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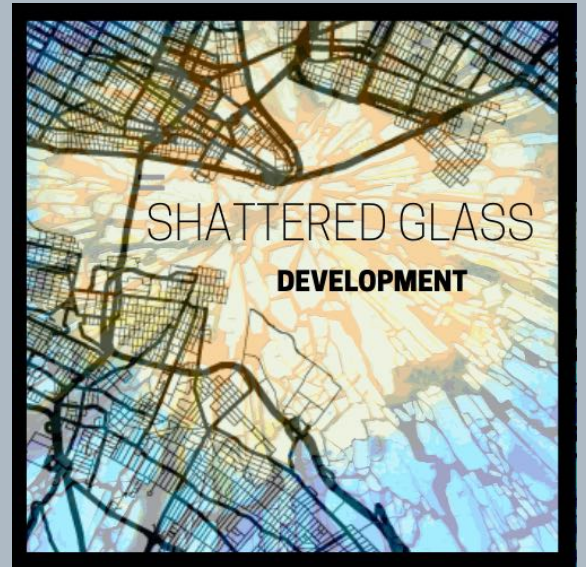
# GRIMES GATEWAY BUSINESS PARK

3000 SE Grimes Blvd. Ste 600

**Retail | Flex | Office**

This retail space has high visibility and is within walking distance of day care, restaurants, coffee shop, fitness centers, hair salon and even doggy daycare. Building is only 1 mile from Interstate 35/80.

Suite 600 :    3,000 SF  
                  \$12.00 NNN  
                  Expansion and Demising Options Available  
                  Signage ready



**Jackie Johansen**  
**(515) 277-0042**

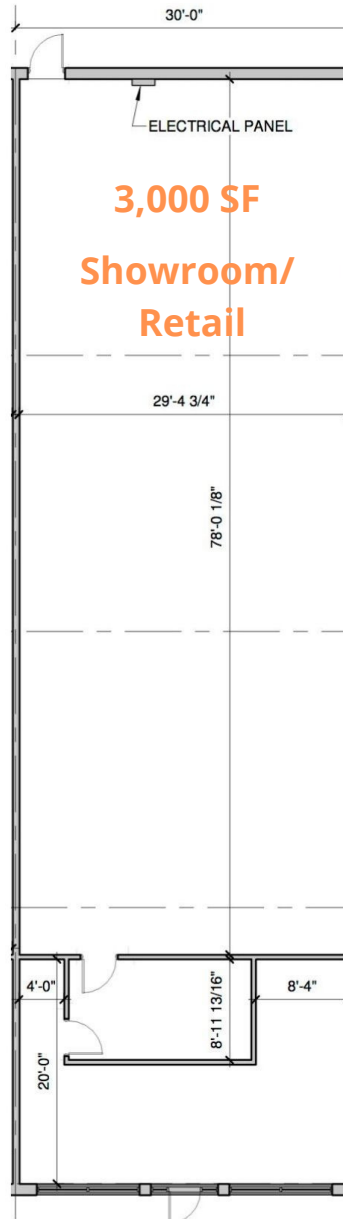
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**SHATTERED GLASS DEVELOPMENT**  
JACKIE JOHANSEN | (515) 277-0042 | SHATTEREDGLASSDEV.COM  
LICENSED REAL ESTATE BROKERAGE IN THE STATE OF IOWA

# FLOOR PLAN

3000 SE Grimes Blvd. Ste 600



- 3,000 SF
- Vanilla shell space
- Warehouse and more showroom space available
- Entry with Natural Light
- Expansive Open Space
- 14' Ceiling Height
- Parking in Front and Back





# EXPANSION OPTIONS

3000 SE Grimes Blvd.



Several expansion options available in Bldg 3000 (warehouse and showroom/retail)



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# INTERIOR AND EXTERIOR

3000 SE Grimes Blvd. Ste 600





# GRIMES GATEWAY BUSINESS PARK

3000 SE Grimes Blvd. Ste 600

**Retail | Flex | Office**

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## Major Employers in Grimes area

- John Deere
- DuPont Pioneer
- Amazon
- Hy-Vee
- Walmart
- Menards
- Fed Ex

## Current Tenants in Grimes Gateway Park

- Consulting and Distribution Centers
- Strength and Fitness Studios
- Hair and Beauty Salons
- Back To Health Chiropractic
- Food Depot Bar and Grill
- Signature Signs & Graphics Studio
- Legacy Tattoo & Art Co.

## About Grimes

- Second fastest growing city in metro
- Highway 141 traffic: 44,000 VPD
- City team is targeting growth



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