

FOR LEASE



KNAPP
PROPERTIES



6800 LAKE DRIVE

West Des Moines, Iowa 50266

**Office Space Available
from 1,564 to 13,570 RSF ±**

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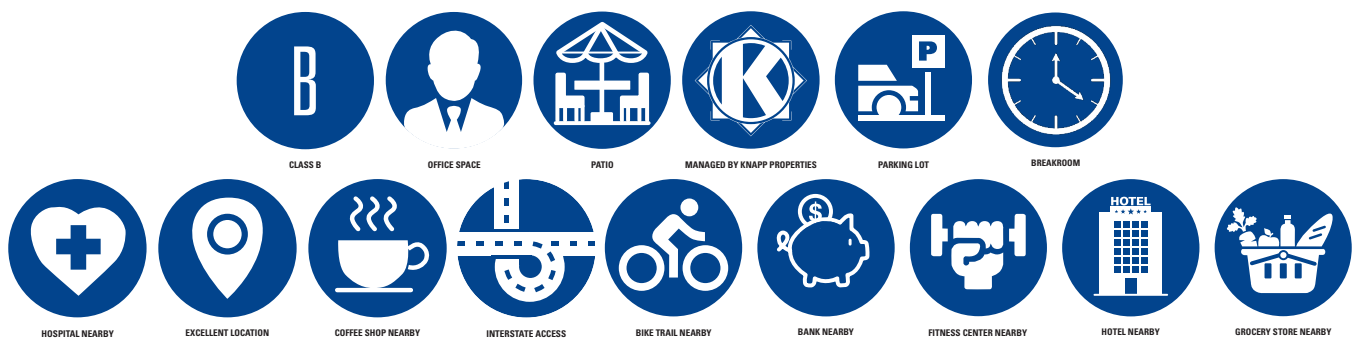
6800 LAKE DRIVE FOR LEASE



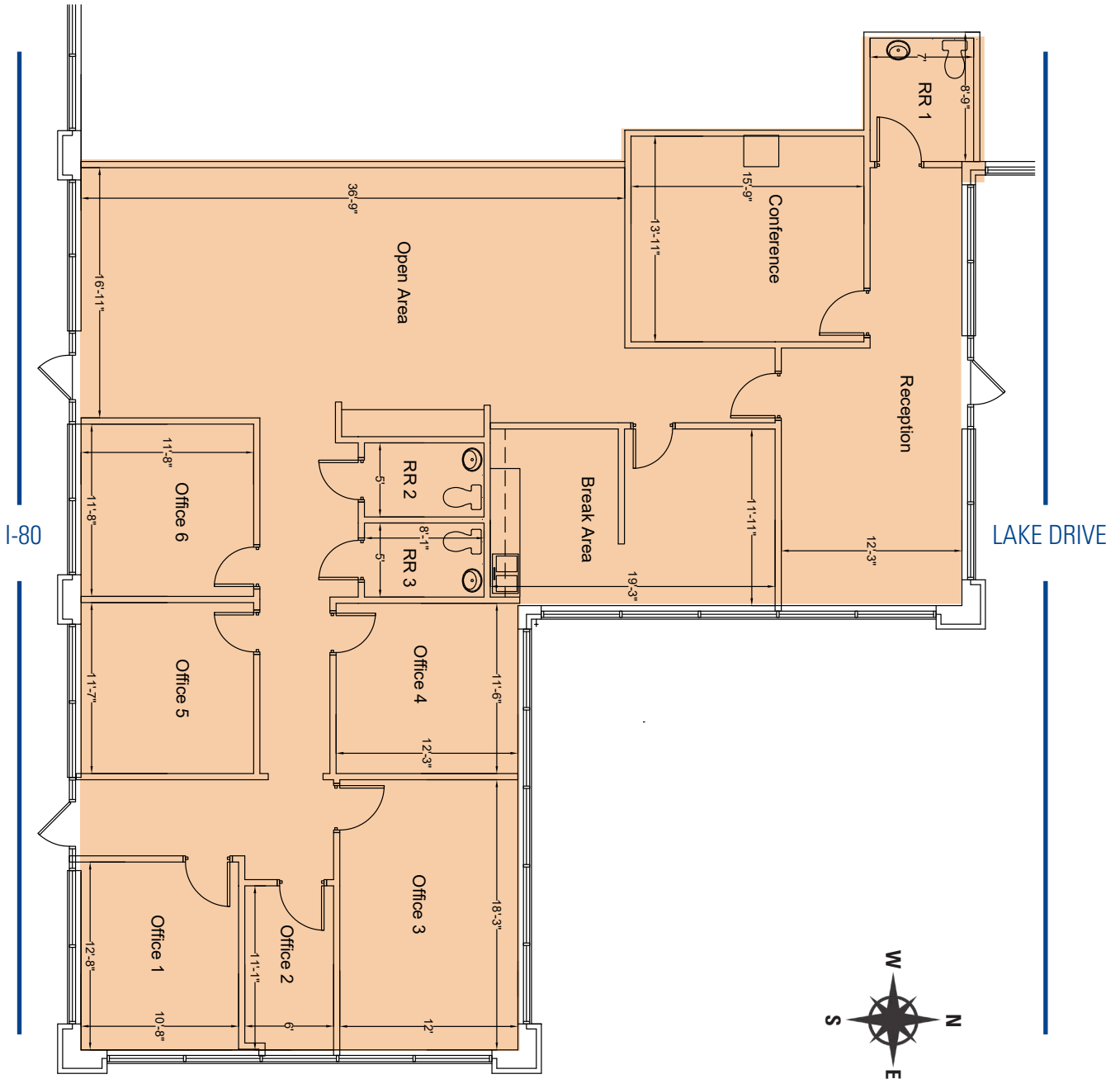
BUILDING HIGHLIGHTS

- Two building complex with interstate visibility
- Monument sign potential
- Ample parking
- Professionally managed & maintained
- Outdoor courtyard
- Classic brick exterior with 10 foot ceilings
- Space can be demised to fit your needs

6800 Lake Drive is a fantastic Class B office space. It's minutes away from popular West Des Moines and Waukee restaurants and shopping, as well as quick interstate access. Suite 125 has recently been demoed to open the space up, allowing for more creative office configurations.







OFFICE SPACE 2,862 RSF (approx.)

Available Now

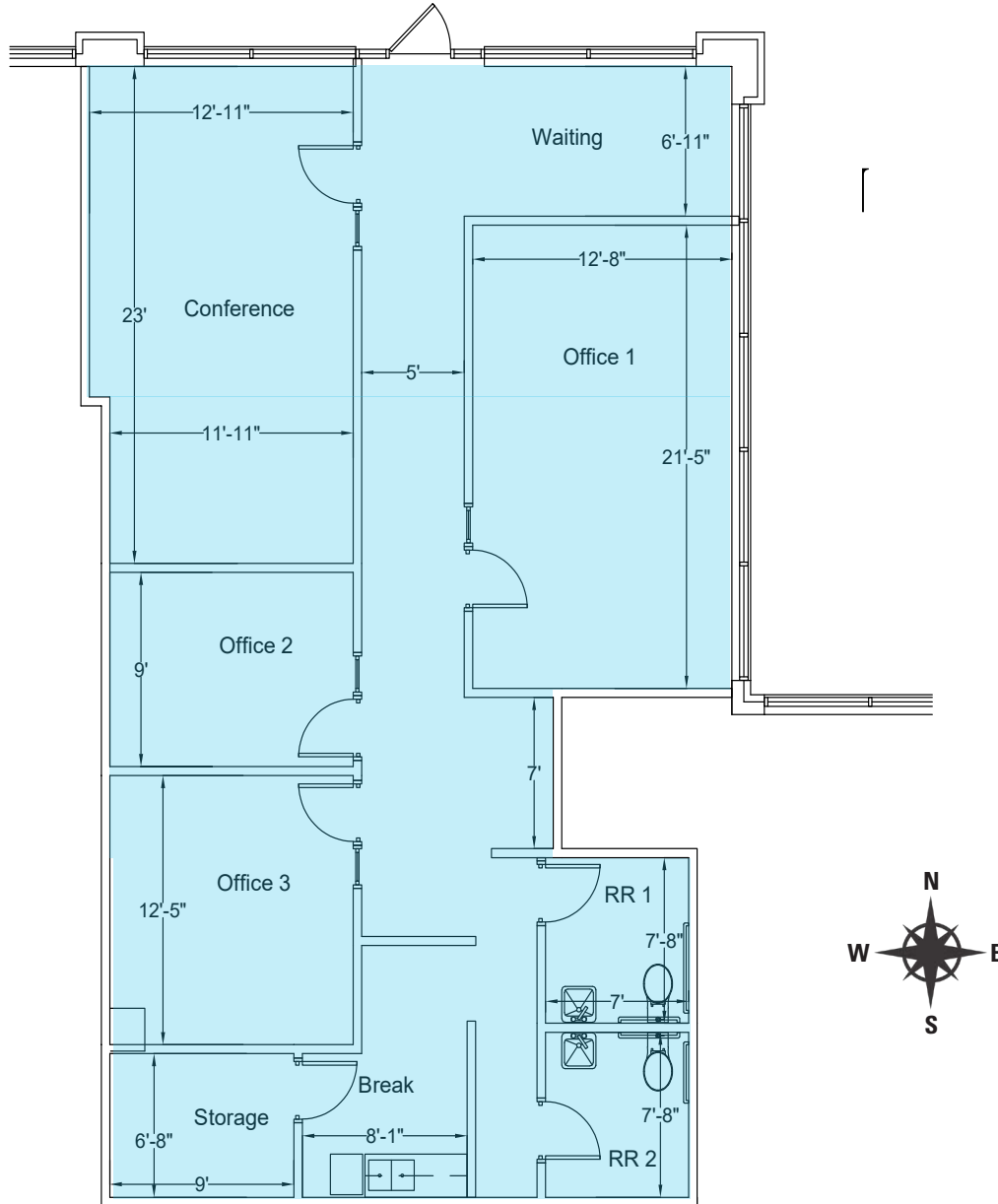
Lease Rate: \$11.00 PSF NNN

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LAKE DRIVE



I - 80

OFFICE SPACE 1,564 RSF (approx.)

Available 8/1/26

Lease Rate: \$11.00 PSF NNN

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DEMOGRAPHICS

6800 LAKE DRIVE

5 mile radius

INCOME



\$87,313

Median Household Income



\$217,410

Median Net Worth



\$277,115

Median Home Value



\$70,344

Median Disposable Income

EDUCATION



56%

Bachelor's/Grad/Prof Degree

BUSINESS



6,716

Total Businesses



109,982

Total Employees

KEY FACTS



149,954

Population



168,649

Total Daytime Population



36.8

Median Age



60,613

Households

TRAFFIC



8,400

Westtown Pkwy



1,883

Lake Drive

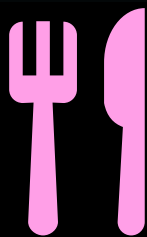
EMPLOYMENT



3.2%

Unemployment Rate

nearby ATTRACTIONS



350

Restaurants



26

Bars and
Pubs



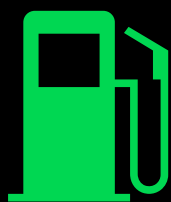
37

Coffee
Shops



36

Grocers



64

C-Stores



127

Retail
Shopping



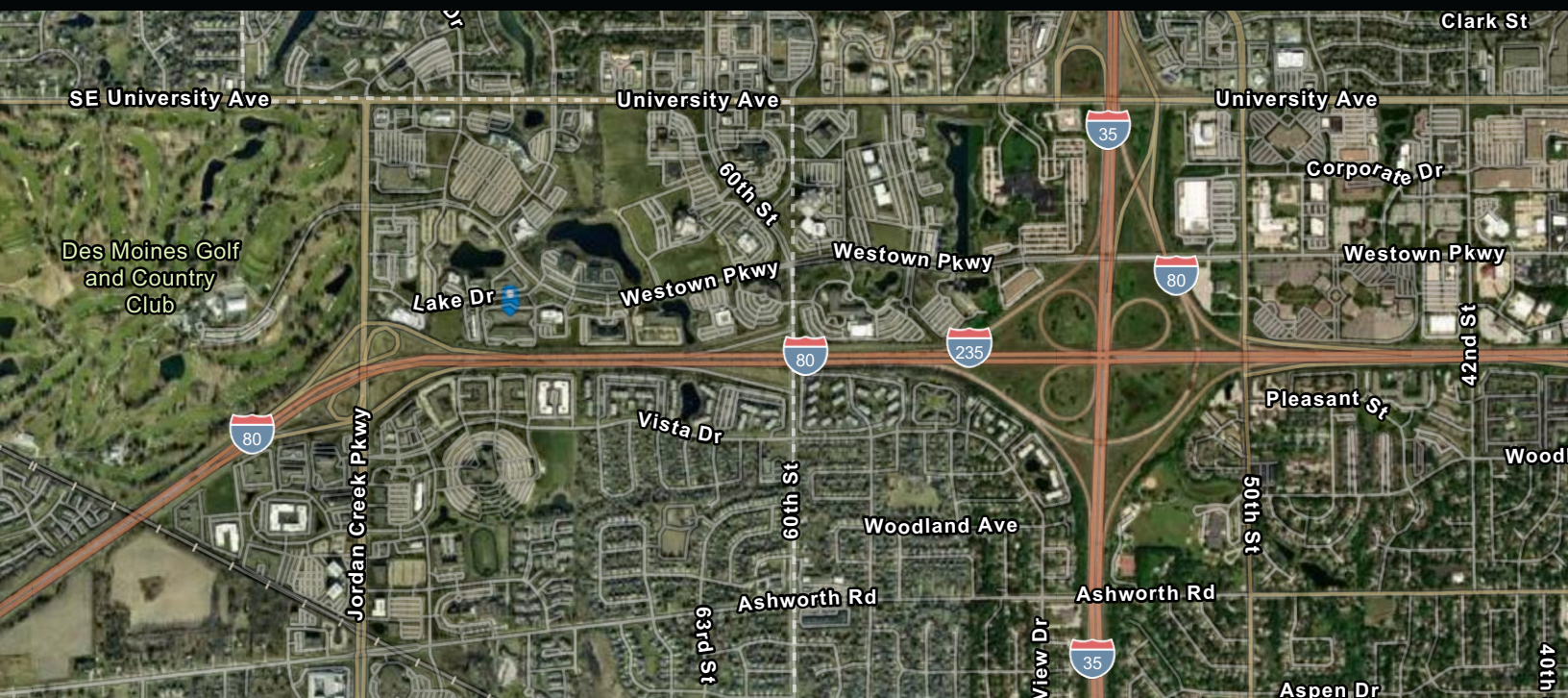
47

Hotels



43

Attractions/
Entertainment





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