



3000 WESTOWN PARKWAY

WEST DES MOINES, IOWA 50266

FOR SALE OR LEASE
OFFICE BUILDING

This 15,640 SF two-story office building is available for sale or lease in West Des Moines, Iowa. Located on the corner of Westown Parkway and 31st Street, the property provides convenient access to major transportation routes and nearby amenities. Ideal for a variety of businesses, including financial services, law firms, medical offices, and more.

PRICING

- \$1,485,000 (\$95/SF)
- Lease Rate: Negotiable

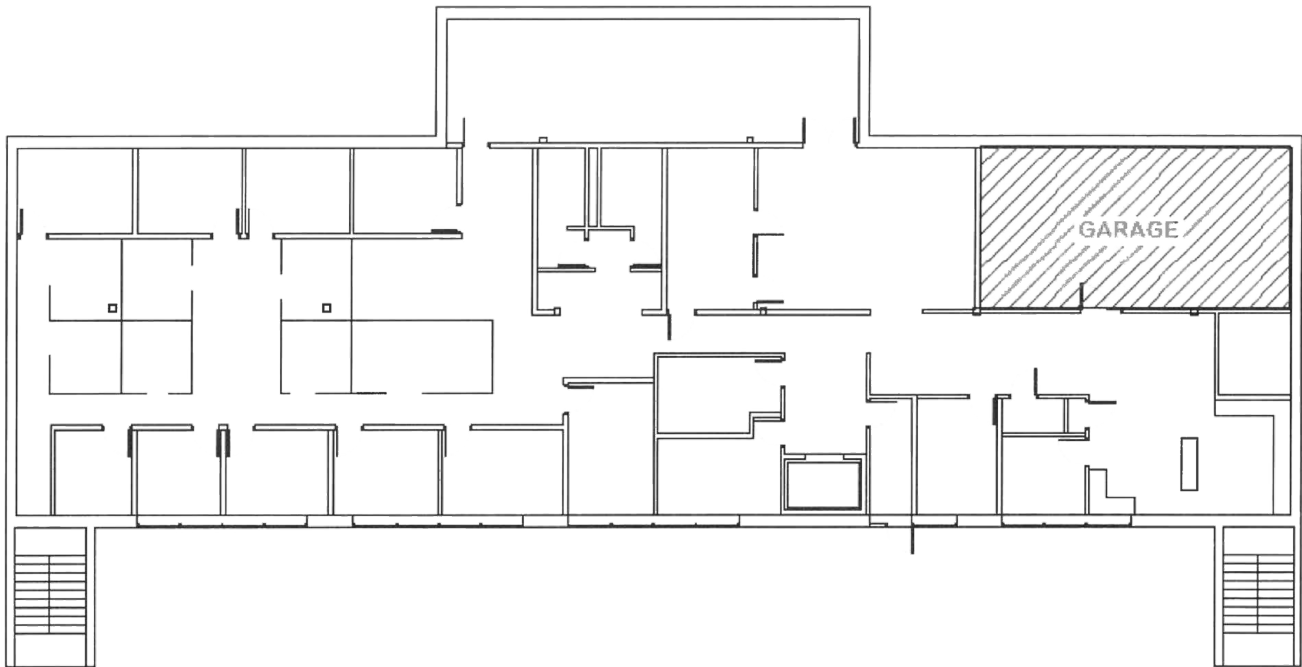
PROPERTY FEATURES

- 15,640 SF
- 1.946 Acres
- Built in 1978
- Zoning - PCP (Professional Commerce Park)
- Ample Parking - estimated 85 spaces
- Roof and Cooling Tower replaced within last 3 years
- Monument Signage
- Property Taxes: \$49,528/year (\$3.17/SF)

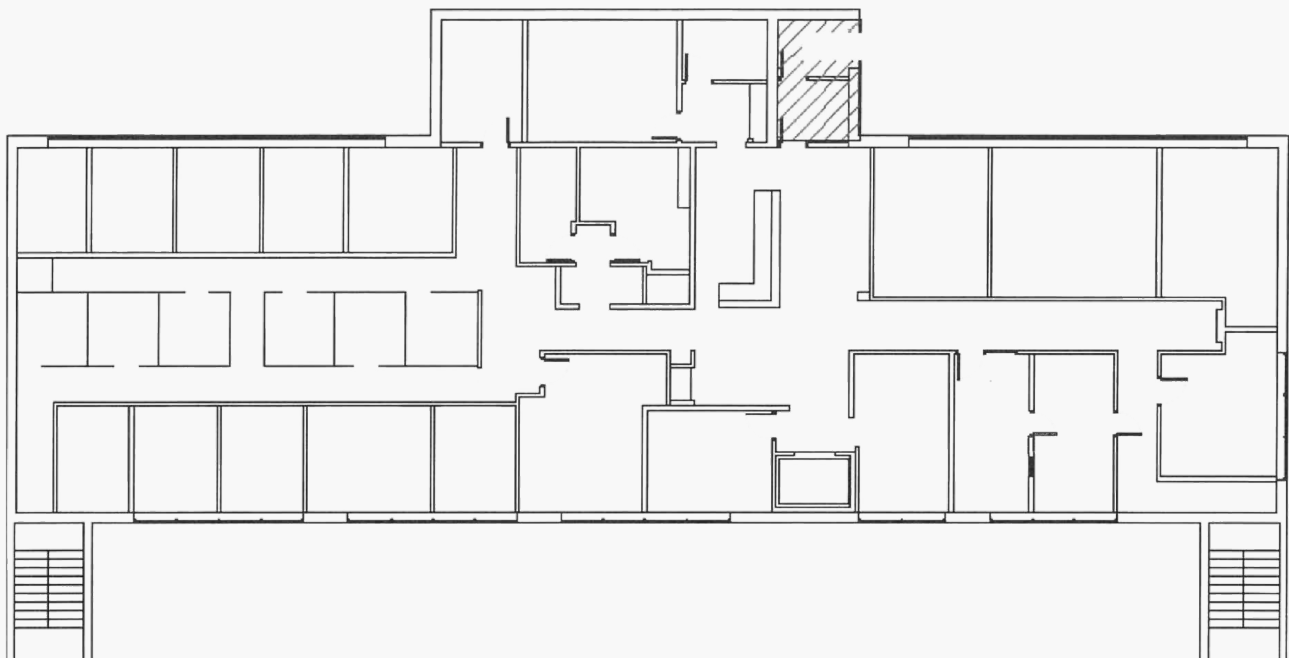
FLOOR PLAN

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LOWER LEVEL



UPPER LEVEL



- 7,820 SF Floor Plate
- Heavy private office build out along window lines
- Elevator Access
- Break-room on both levels
- Multiple conference rooms
- Opportunity to multi-tenant

PROPERTY OVERVIEW

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OFFICE BUILDING



LOCATION

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