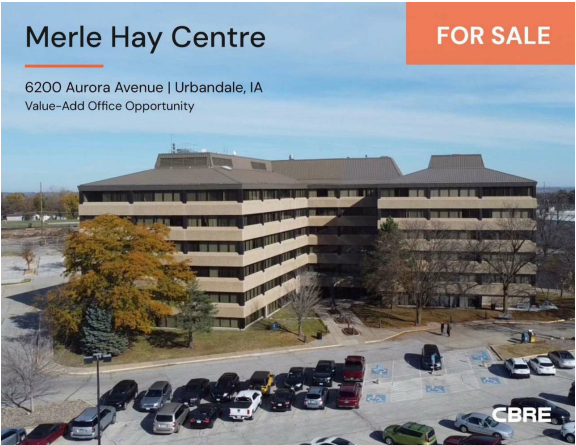


**Merle Hay Centre**  
6200 NW Aurora Ave. | Urbandale, IA | US | Polk County  
Available SF: 157,488 | Sale Price: \$3,990,000



Building Type:	Office
Available SF:	157,488
Total SF:	157,488
Sale Price:	\$3,990,000
Last Updated:	Jul 21, 2025

**Economic Development Contact**

Aaron M. DeJong  
City of Urbandale  
3600 86th Street  
Urbandale, IA 50322  
(515) 251-1644 | ADeJong@urbandale.org

**Realtor/Owner Contact**

Bill Wright  
| bill.wright2@cbre.com

**Property and Area Description**

This six-story office building for sale in Urbandale, Iowa, features 157,488 square feet of commercial space. Merle Hay Centre presents an attractive investment opportunity, priced significantly below replacement cost. It offers leasing options for businesses looking for professional office space with favorable rental terms. The spacious, versatile floor plans allow for customization to meet specific business needs. Moreover, the property benefits from access to major transportation routes and is located next to Merle Hay Mall, within a well-established business and retail area.

**Population**

	<b>524,620</b> 10 Mile Radius	<b>672,483</b> 20 Mile Radius	<b>812,672</b> 30 Mile Radius
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Source: ESRI®, 2024

**Households**

	<b>214,208</b> 10 Mile Radius	<b>268,254</b> 20 Mile Radius	<b>323,815</b> 30 Mile Radius
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Source: ESRI®, 2024

**Transportation**

Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: Unknown

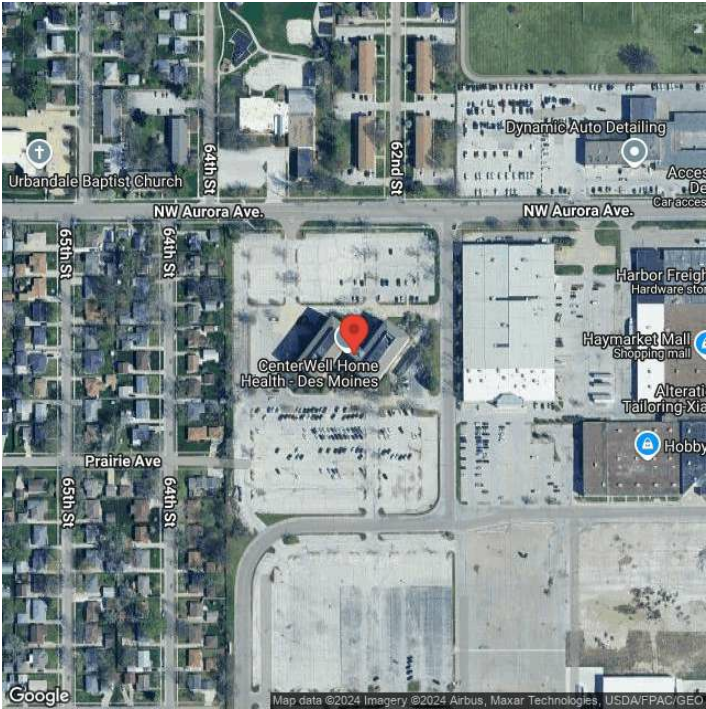
Property Images

# Merle Hay Centre

6200 Aurora Avenue | Urbandale, IA

Value-Add Office Opportunity

FOR SALE



Sid Juwarker | Vice President of Economic Development | Greater Des Moines Partnership  
700 Locust Street | Des Moines, IA 50309 | (515) 286-4964 | [sjuwarker@DSMPartnership.com](mailto:sjuwarker@DSMPartnership.com)