

FOR LEASE



Westridge Office Park  
3001 Westown Pkwy  
2929 Westown Pkwy  
2829 Westown Pkwy

West Des Moines, IA 50266





# NEW! SOLAR SYSTEM INSTALLED IN 2023

## PROPERTY OVERVIEW

Prime West Des Moines location close to restaurants, services, transportation, and retail amenities

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Outdoor seating

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Renovated lobbies

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Trademark visibility and signage

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Efficient floor plans options

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Fiber connectivity

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New panel solar system installed in

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On-site fitness center

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Access to park conference center

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Access to major transportation arteries, such as University Ave and I-235

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Generous green space featuring a public art display

# WESTRIDGE BUILDING I

3001 Westown Pkwy

## Suites available

4,378 – 10,981 SF

## AVAILABILITIES

### First Floor:

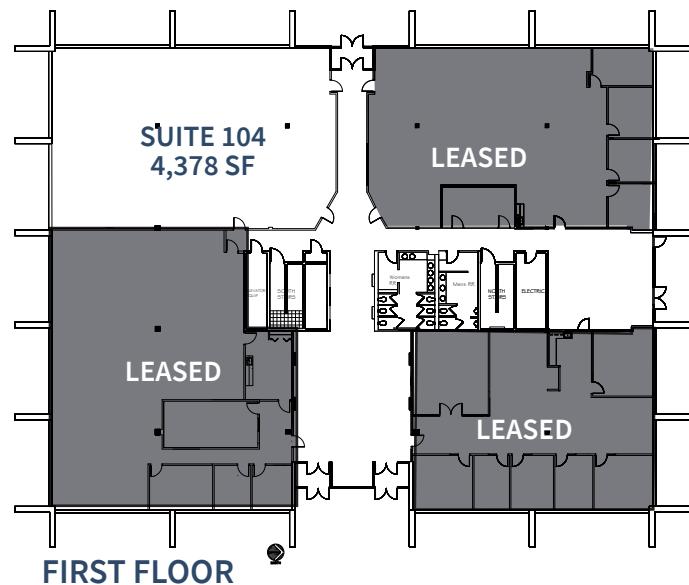
- +/- 4,378 SF

### Second Floor:

- +/- 10,981 SF (workstations available)

## TERMS

- \$10.50 NNN



## AVAILABILITIES

Second Floor:

- 3,270 SF

## TERMS

- \$10.50 NNN



# WESTRIDGE BUILDING II

2929 Westown Pkwy

Suites available  
3,270 RSF



FIRST FLOOR



SECOND FLOOR



## WESTRIDGE BUILDING III

2829 Westown Pkwy

Suites available  
7,065 - 18,724 SF

### AVAILABILITIES

- 2nd Floor: 7,065 SF
- 3rd Floor: 18,724 SF

### TERMS

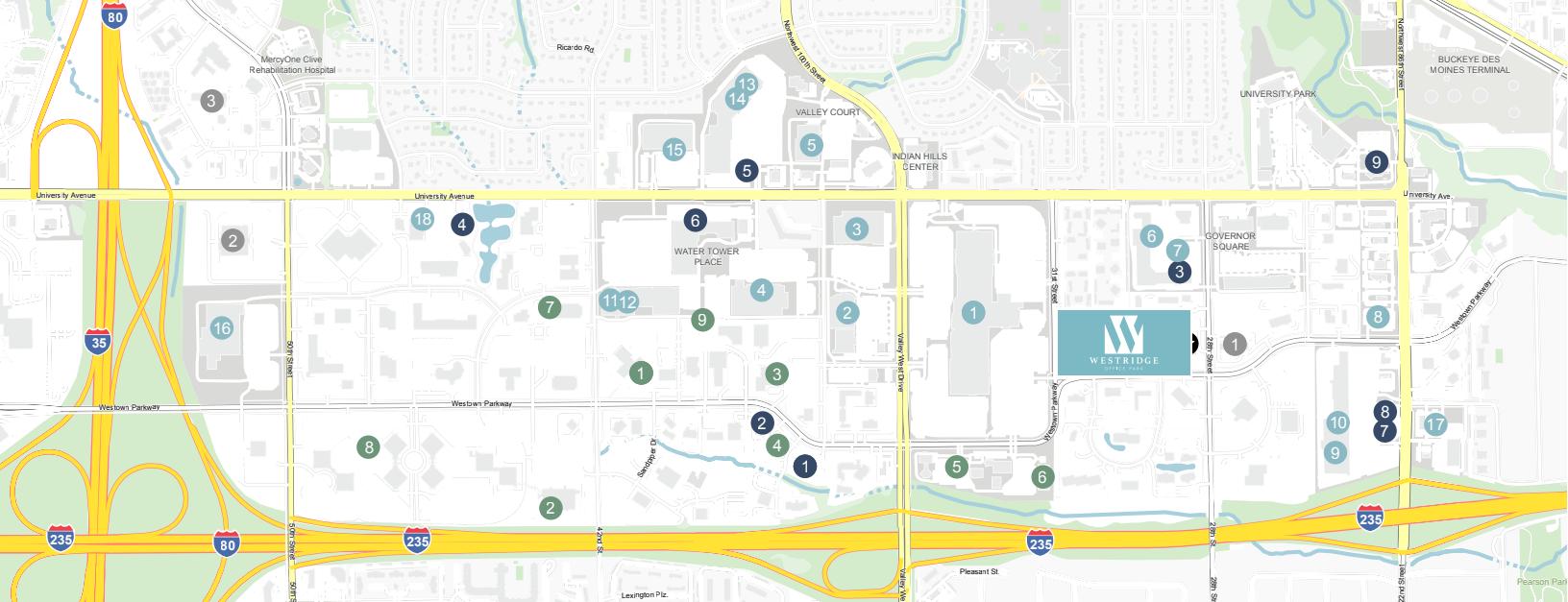
- \$10.50 NNN



SECOND FLOOR



THIRD FLOOR



## RETAIL

- 1 Valley West Mall
- 2 Hy-Vee Grocery Store
- 3 Target
- 4 The Home Depot
- 5 JOANN Fabric and Crafts
- 6 Fresh Thyme Market
- 7 ClockTower Square
- 8 Walgreens
- 9 Floor & Decor
- 10 Michaels
- 11 Whole Foods Market
- 12 Best Buy
- 13 Fareway Grocery
- 14 Kohl's
- 15 At Home
- 16 Lowe's Home Improvement
- 17 QuikTrip
- 18 Barnes & Noble

## CORPORATE NEIGHBORS

- 1 Shive-Hattery, Inc.
- 2 QCI - Quality Consulting, Inc.
- 3 Mediacom Communications Corporation
- 4 U.S. Bank Branch
- 5 West Bank
- 6 ClaimDOC
- 7 Three Fountains Office Park
- 8 Regency West Office Park
- 9 Local 5 and Iowa CW

## HOTELS

- 1 Extended Stay America
- 2 Sheraton West Des Moines Hotel
- 3 Wildwood Lodge Clive

## RESTAURANTS

- 1 Olive Garden Italian Restaurant
- 2 Red Lobster
- 3 Waterfront Seafood Market
- 4 Chick-fil-A
- 5 Starbucks
- 6 HuHot Mongolian Grill
- 7 Jethro's BBQ 'n Bacon Bacon
- 8 McDonald's
- 9 Cool Basil





For leasing information, contact:

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