



# THE DEPOT

1045 76th St | West Des Moines, IA 50266

*Class A Office Space Available For Lease*

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## **THE DEPOT | 1045 76th St | West Des Moines, IA 50266**

Lease Rate: \$17.00/SF NNN

Suite 2050: 3,615 RSF

Operating expenses are available upon request

Parking ratio: 4/1,000

Monument signage opportunity and potential building signage available

Class A office building located in one of West Des Moines most sought-after corridor

Close-proximity to retail services

Convenient access to I-80 via Jordan Creek Pkwy

Full height windows for generous natural light

Owned by:



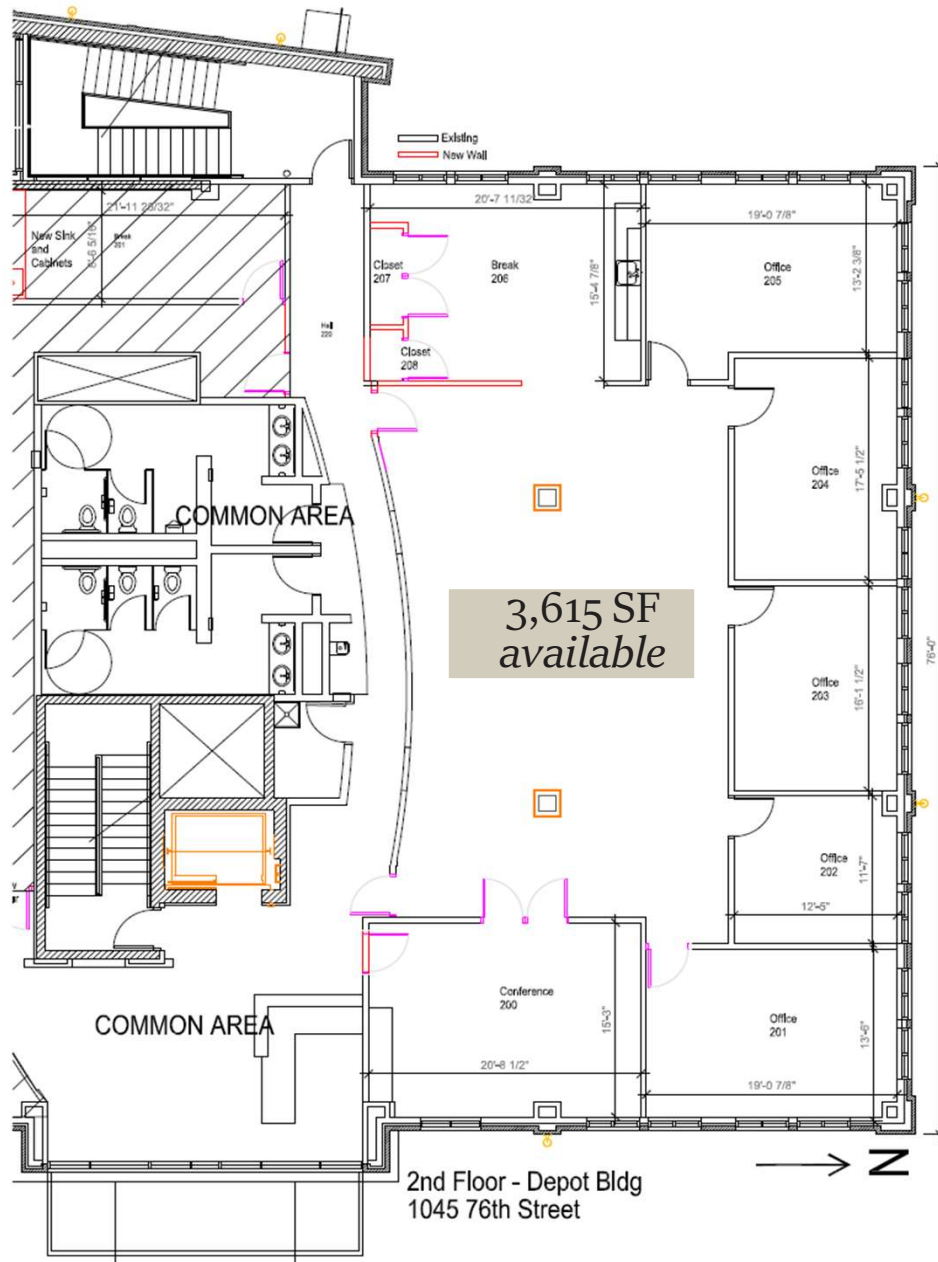
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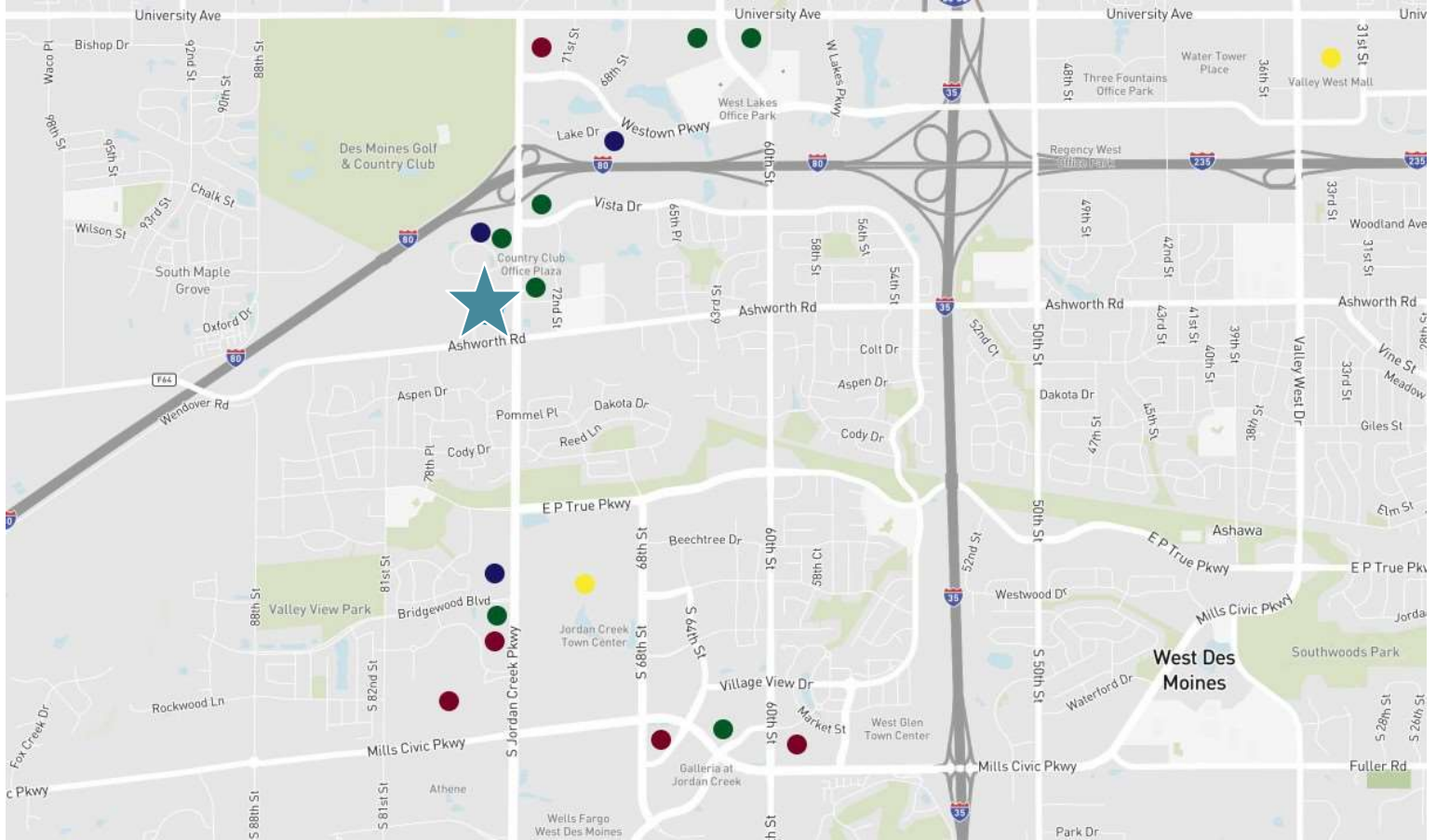
# SECOND FLOOR

Suite 2050: 3,615 RSF

Build out includes five offices, conference room,  
kitchenette and open office area



# LOCATION & NEARBY AMENITIES



## **Restaurants/Fast Food**

- Granite City Food & Brewery Table 128 Bistro and Bar
- Mandarin Grill & Sushi
- Biaggi's Ristorante Italiano
- Panera
- Arby's
- Taco
- John's Burger King
- McDonalds
- Culver's
- Perkin's Restaurant & Bakery
- Pancheros
- Scratch Cupcakery
- Starbuck's
- Firebirds Wood Fired Grill



## **Hotels**

- West Des Moines Marriott
- Candlewood Suites
- SpringHill Suites by Marriott
- Fairfield Inn & Suites
- Hampton Inn
- Staybridge Suites
- Holiday Inn Express & Suites



## **Grocery/Convenience**

- Hy-Vee Health Market
- Hy-Vee Grocery
- Kum & Go
- Casey's General Store
- Trader Joe's



## **Shopping Mall**

- Jordan Creek Town Center
- Scheel's
- Dillard's
- Century 20 Theater
- Lowe's
- Best Buy
- Costco
- Nordstrom Rack
- Valley West Mall
- Target
- JC Penny
- Von Maur