

FOR LEASE



ONE CORPORATE PLACE 1501 42ND STREET West Des Moines, Iowa 50266

Office Space Available
2,767 RSF +/-

KOREY BIRKENHOLTZ
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ONE CORPORATE PLACE FOR LEASE



BUILDING HIGHLIGHTS

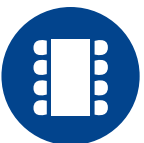
- Lobby and Common areas updated with substantial improvements in 2022
- Tenant improvements negotiable
- Building signage potential
- UPS/FedEx drop off location
- Abundant free surface parking (4.5 per 1,000 RSF parking ratio)
- Break area available for tenants use at no additional cost
- Generous window line with fantastic views
- Numerous retail amenities in the immediate area
- Contact broker for estimated Building Operating Expenses
- Excellent West Des Moines location with convenient access to Westown Parkway and I-235



CLASS B



BREAKROOM



SHARED CONFERENCE SPACE



INTERSTATE ACCESS



RENOVATED



EXCELLENT LOCATION



OFFICE SPACE



PARKING LOT



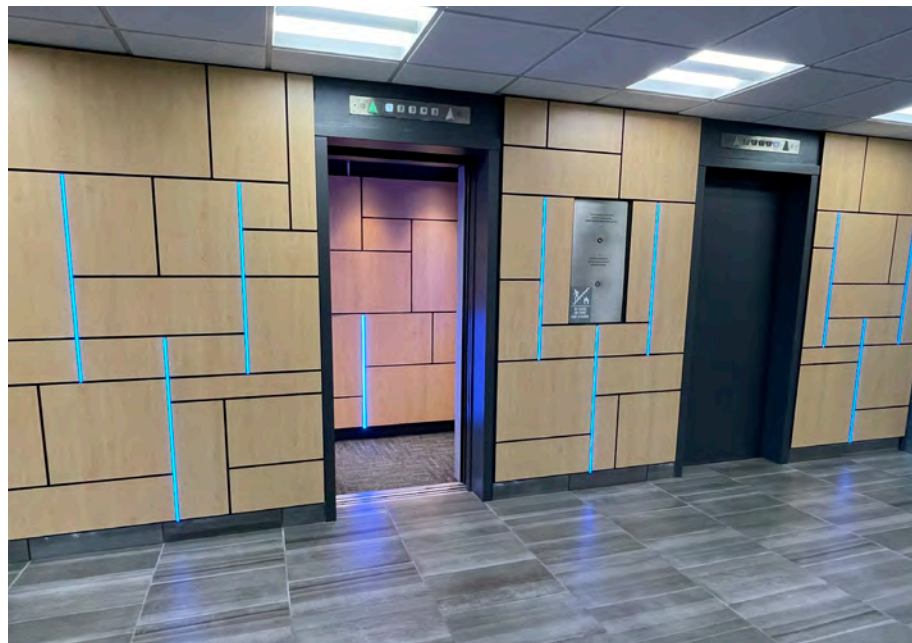
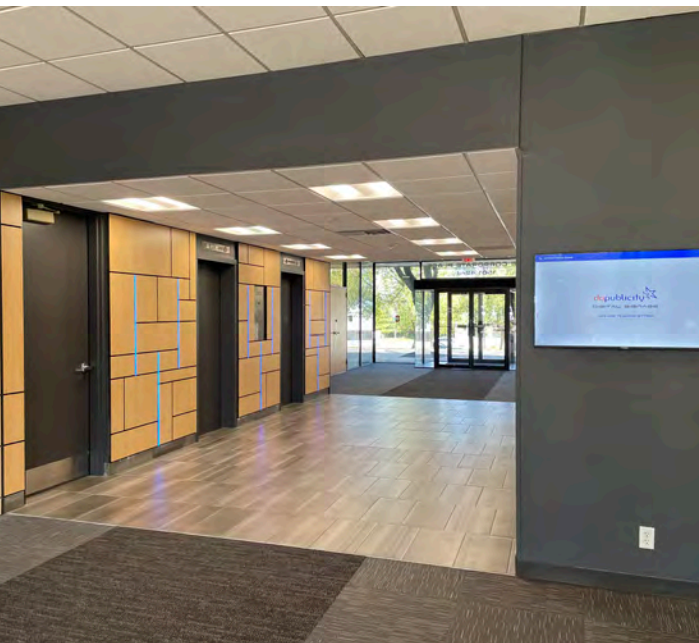
RESTAURANTS NEARBY



RETAIL SHOPPING NEARBY



UPDATED LOBBY



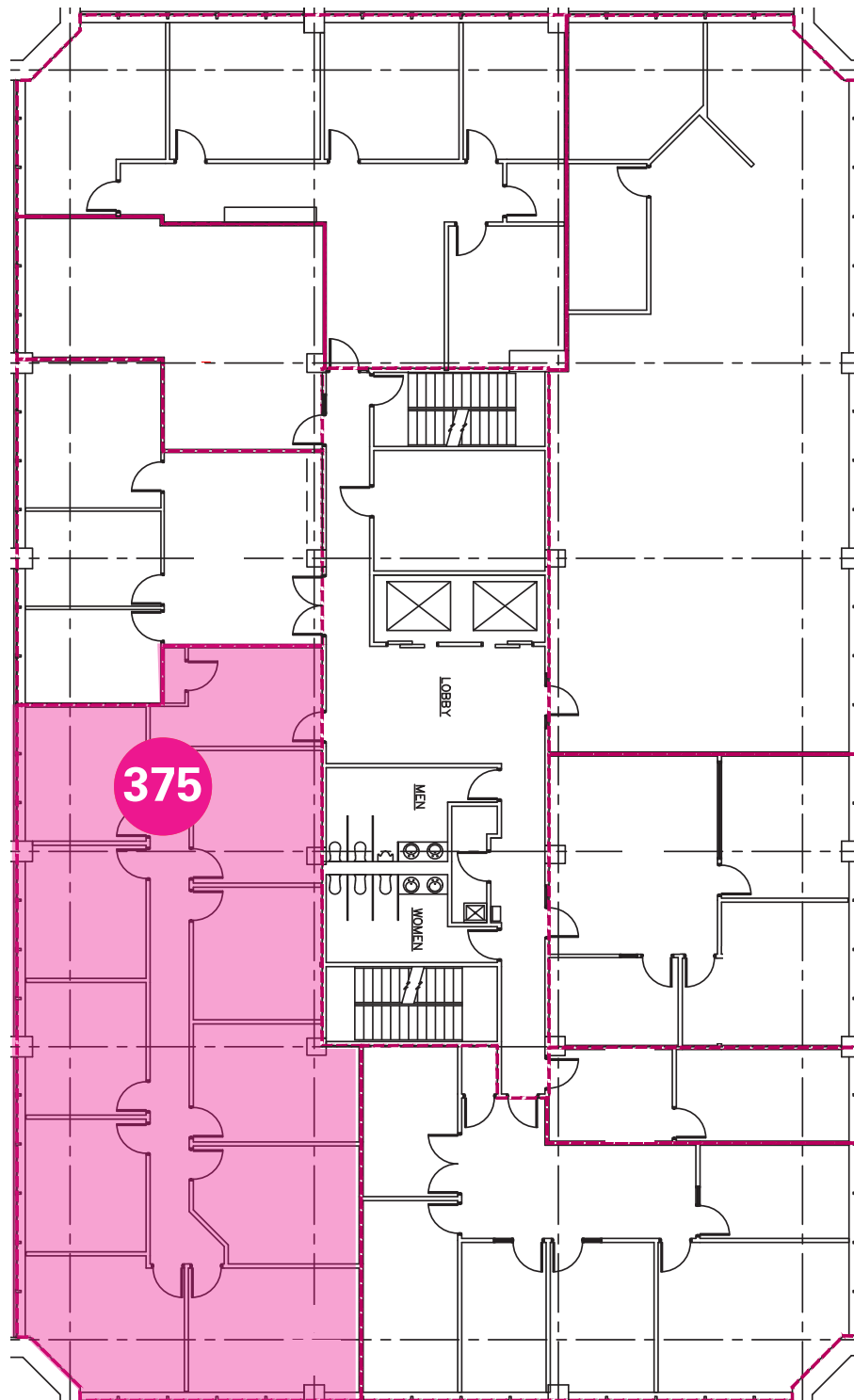
ONE CORPORATE PLACE AVAILABILITY

Third Floor

42ND ST



I-235



OFFICE SPACE

SUITE 375 2,767 RSF

Lease Rate: \$7.95/RSF/As-Is, Net

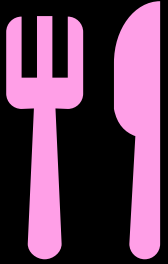
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nearby ATTRACTIONS



449

Restaurants



35

Bars and
Pubs



41

Coffee
Shops



39

Grocers



65

C-Stores



168

Retail
Shopping



62

Hotels



48

Attractions/
Entertainment

Average Annual Spend per Household on Eating Out



\$466

Breakfast



\$1,455

Lunch



\$2,232

Dinner

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K N A P P
P R O P E R T I E S



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