

CENTURY I

2700 WESTOWN PKWY
WEST DES MOINES, IA 50266

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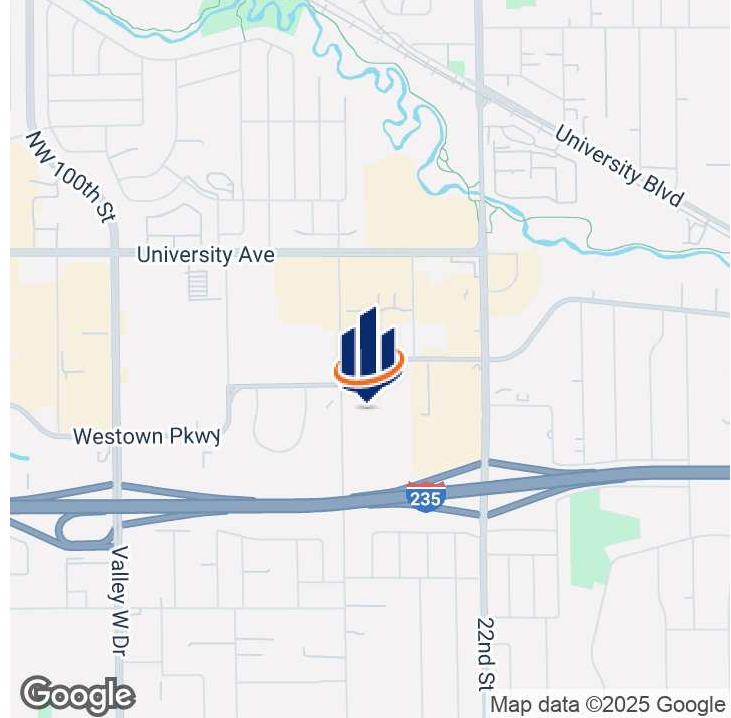
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Property Summary



OFFERING SUMMARY

Lease Rate:	\$9.00 - 9.50 SF/yr (NNN)
Building Size:	93,438 SF
Available SF:	1,648 - 15,443 SF
Lot Size:	6.921 Acres
Year Built:	1984
Zoning:	PCP - Professional Commerce Park
Market:	West Des Moines
Submarket:	Western Suburbs
Traffic Count:	5,796

PROPERTY OVERVIEW

This class B property is amongst a lot of retail businesses and office parks within the area. Being within a mile from your favorite restaurants and cafes such as Jethro's BBQ, Nick's Bar & Grill, Jason's Deli, and Starbucks. This location is a prime spot to be within the ease of access to all of your favorite retail stores such as Best Buy, Hy-Vee, and Target. The building is managed within Suite 200 and provides opportunities for new and existing tenants to fully reap the benefits of this outstanding property.

PROPERTY HIGHLIGHTS

- Class B West Des Moines office space available
- Abundance of free surface parking available
- Well maintained building as well as high upkeep on landscaping
- Excellent location sitting between Westown Parkway and I-235
- Monument signage available

Lease Spaces

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,648 - 15,443 SF	Lease Rate:	\$9.00 - \$9.50 SF/yr

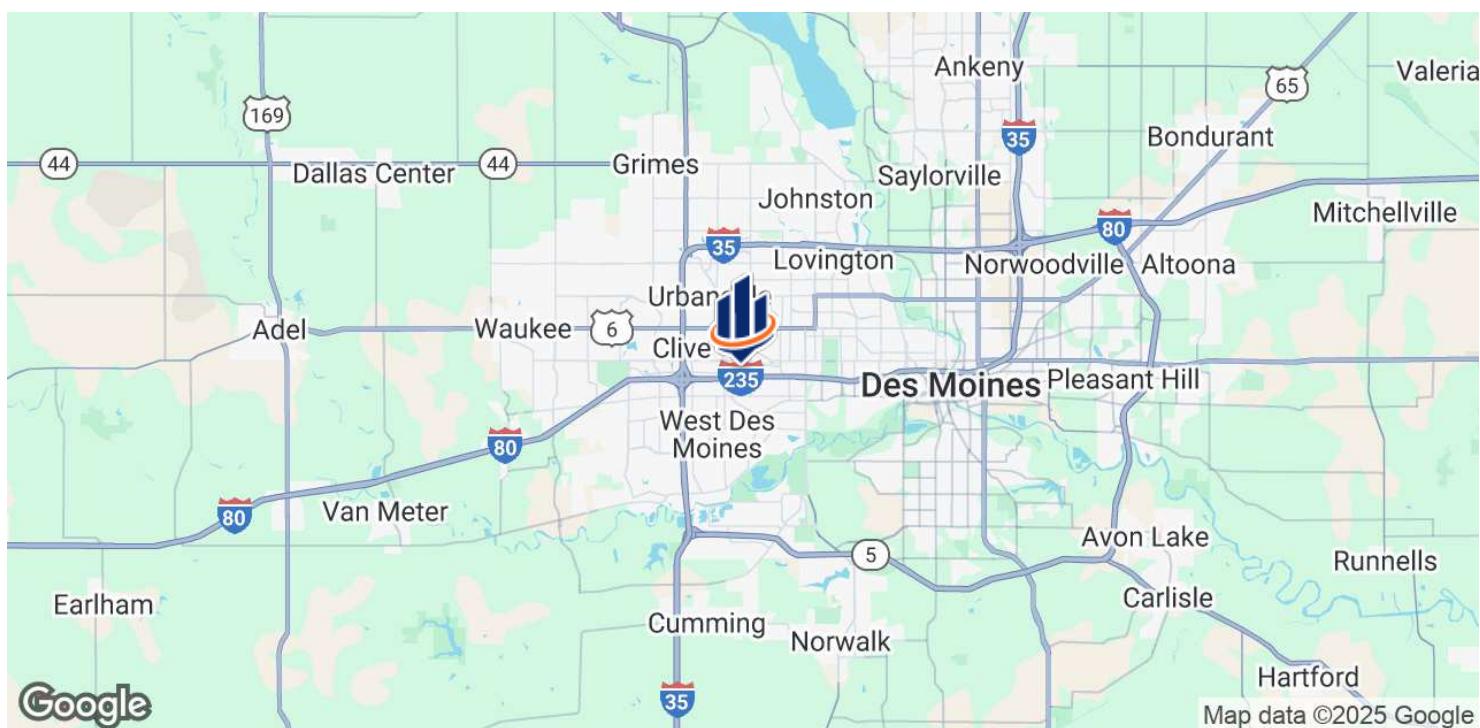
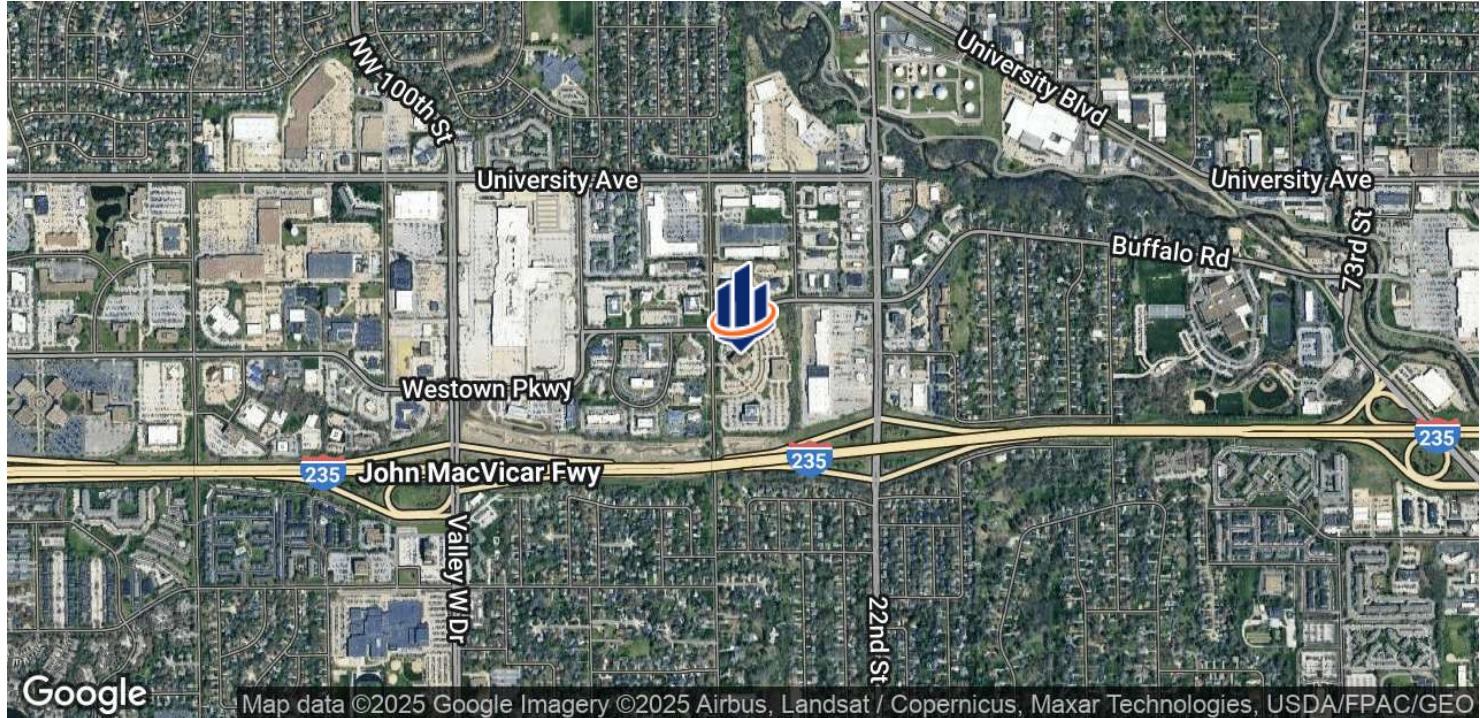
AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE
Suite 100	Available	2,050 SF	NNN	\$9.00 SF/yr
Suite 205 C	Available	9,161 SF	NNN	\$9.00 SF/yr
Suite 240-C	Available	3,680 - 7,988 SF	NNN	\$9.00 SF/yr
Suite 245	Available	4,308 SF	NNN	\$9.00 SF/yr
Suite 260	Available	3,325 SF	NNN	\$9.00 SF/yr
Suite 265 C	Available	1,648 SF	NNN	\$9.00 SF/yr
Suite 315	Available	2,643 SF	NNN	\$9.00 SF/yr
Suite 320	Available	2,670 SF	NNN	\$9.00 SF/yr
Suite 325 C	Available	7,173 SF	NNN	\$9.00 SF/yr
Suite 400	Available	15,443 SF	NNN	\$9.50 SF/yr
Suite 410	Available	2,262 SF	NNN	\$9.00 SF/yr

Additional Photos

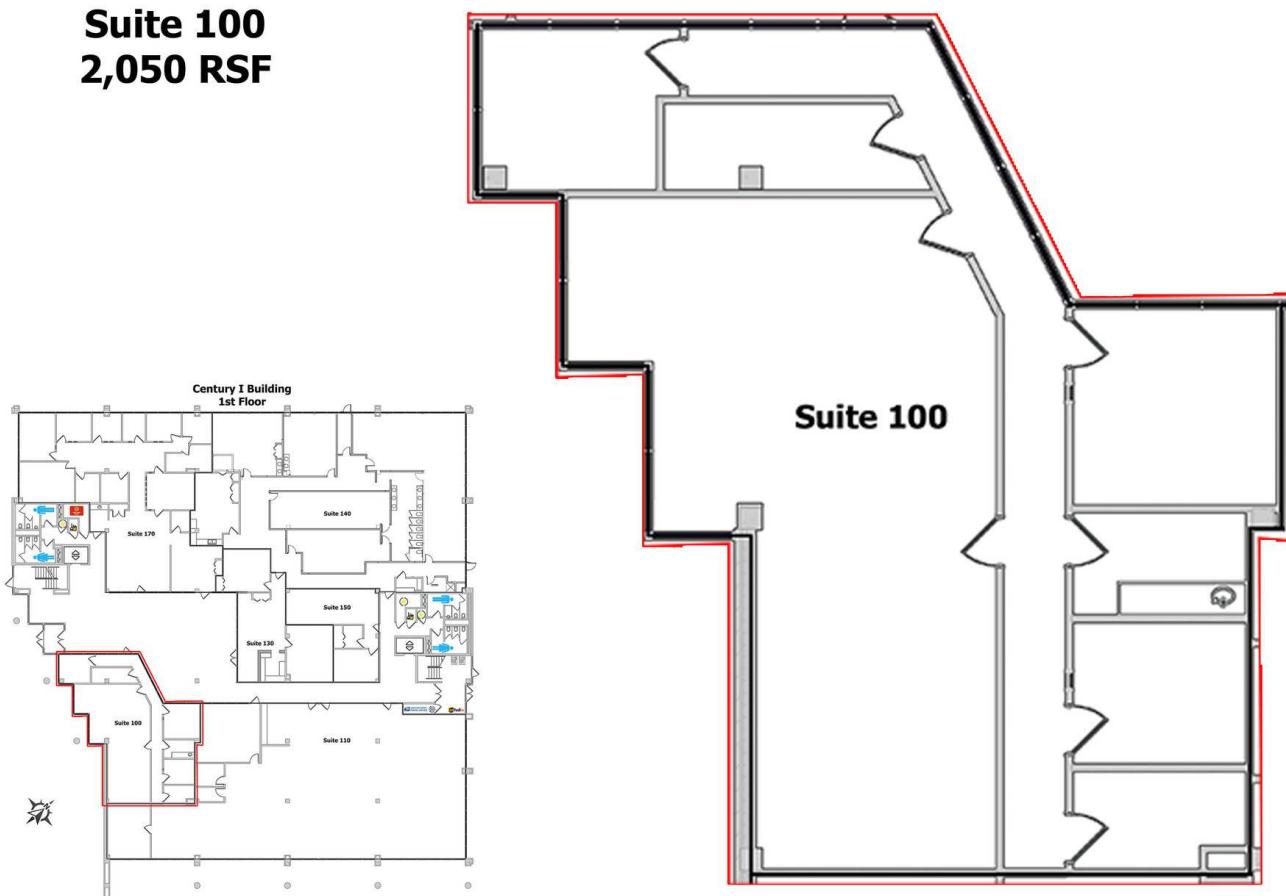


Location Maps



Floor Plans - Suite 100

Suite 100 **2,050 RSF**

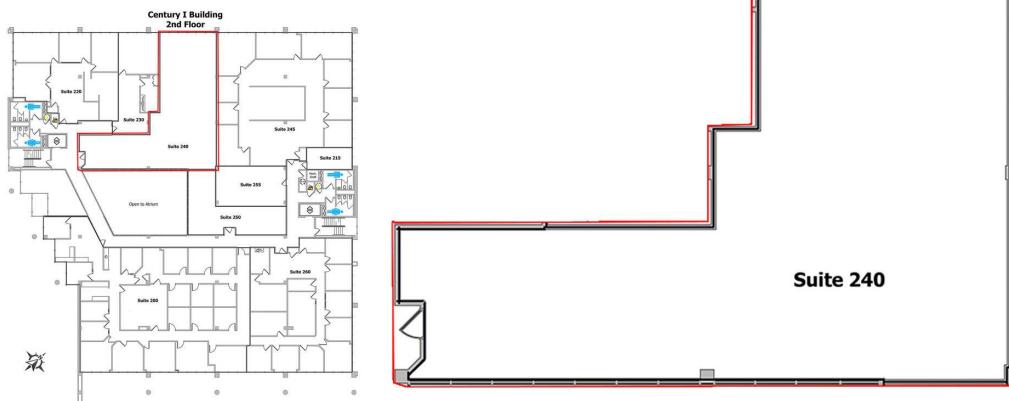


Floor Plans - Suite 200 (C) & 240

Suite 200 (C)
9,161 RSF

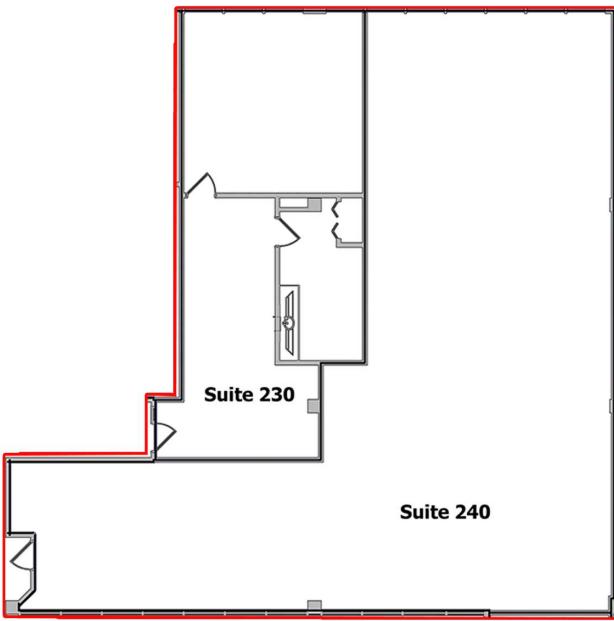
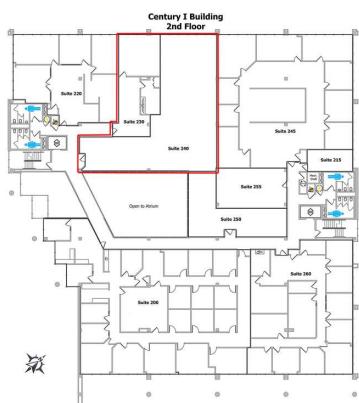


Suite 240
2,652 RSF

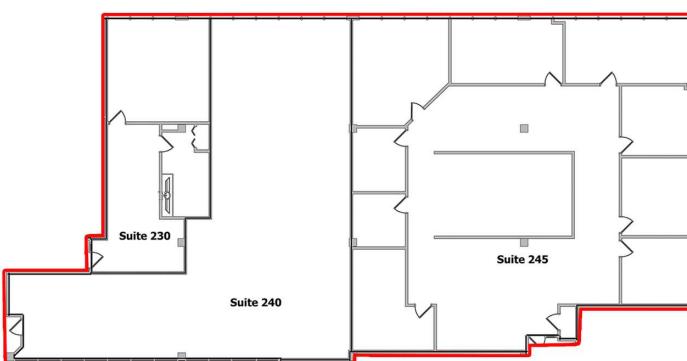
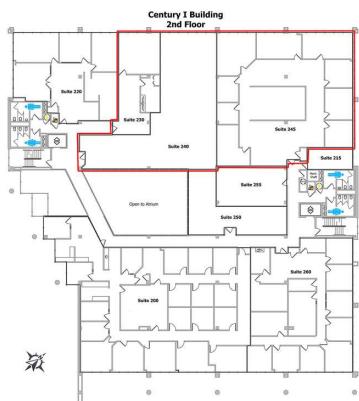


Floor Plan - Suite 240-C

Suite 240-C1
(230-240)
3,680 RSF

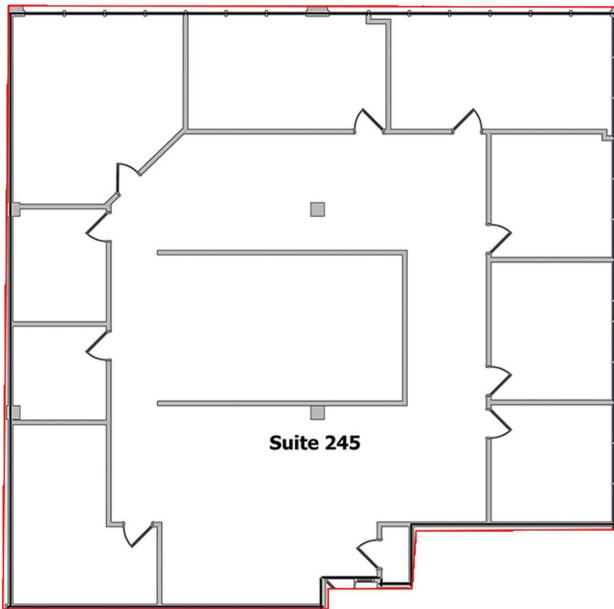
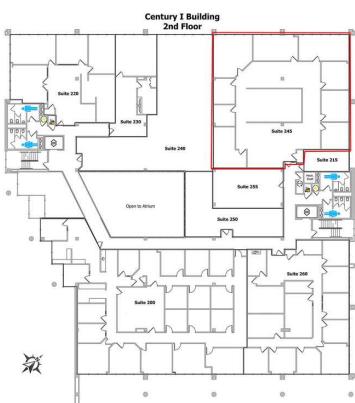


Suite 240-C2
(230/240/245)
7,988 RSF

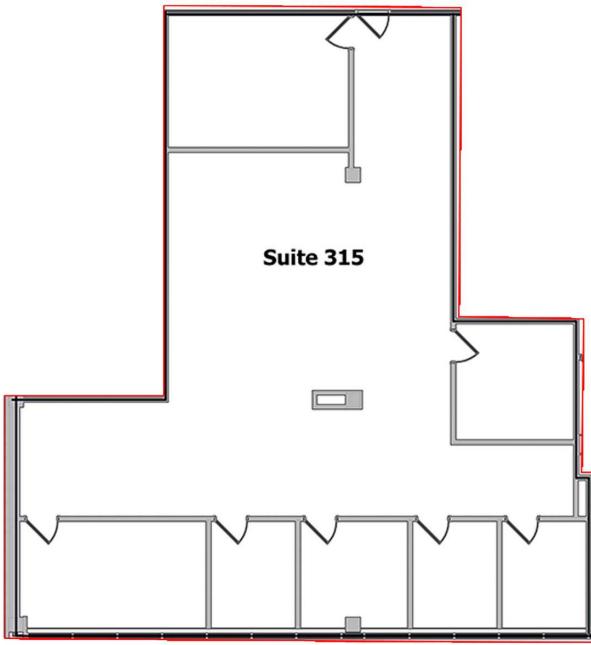
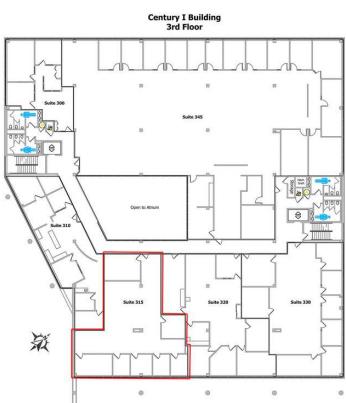


Floor Plans - Suite 245 & 315

Suite 245
4,308 RSF

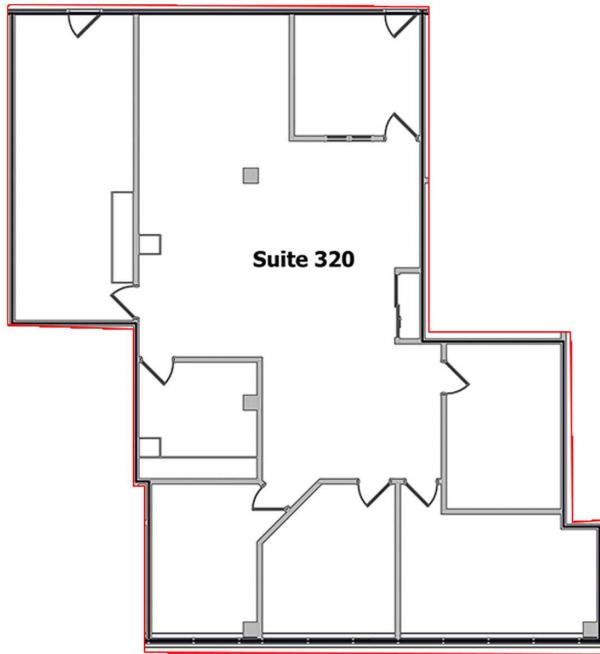
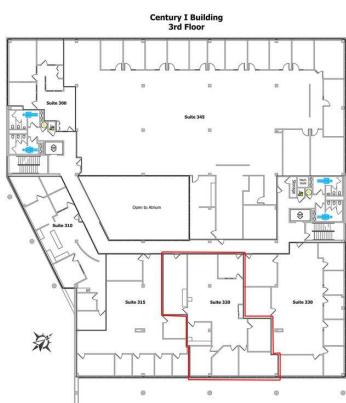


Suite 315
2,643 RSF

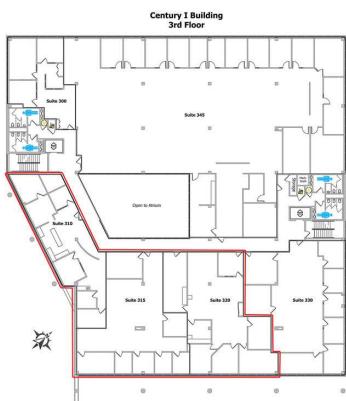


Floor Plans - Suite 320 & 325 (C)

Suite 320
2,670 RSF

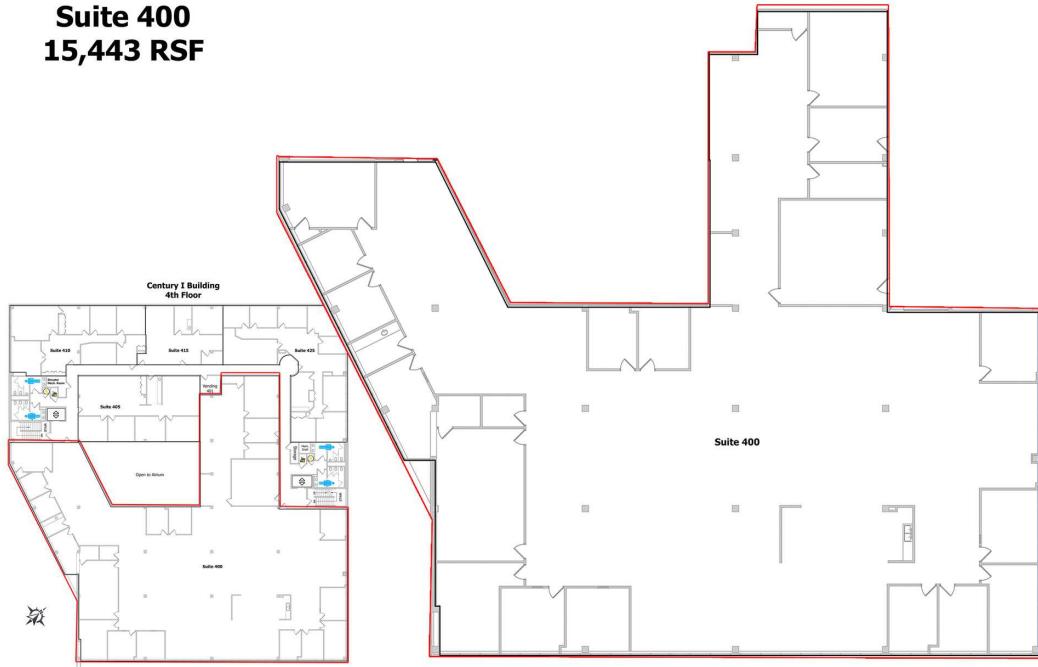


Suite 325 (C)
7,173 RSF

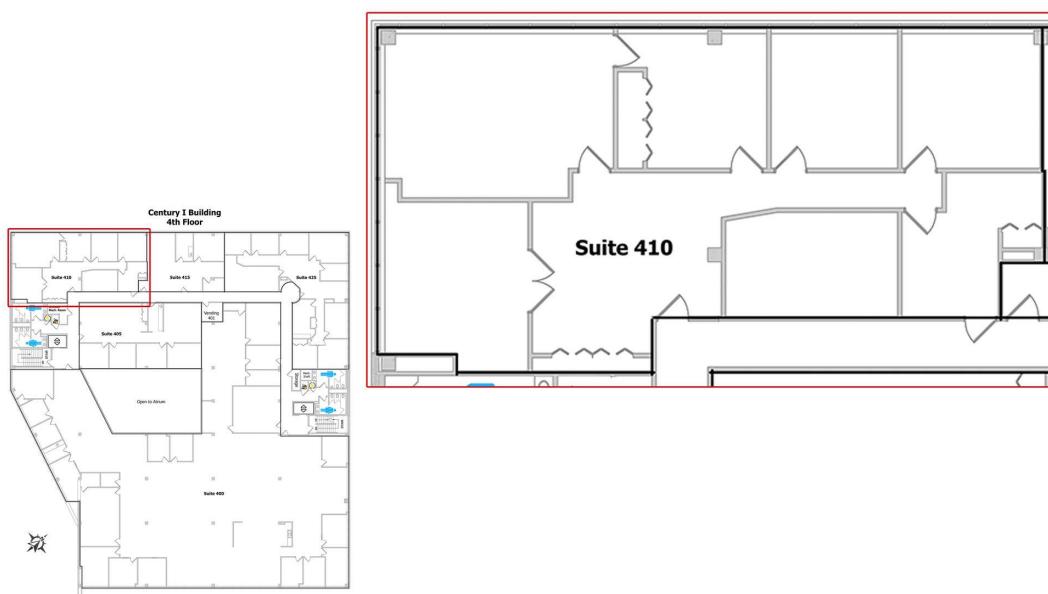


Floor Plans - Suite 400 & 410

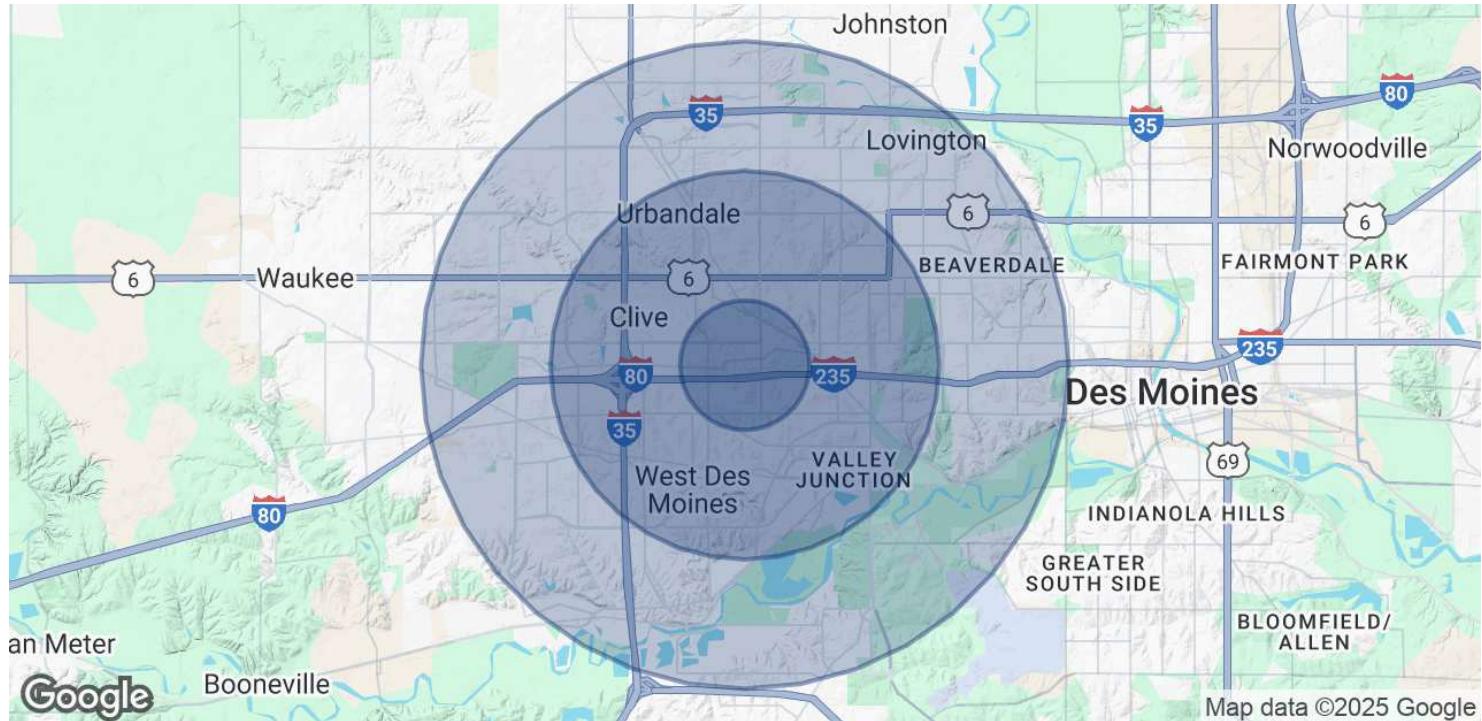
Suite 400
15,443 RSF



Suite 410
2,263 RSF



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,730	76,787	169,946
Average age	39.1	36.9	37.0
Average age [Male]	36.3	34.9	36.1
Average age [Female]	42.3	38.7	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,770	32,946	71,954
# of persons per HH	2.3	2.3	2.4
Average HH income	\$75,538	\$77,303	\$85,945
Average house value	\$176,602	\$178,318	\$191,041

* Demographic data derived from 2020 ACS - US Census