

FOR
LEASE

MERLE HAY CENTRE OFFICE

6200 AURORA AVENUE, URBANDALE, IOWA



FOR MORE
INFORMATION
PLEASE CONTACT

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**CB Richard Ellis/Hubbell
Commercial**
6900 Westown Parkway
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www.cbrehc.com

LISTING # 293254

PREMISES:

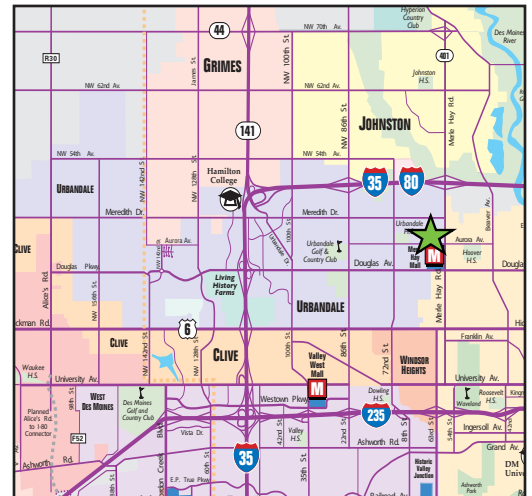
- 530-11,361 SF available

LEASE RATE: \$14.00/SF Full Service

FEATURES:

- Central location
- Two new conference rooms
- On three bus lines
- On-site fitness facility with locker rooms
- Ample Parking
- Wi-Fi available

Visit www.cbre.com/merlehaycentre for a property tour



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Building Information

Building Class:	B
Number of Floors:	6
Largest Contiguous Space:	11,361 SF
Current Rental Rate:	\$14.00/SF Full Service (includes Net Rent, Taxes, Insurance, CAM, Janitorial and Utilities)
Approximate Floor Plate:	11,875 SF
Parking:	200 Stalls
Location :	Located on Aurora Avenue in Urbandale, Iowa. Centrally-located on three MTA bus lines.

AVAILABLE SUITES:

Floor	Suite	USF	LSF	
2	202W	1,367	1,616	
2	204W	464	548	
2	205E	899	1,063	
3	310W	3,539	4,183	
3	305E	3,745	4,427	
4	402W	1,494	1,766	Leased
4	410W	3,156	3,730	
4	403E	2,915	3,446	
5	500W	3,157	3,732	Leased
5	502W	2,848	3,366	Leased
5	506W	2,296	2,714	Leased
6	602W	529	625	
6	604W	2,319	2,741	
6	605E	3,179	3,758	
6	607E	1,273	1,505	