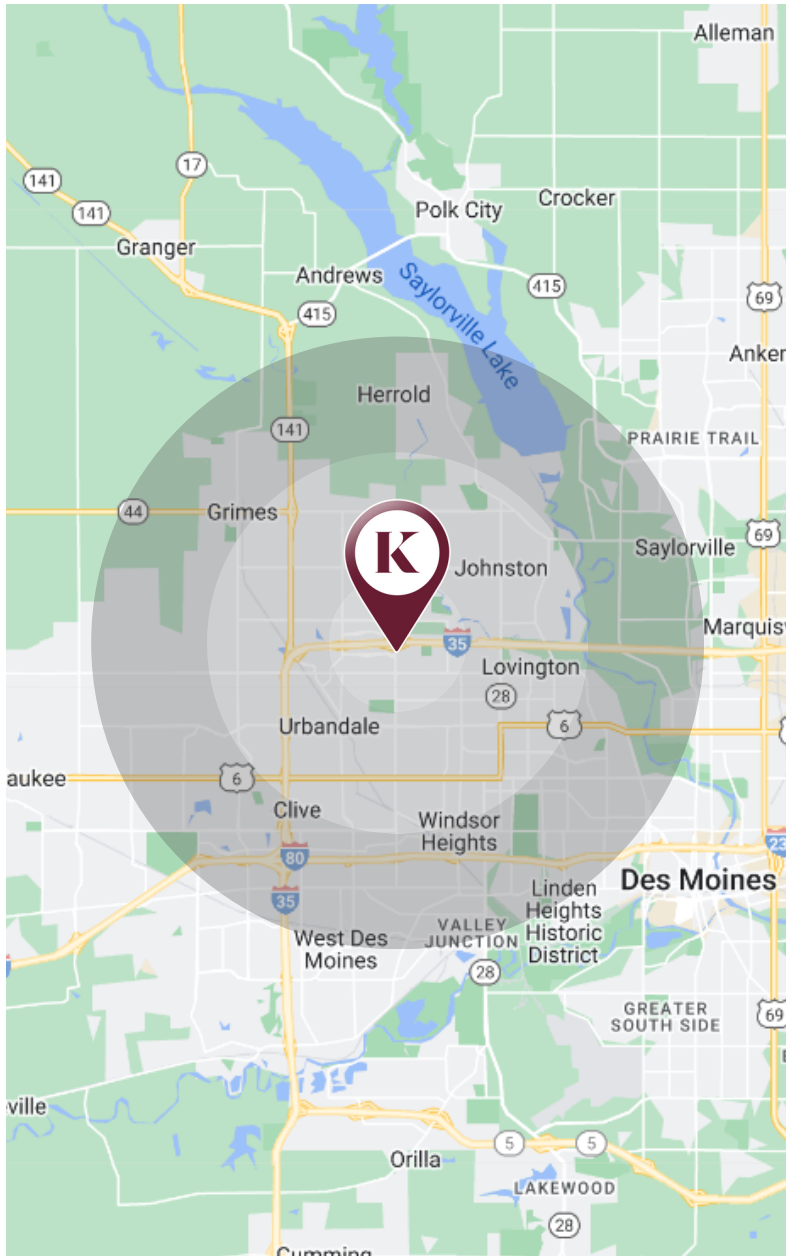
12327 STRATFORD DRIVE, CLIVE, IA 50325



DEMOGRAPHICS

8501 PLUM DRIVE, URBANDALE, IA 50322

DEMOGRAPHICS

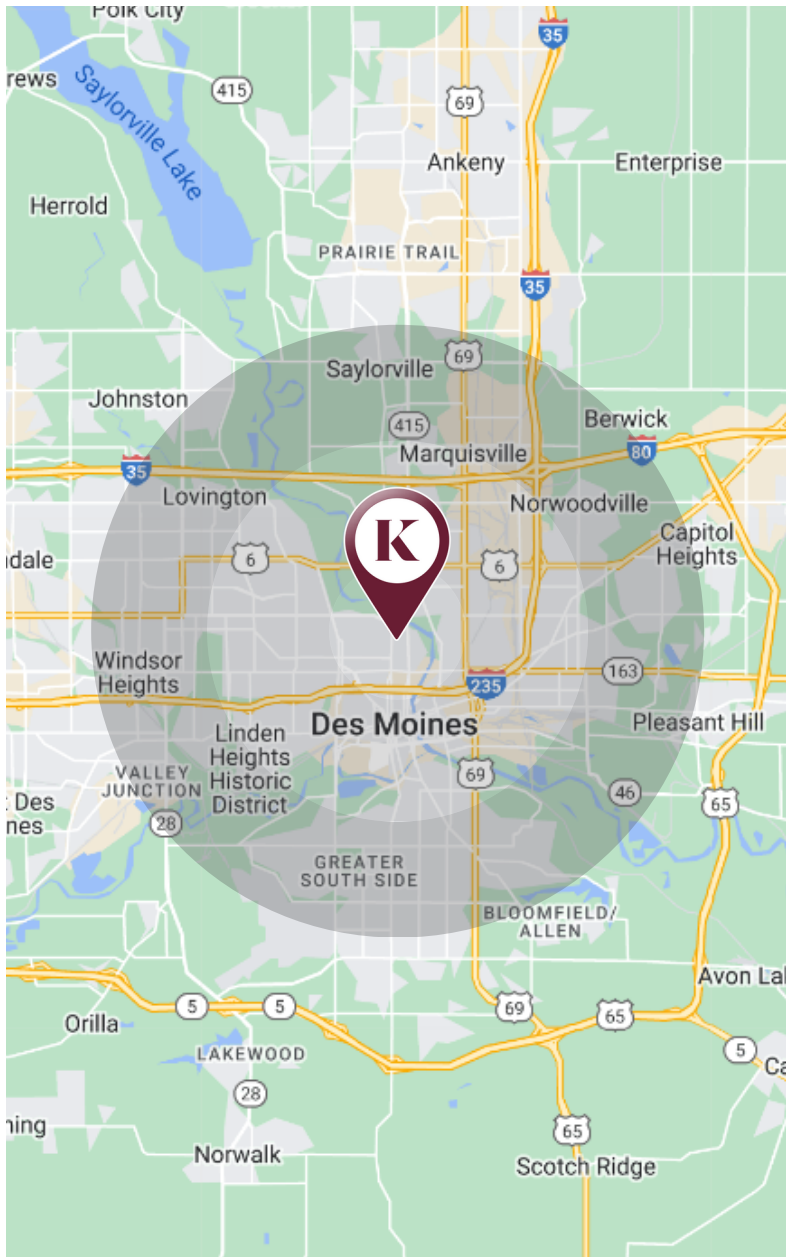


POPULATION	1 MILE	3 MILES	5 MILES
Male	5,332	32,081	73,436
Female	5,610	33,287	76,557
Total Population	10,942	65,368	149,993

AGE	1 MILE	3 MILES	5 MILES
Ages 0-14	2,294	13,558	30,258
Ages 15-24	1,643	8,819	19,082
Ages 25-34	3,936	24,867	58,222
Ages 35-44	1,461	8,028	18,689
Ages 45-54	1,608	10,096	23,742

RACE	1 MILE	3 MILES	5 MILES
White	10,356	59,961	136,876
Black	178	2,016	5,157
AM In/ AK Nat	N/A	1	2
Hawaiian	3	3	13
Hispanic	184	2,677	6,014
Multi-Racial	312	4,062	8,514

DEMOGRAPHICS



INCOME	1 MILE	3 MILES	5 MILES
Median	\$72,847	\$65,652	\$62,829
< \$15,000	174	1,332	4,326
\$15,000-\$24,999	259	2,071	4,673
\$25,000-\$34,999	203	2,112	5,216
\$35,000-\$49,999	423	3,271	8,899
\$50,000-\$74,999	767	5,288	12,524
\$75,000-\$99,999	679	4,231	9,410
\$100,000-\$149,999	841	4,942	10,558
\$150,000-\$199,999	321	1,548	3,419
> \$200,000	381	1,464	3,269

HOUSING	1 MILE	3 MILES	5 MILES
Total Units	3,982	26,839	64,683
Occupied Owner	3,882	25,706	61,220
Occupied Renter	3,205	18,280	43,557
Occupied	677	7,426	17,663
Vacant	100	1,133	3,463



MEET KATALYST TEAM

8501 PLUM DRIVE, URBANDALE, IA 50322

THE KATALYST TEAM BY KW COMMERCIAL

kata • lyst

(noun) – (ka-tuh-lyst):

an agent that provokes or speeds significant growth in your commercial real estate goals

The Katalyst Team is a specialized team that is part of the nationwide brokerage firm KW Commercial Realty. Based out of Des Moines, IA, the Katalyst Team focuses on commercial real estate assets located throughout the state of Iowa. The team's specialty is advising and working with individual clients who have invested in commercial real estate and are looking to grow their assets, grow their networth, grow their income, and ultimately find success in commercial real estate investing. The team's focus allows it to develop relationships with clients beyond one transaction and be a life-long partner and advisor in their real estate investments.

JARED HUSMANN

PRESIDENT, KATALYST TEAM

Jared's Mother and Father who each respectively participated in Residential and Commercial investment, ownership, and development.

At the age of 18 Jared began his own individual investment career by purchasing his first investment property. Within 6 years he built an investment portfolio of over 72 doors spread around Central Iowa over 30+ properties. Frustrated with Residential properties Jared began his career as a commercial real estate agent and made a commitment to help other owners and investors like himself by providing better services, data, communication, and life-experience than traditional agents who marketed themselves as "Investor-Agents."



THE KatalYST
TEAM by **KW**
COMMERCIAL

HEATHER HELLMAN

DIRECTOR OF OPERATIONS

Heather came to us from working as a strategic analyst for a well-known annuity company in Urbandale. She has a love for numbers and fine-tuning systems. When Heather is not working, she can be found on any day running one of her 4 children to one of their many activities, or volunteering around her hometown of Panora. She enjoys spending time on their farm with all her animals...with chickens being her favorite. The one-time city girl has really adapted to the quiet, country life, and wouldn't have it any other way.



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