

# ATLAS

**West Des Moines, Iowa 50266**

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states  
WB Realty is a licensed real estate broker in Iowa.





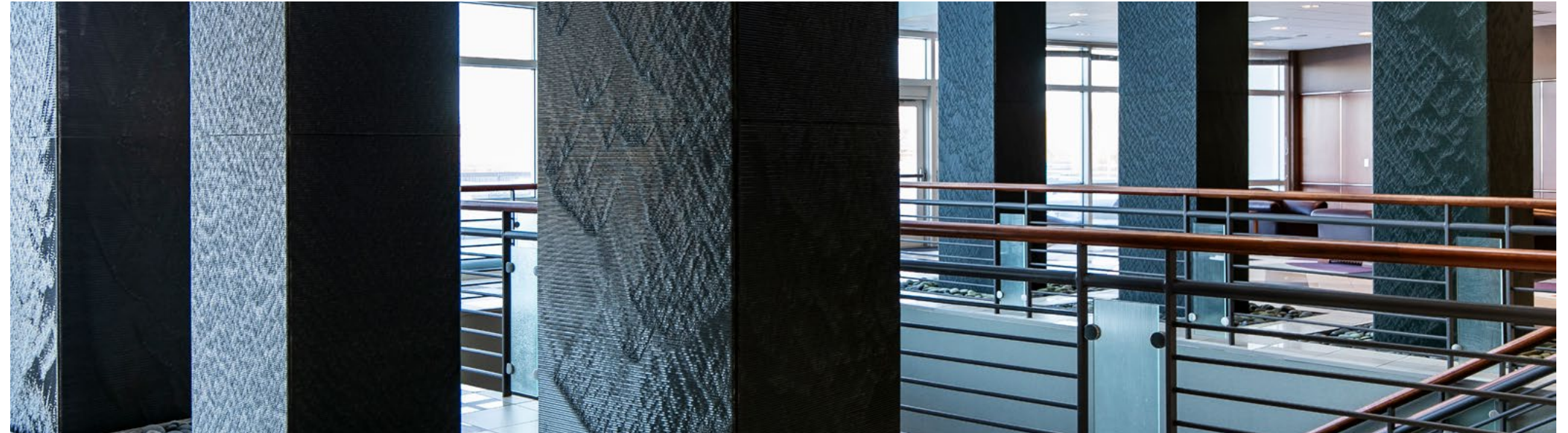
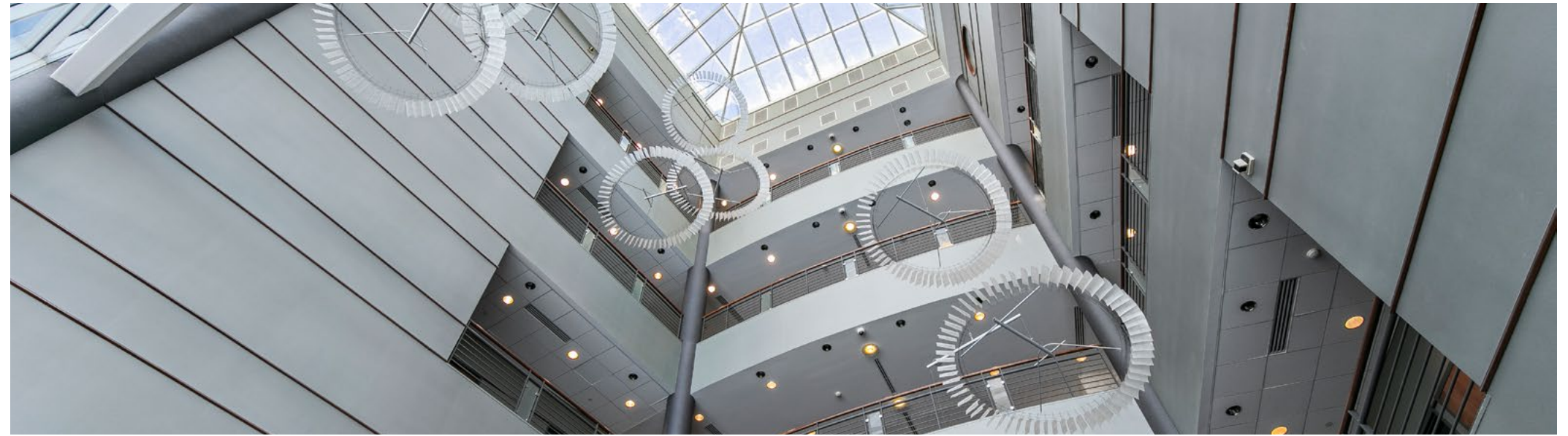
**UP TO 315,000 SF  
OF OFFICE SPACE  
IN IDEAL WEST DES  
MOINES LOCATION**

The Atlas Building is a premier Class A mixed-use property offering exceptional multi-tenant leasing opportunities. With outstanding amenities, it's perfect for businesses looking to establish roots in the heart of West Des Moines.



## DELIVERING ACCESS

Ideally located between University Avenue and Westown Parkway, this distinctive office building offers unparalleled access, visibility and exceptional amenities.



## DELIVERING OPPORTUNITY



### Unparalleled Visibility

Unrivalled visibility from Westtown Parkway and University Avenue, two of the city's most heavily traveled thoroughfares with 47,000+ vehicles per day.



### Branding Possibilities

The building offers potential for highly visible building signage as well as monument signage at both north and south entrance points.

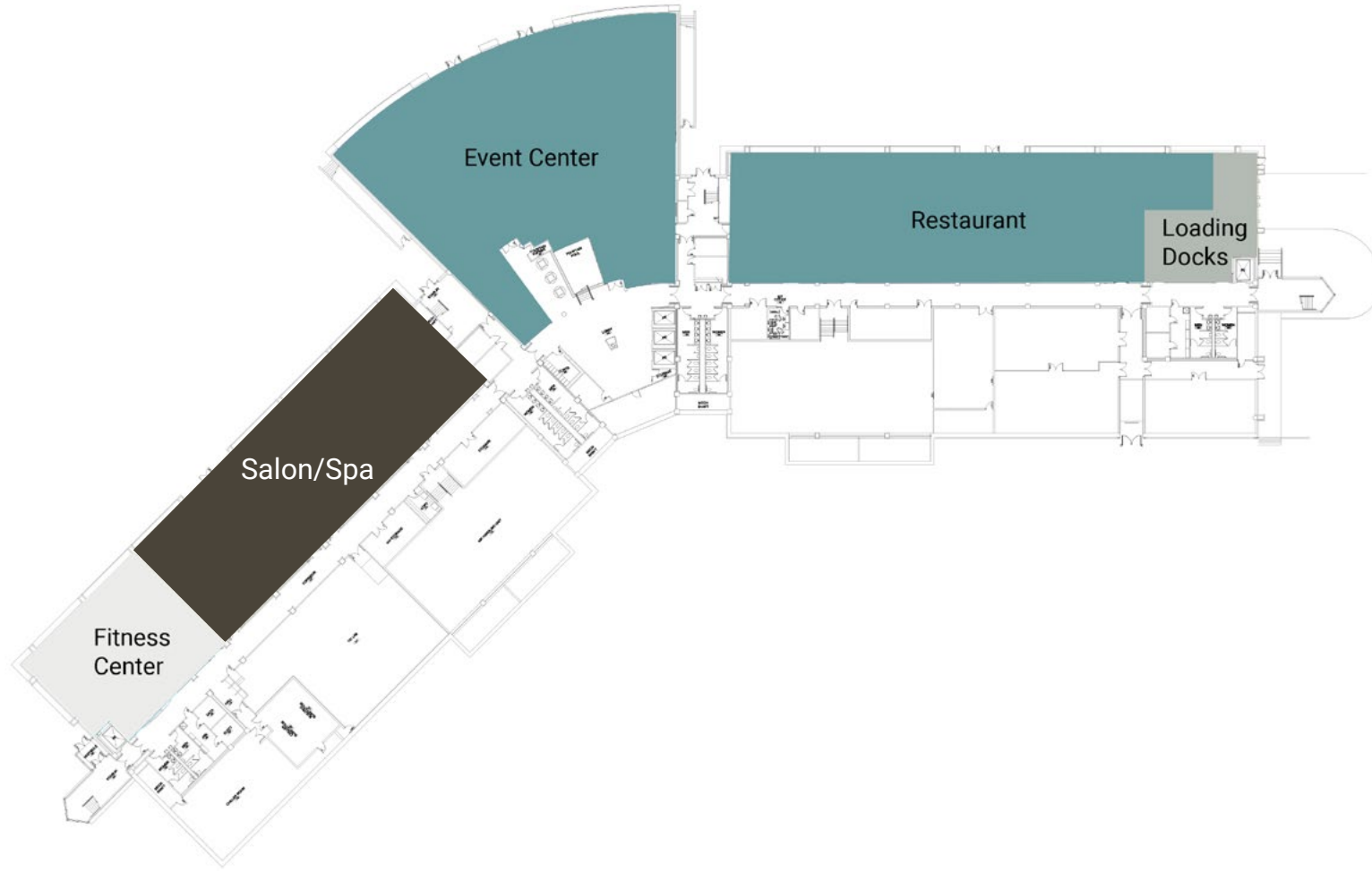


### Onsite Amenities

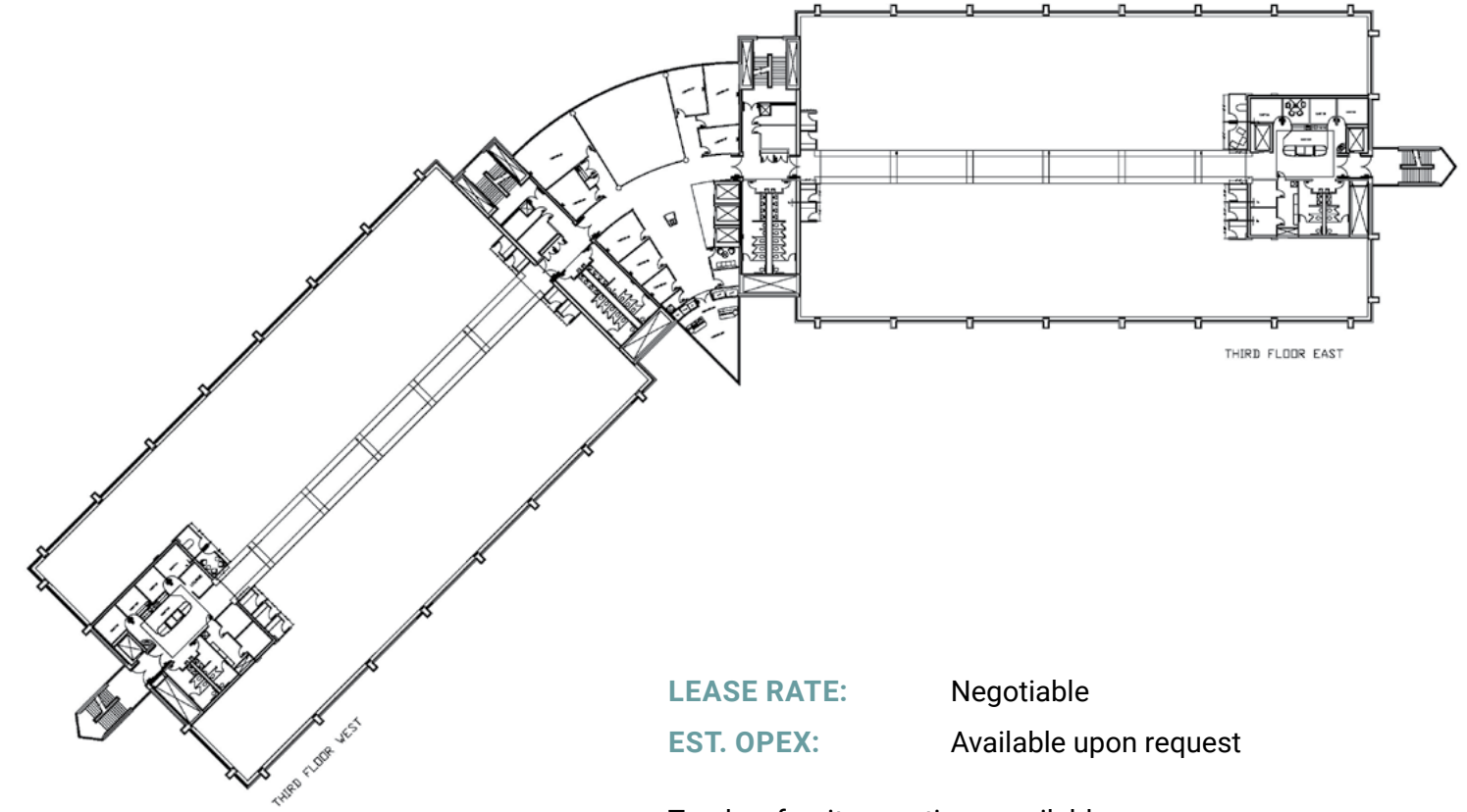
The building features a lobby café, 24/7 fitness center with shower and locker rooms, a recreation room to include golf simulators and games, 20-person meeting space, and 10,000 SF rooftop patio.

# FLOOR PLANS

## Floor 1 - Amenity Floor



## Typical Floor Plan (Floors 2-6)



**LEASE RATE:** Negotiable  
**EST. OPEX:** Available upon request

Turnkey furniture options available.

## BUILDING FEATURES

-  425,000 SF of mixed-use space on 6 floors
-  Remarkable building atrium with a dramatic skylight seeping light into the space
-  Abundant on-site parking with 1,870 spaces
-  Newly installed solar panels
-  Located on the extremely popular University Ave and Westown Parkway office corridor, home to countless businesses
-  Three Onan 1500KW generators that service the full building
-  10,000 SF rooftop patio

## RECENT BUILDING UPDATES

- New furniture and finishes in the main lobby - 2024
- Shower and locker room remodel - 2017
- Florescent conversion to LED light
- Smoke control upgrade - 2018
- Light control - 2018-2019
- Building automation upgrade - 2018-2022
- Revolving doors (1) new 2019, (4) new 2022
- Chillers rebuilt/updated - 2021
- Fire system panel upgrade - 2022
- Solar panel installation - 2022
- Roof replacement - 2022



INTERIOR IMAGES



## Corporate Neighbors

- |                                   |                                     |
|-----------------------------------|-------------------------------------|
| 1 Methodist West Hospital         | 9 Homesteaders                      |
| 2 DMOS                            | 10 Hy-Vee Corporate                 |
| 3 MercyOne West<br>Medical Center | 11 Farm Bureau Financial            |
| 4 Merchants Bonding               | 12 Northwest Bank                   |
| 5 Strategic America               | 13 Farmers Mutual Hail<br>Insurance |
| 6 Truckers Insurance              | 14 Heartland Co-Op                  |
| 7 Wolfe Eye Clinic                | 15 Lakeview Medical Park            |
| 8 Eagle Life Insurance Co.        |                                     |

## Restaurants

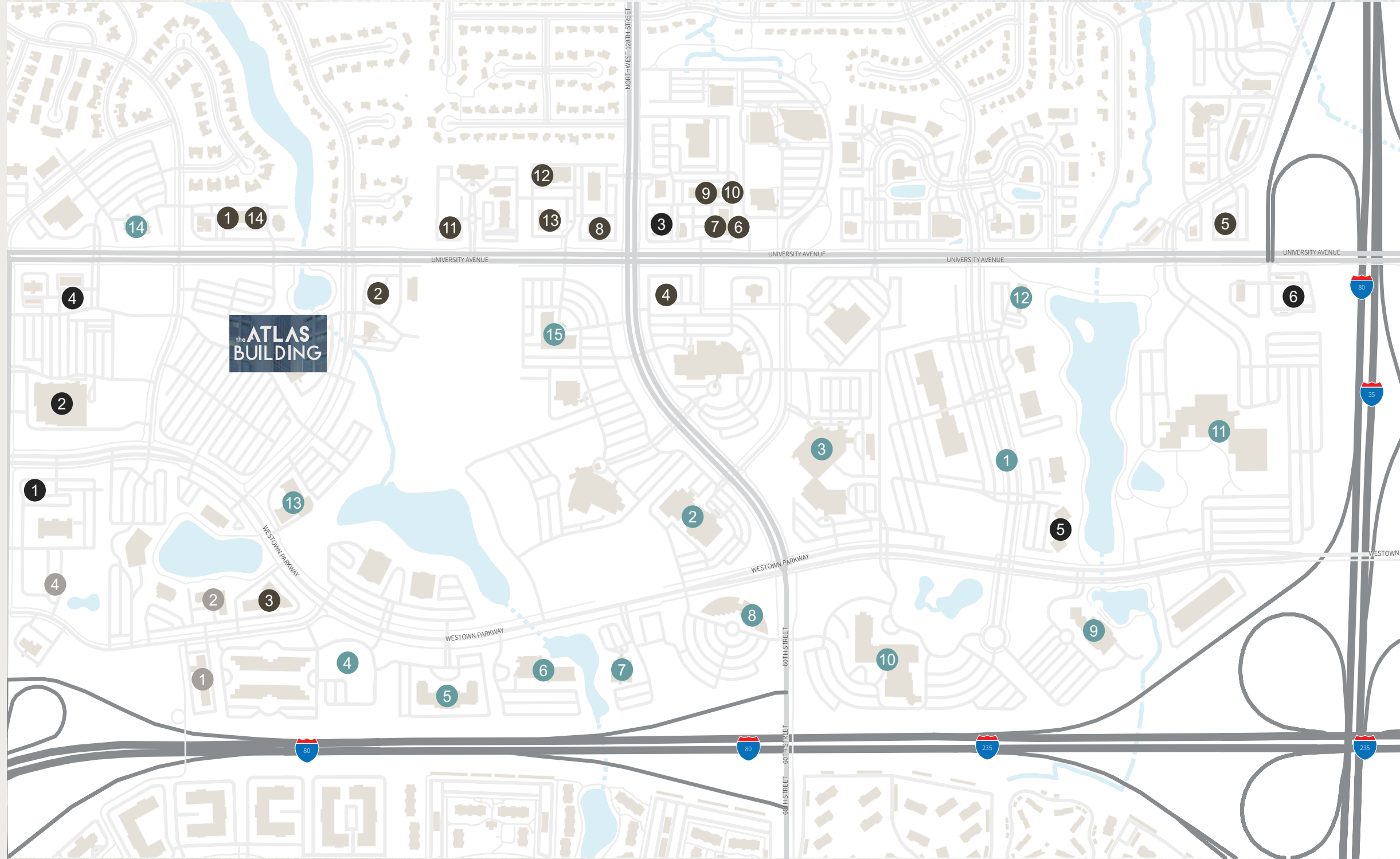
- |                           |                    |
|---------------------------|--------------------|
| 1 5 Bourough Bagels       | 10 Franka Pizzeria |
| 2 Panera Bread            | 11 Capriottis      |
| 3 Pickerman's             | 12 Jimmy John's    |
| 4 Biaggi's                | 13 Jersey Mike's   |
| 5 Cracker Barrel          | 14 Club Car        |
| 6 Caribou Coffee          |                    |
| 7 Z'Mariks                |                    |
| 8 Cooper's Hawk           |                    |
| 9 St. Kilda Café & Bakery |                    |

## Hotel

- |                        |
|------------------------|
| 1 Hampton Inn          |
| 2 Staybridge Suites    |
| 3 Comfort Inn & Suites |
| 4 WoodSpring Suites    |

## Retail

- |                              |
|------------------------------|
| 1 Starbucks                  |
| 2 Hy-Vee Grocery Store       |
| 3 Walgreens                  |
| 4 Hy-Vee Fast and Fresh      |
| 5 West Lakes Office Building |
| 6 Kum & Go                   |







# the **ATLAS** **BUILDING**



**BRITTANY FREUND, CCIM**

+1 515 346 1424  
brittany@wbrealty.com

**JUSTIN LOSSNER, CCIM, SIOR**

+1 515 371 0846  
justin.lossner@jll.com

**LUCAS HEDSTROM**

+1 515 564 9269  
lucas.hedstrom@jll.com