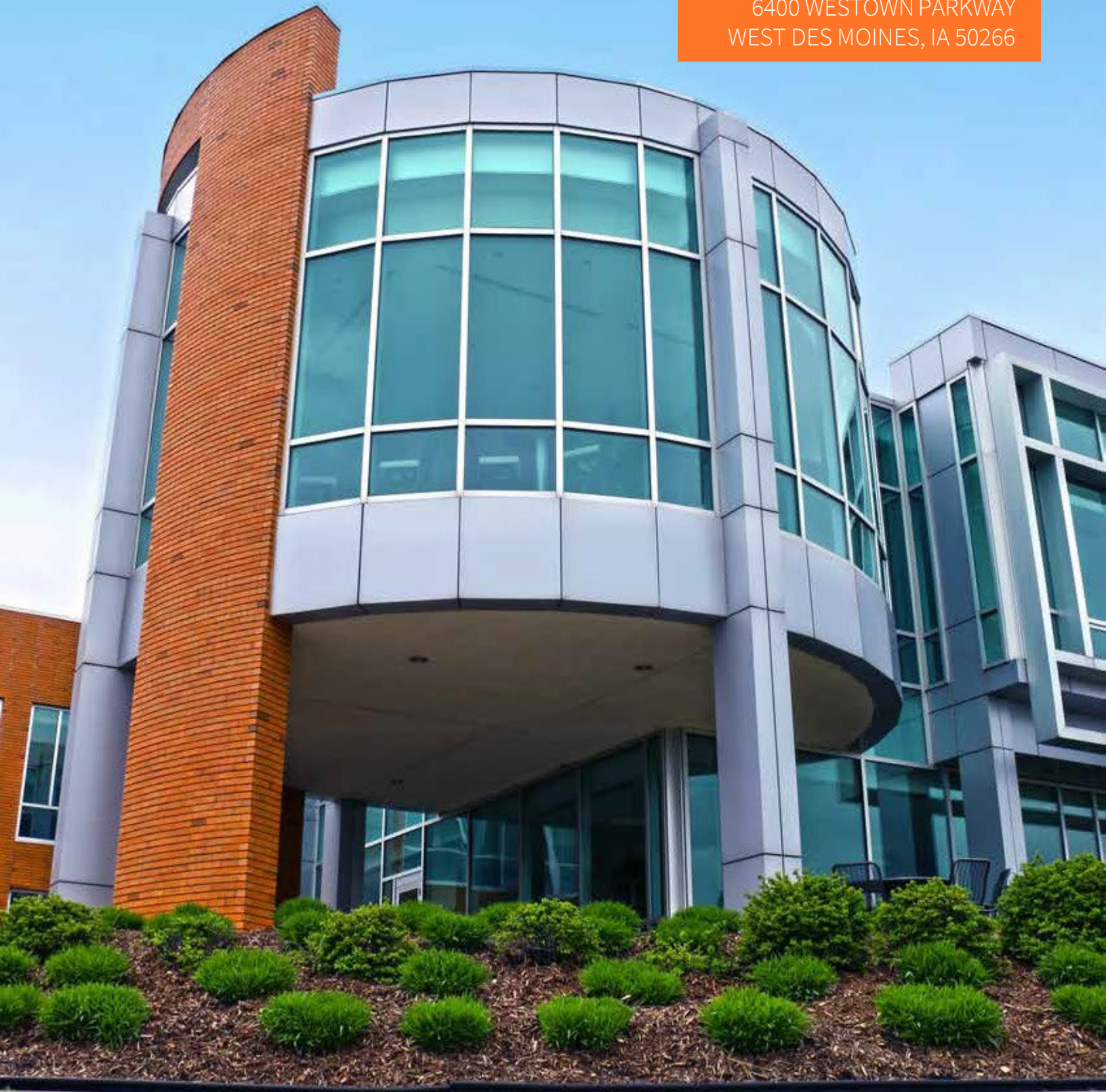


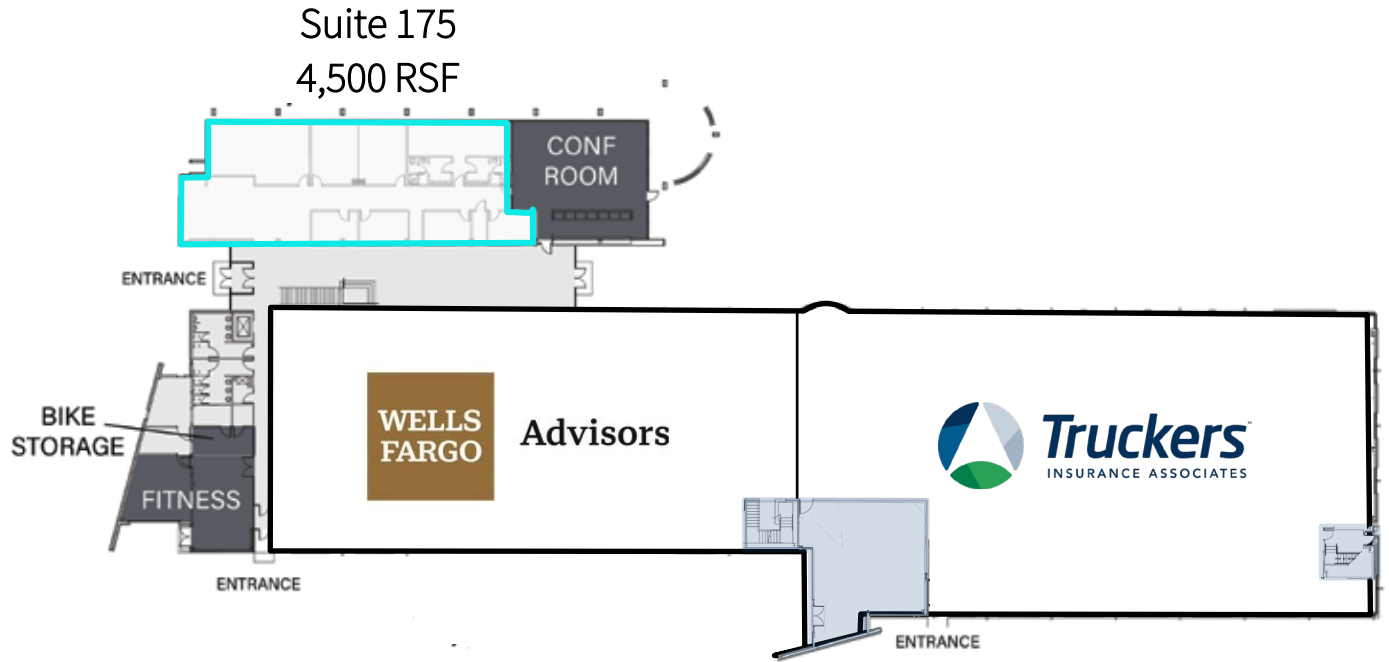
CLASS A

Headquarters Opportunity

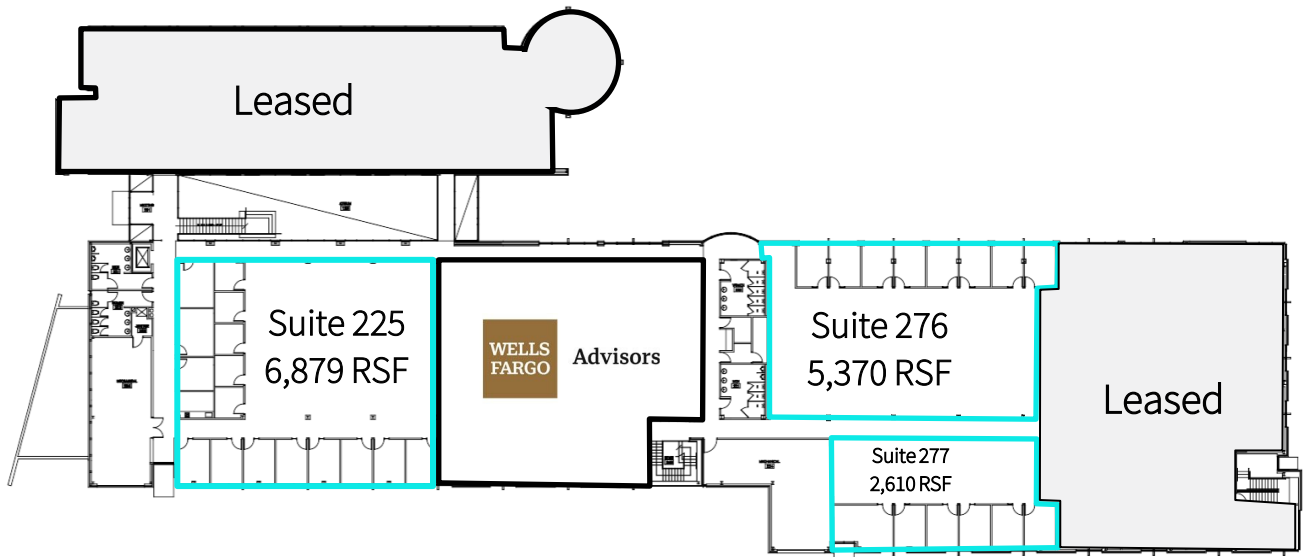
6400 WESTOWN PARKWAY
WEST DES MOINES, IA 50266



First Floor



Second Floor



Availability & Terms

Lease Rate: \$18.00 NNN

- Operating Expenses available upon request
- Tenant Improvement Allowance with long-term lease

1st Floor:

Suite 100: LEASED

Suite 150: LEASED

Suite 175: 4,500 RSF

2nd Floor:

Suite 200: LEASED

Suite 225: 6,879 RSF

Suite 250: LEASED

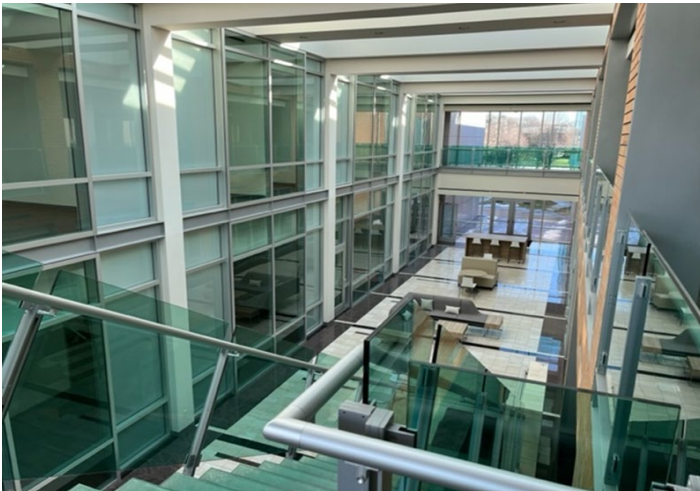
Suite 275: LEASED

Suite 276: 5,370 RSF

Suite 277: 2,610 RSF

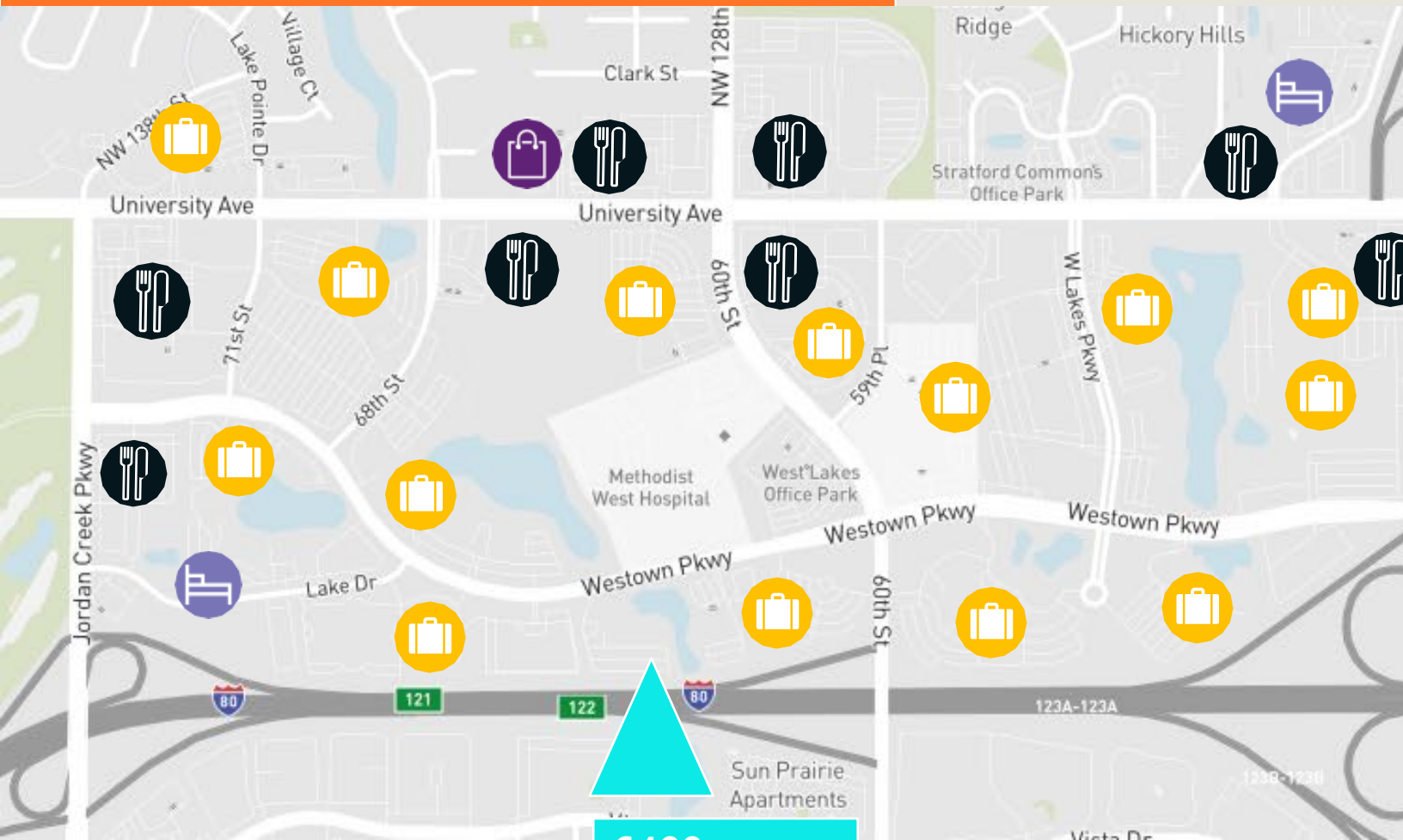
Immediate Availability

- Class A, headquarters opportunity
- Mix of executive offices & open areas
- Significant IT infrastructure in place
- Interstate monument signage
- Beautiful lake views
- New conference/training room
- New on-site fitness center

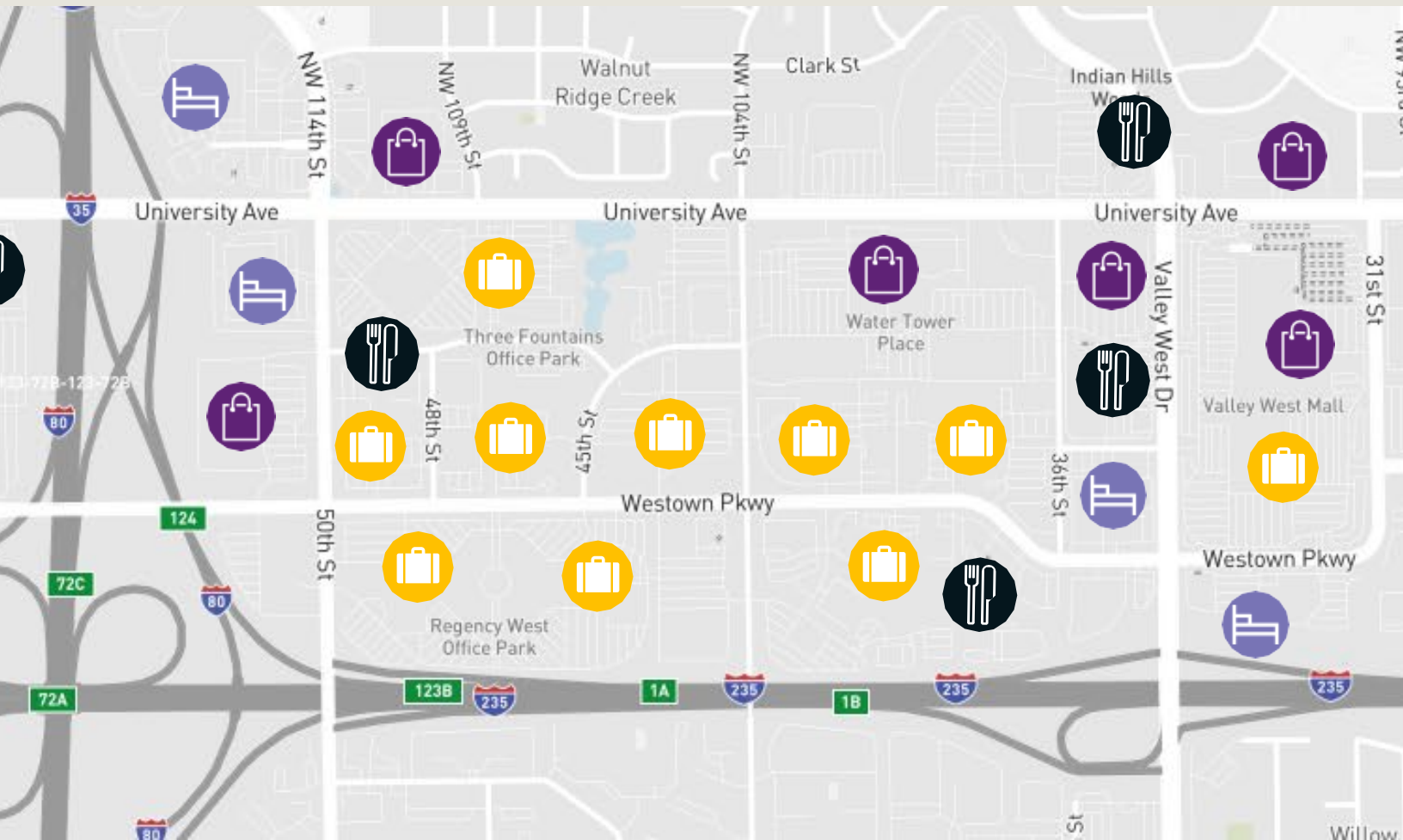


Location

- Immediate access to retailers and restaurants
- Excellent interstate visibility



6400
Westtown
Parkway



Area Amenities



Hotels



Restaurants



Services &
Retail



Office



Amenities

New / shared conference room

New state of the art fitness center

Shower and locker room

Impressive multi-story, glass atrium
common area

Collaborative / meeting area in the main
atrium

Natural light throughout

Great views

Shared outdoor patio

Access to pond with walking trail around

Ample free parking

Easy freeway access

Access to bus stops & transit

Restaurants, hotels, and shopping nearby



For leasing information, contact:



Justin Lossner, CCIM, SIOR
Senior Managing Director
+1 515 371 0846
justin.lossner@jll.com

Lucas Hedstrom
Vice President
+1 515 564 9269
lucas.hedstrom@jll.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.

Owned by:



Managed by:



KNAPP PROPERTIES