

**FERGUSON COMMERCIAL**

**Ferguson**

**1601 22ND STREET  
WEST DES MOINES, IA**



**Class A office space  
1,500 - 23,000 square feet  
\$10.00 NNN psf  
Operating Expenses \$9.50 psf**

**DARIN FERGUSON  
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**MICHAEL SHINDLER  
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4800 CORPORATE DRIVE, WEST DES MOINES IA 50266

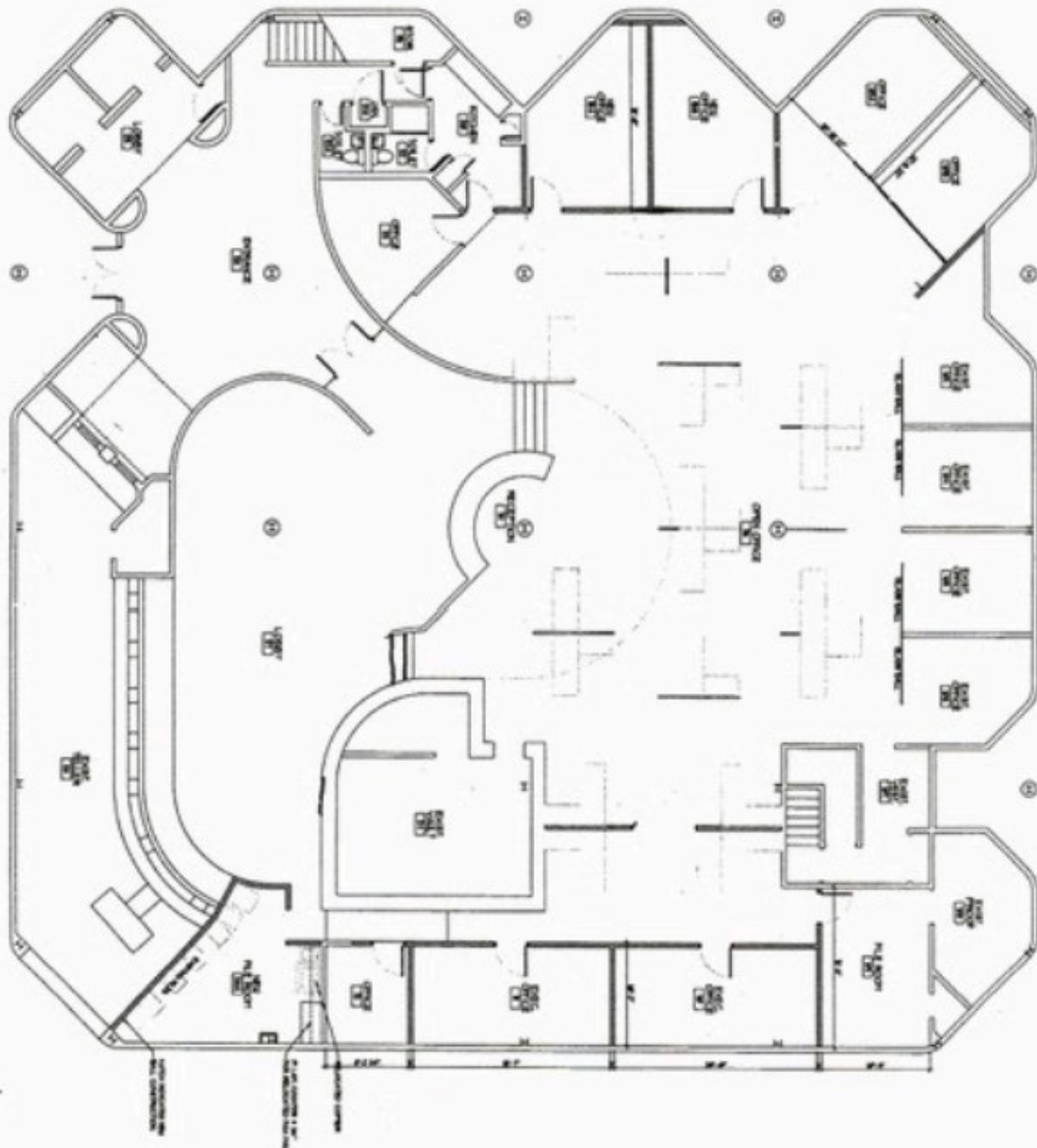
**1601 22nd Street  
PROPERTY HIGHLIGHTS**

- Up to 23,000 square feet available
- One Block from I-235
- Very High Visibility
- Class A tenant finishes
- On Site Manager/Owner
- Building Signage
- Abundant Parking
- Move-in ready
- Drive-up Bank Window
- Standby Generator
- Low Pass Throughs
- Centrally Located

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**1601 22nd Street  
1st Floor Floor Plan**

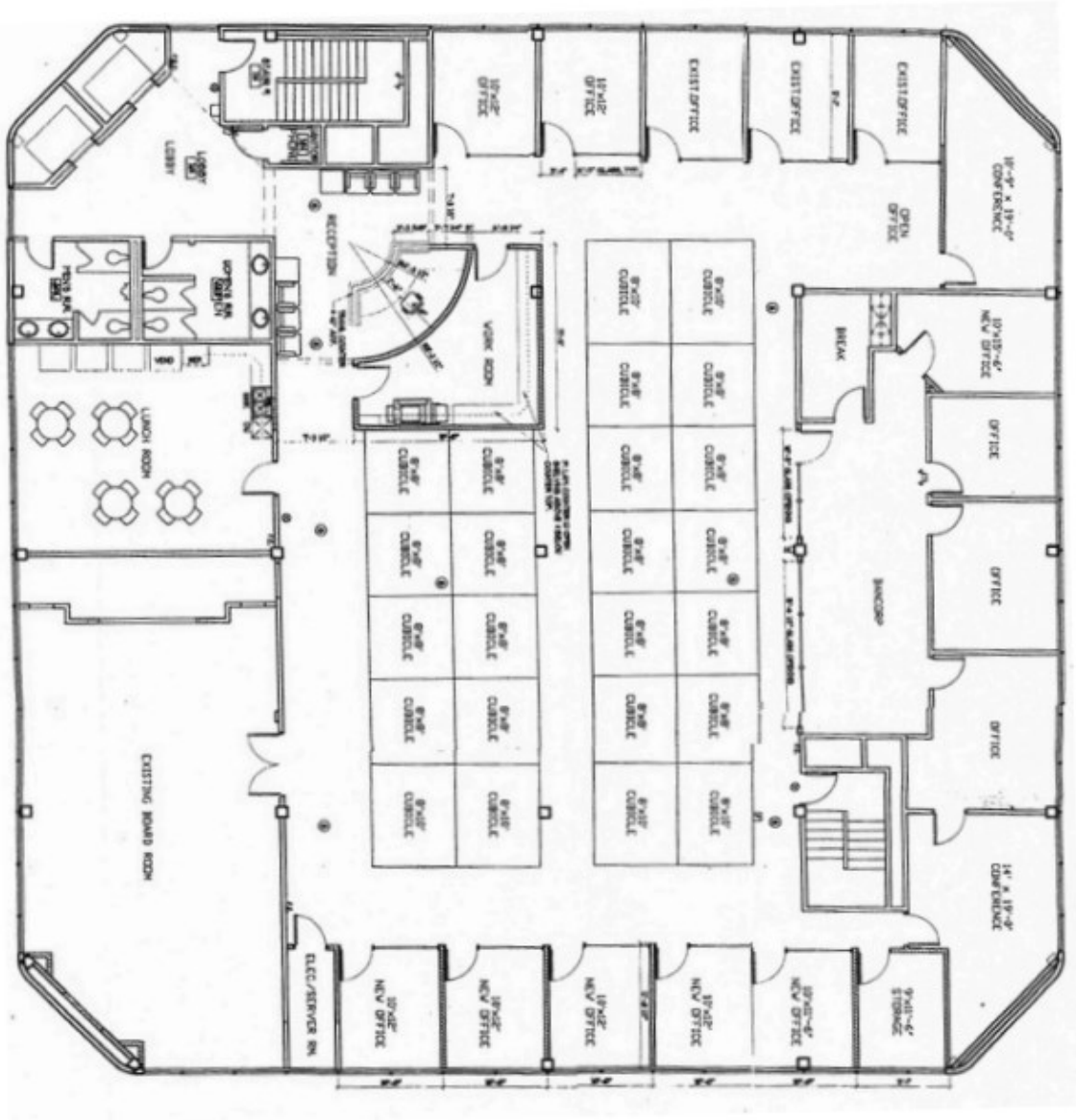


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1st FLOOR SCHEMATIC PLAN  
SCALE: N/A

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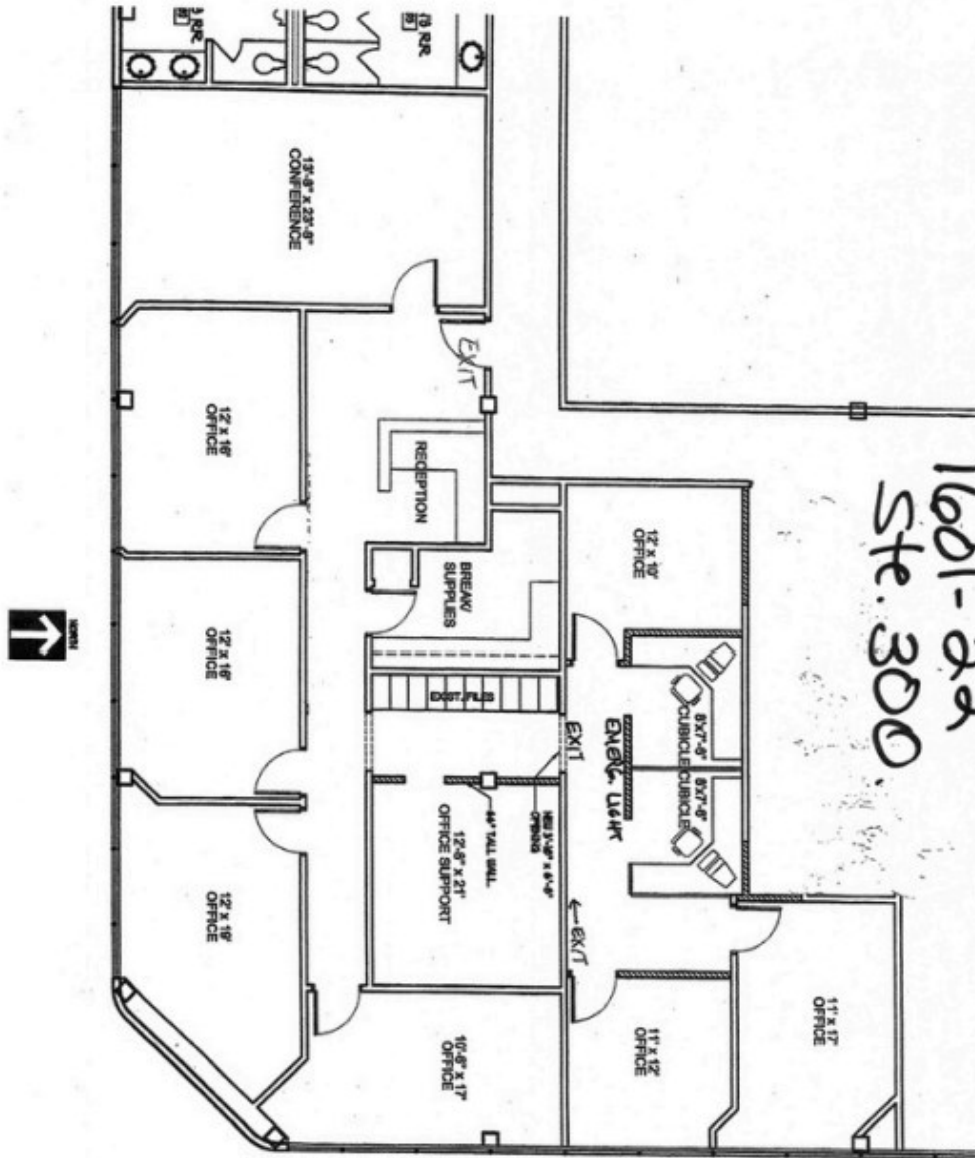
**1601 22nd Street  
2nd Floor Floor Plan**



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## 1601 22nd Street 3rd Floor Floor Plan



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