

FOR LEASE



6800 LAKE DRIVE

West Des Moines, Iowa 50266

Office Space Available
from 2,862 to 13,570 RSF ±

ANGIE TESSAU, CCIM, SIOR

515.707.6889
angiet@knapple.com
Licensed in IA

KOREY BIRKENHOLTZ

515.480.6596
korey@knapple.com
Licensed in IA

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

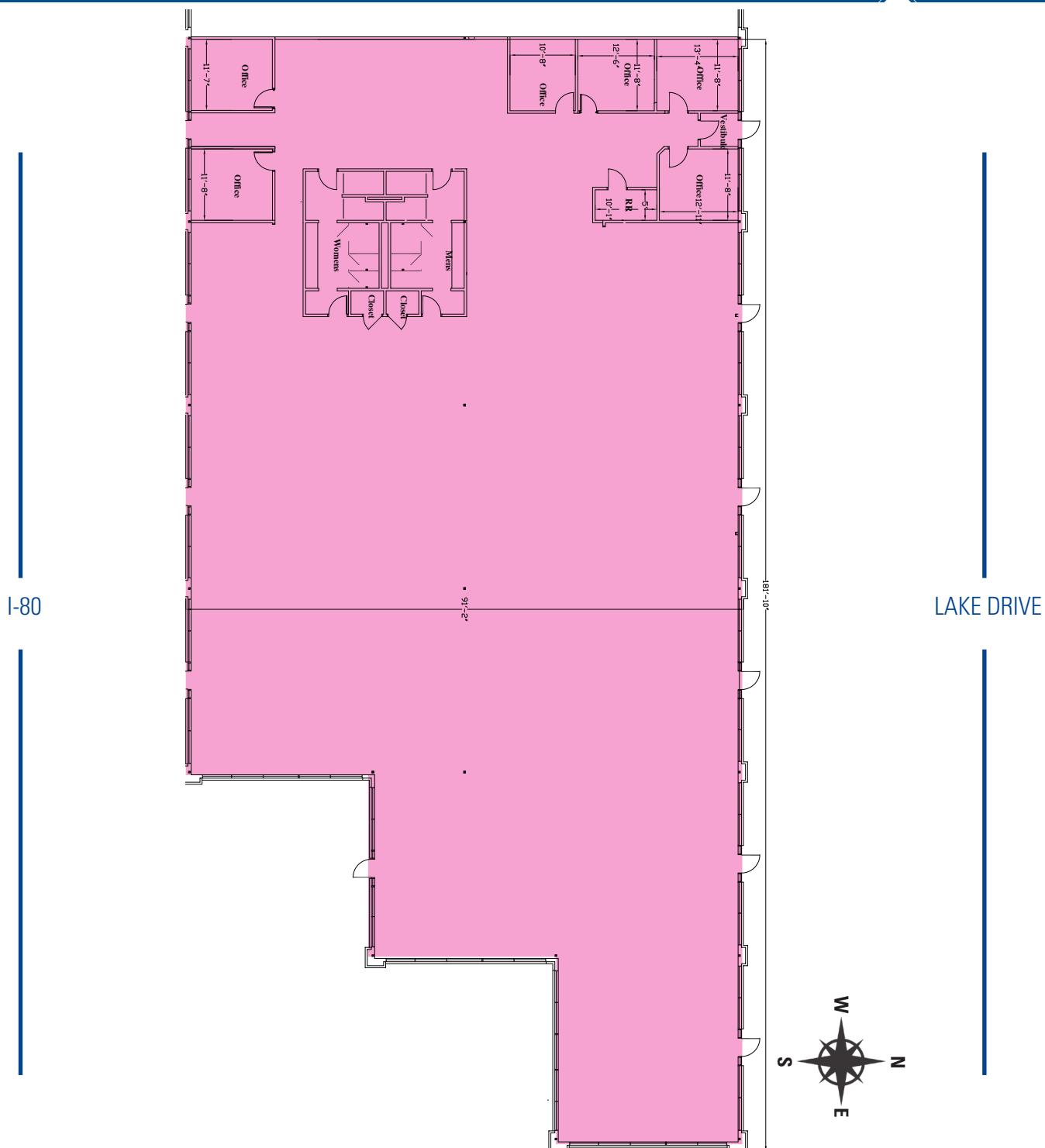
6800 Lake Drive is a fantastic Class B office space. It's minutes away from popular West Des Moines and Waukee restaurants and shopping, as well as quick interstate access. Suite 125 has recently been demoed to open the space up, allowing for more creative office configurations.





6800 LAKE DRIVE AVAILABILITY

Suite 125



OFFICE SPACE 13,570 RSF (approx.)

Available Now

Lease Rate: \$11.00 PSF NNN

Freshly demoed space & willing to demise

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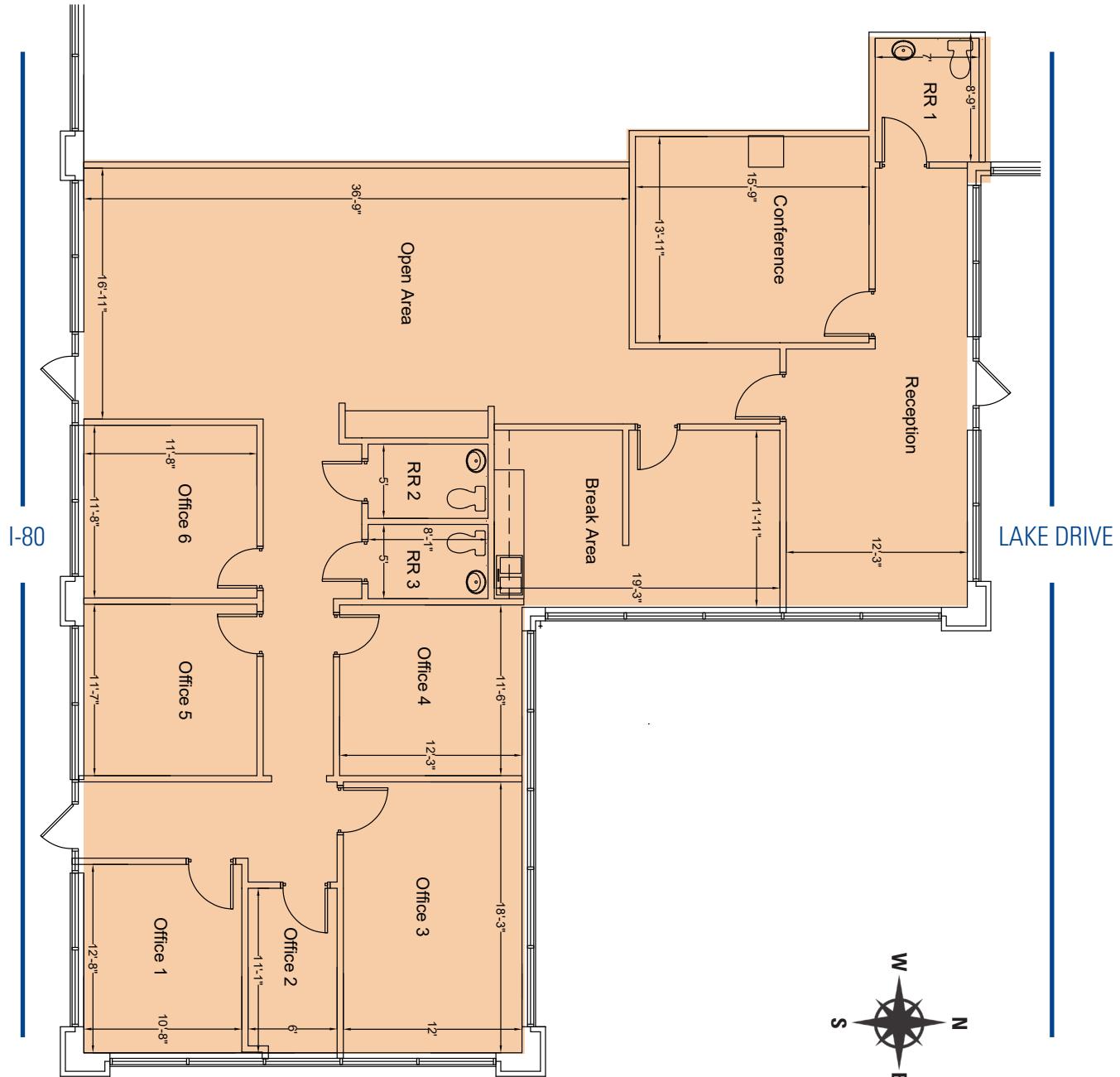
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6800 LAKE DRIVE AVAILABILITY

Suite 200



OFFICE SPACE 2,862 RSF (approx.)

Available 2/1/26

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

Westown Pkwy



1,883

Lake Drive

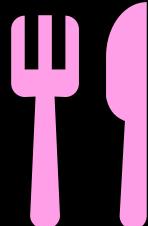
EMPLOYMENT



3.2%

Unemployment Rate

nearby ATTRACTIOnS



350

Restaurants



26

Bars and
Pubs



37

Coffee
Shops



36

Grocers



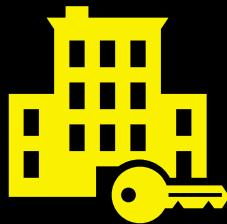
64

C-Stores



127

Retail
Shopping



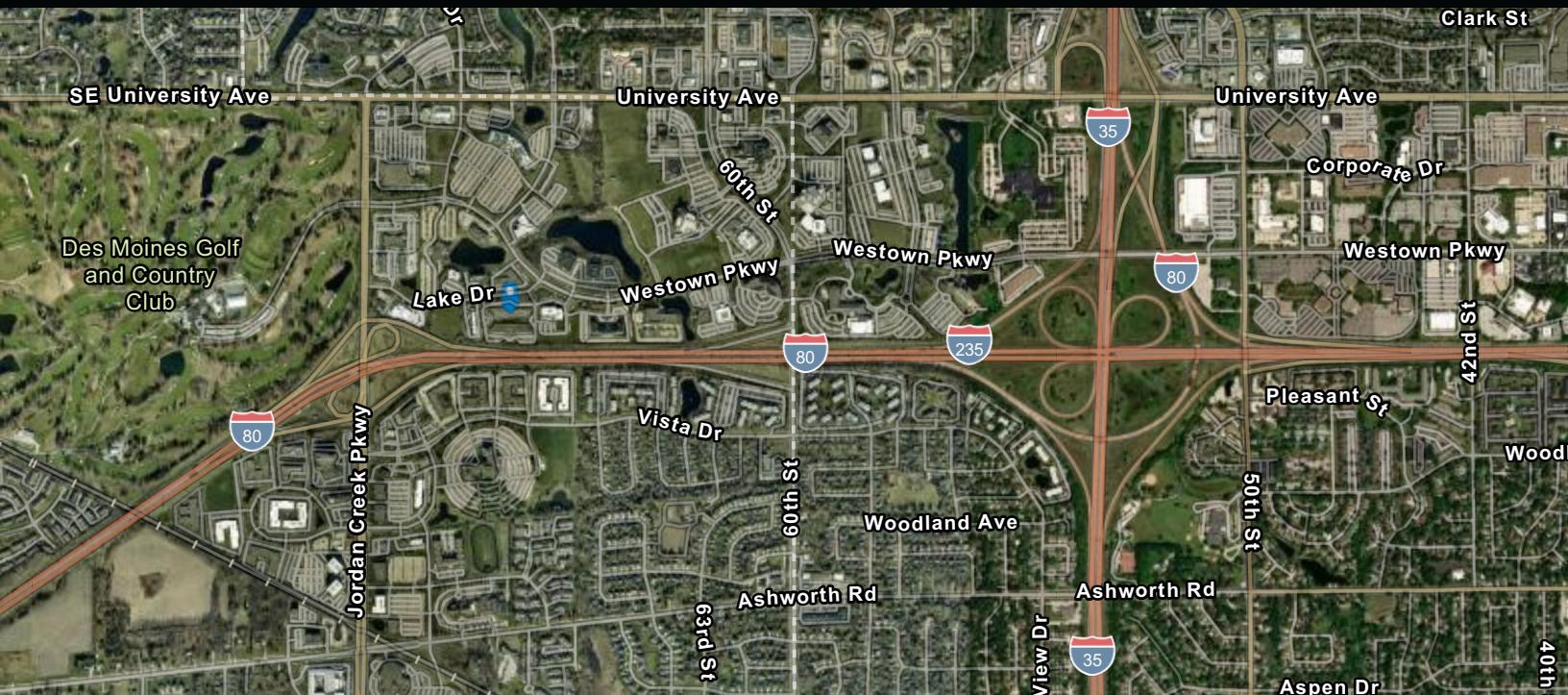
47

Hotels



43

Attractions/
Entertainment





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