



KNAPP
PROPERTIES

FOR LEASE



PROMENADE AT WEST GLEN

5550 Wild Rose Lane
West Des Moines, Iowa 50266

Office Space Available
from 2,000 - 24,336 RSF

KOREY BIRKENHOLTZ
515.480.6596
Korey@KnappLC.com
Licensed in IA

ANGIE TESSAU, CCIM, SIOR
515.707.6889
AngieT@KnappLC.com
Licensed in IA

5550 WILD ROSE LANE FOR LEASE



BUILDING HIGHLIGHTS

- Highly efficient floor plates
- Move-in ready suites available
- Modern finishes with high/open ceilings and generous window lines
- Abundant surface and covered garage parking offered free of charge
- Easy access to I-35, Mills Civic Parkway and S. 60th Street
- Perfect location for a variety of office users
- Near numerous single and multi-family housing developments, restaurants, retail, commercial and hospitality establishments

This modern office building provides abundant free surface and covered garage parking, ensuring convenience for both employees, clients and visitors. Its strategic location provides instant access to I-35, Mills Civic Parkway and S. 60th Street, facilitating seamless commutes and connectivity. The surrounding area is rich with amenities including shopping centers, diverse restaurants, and entertainment options, providing ample opportunities for dining, retail therapy, and leisure activities. This combination of practical features and nearby attractions makes Promenade an ideal choice for a modern and dynamic workspace.



CLASS A



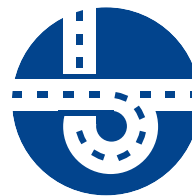
OFFICE SPACE



MEDICAL SPACE



PARKING LOT



INTERSTATE ACCESS



EXCELLENT LOCATION



RESTAURANTS NEARBY



RETAIL SHOPPING NEARBY



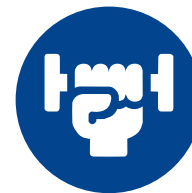
COFFEE SHOP NEARBY



C-STORE NEARBY



ATTRACTIONS



FITNESS CENTER NEARBY



GOLF COURSE NEARBY



GROCERY STORE NEARBY



ENTERTAINMENT NEARBY



HOTEL NEARBY



SPORTSPLEX NEARBY



MOVIE THEATER NEARBY



OFFICE SPACE

24,336 RSF

Contact broker for availability

Lease Rate: \$15.00 PSF NNN

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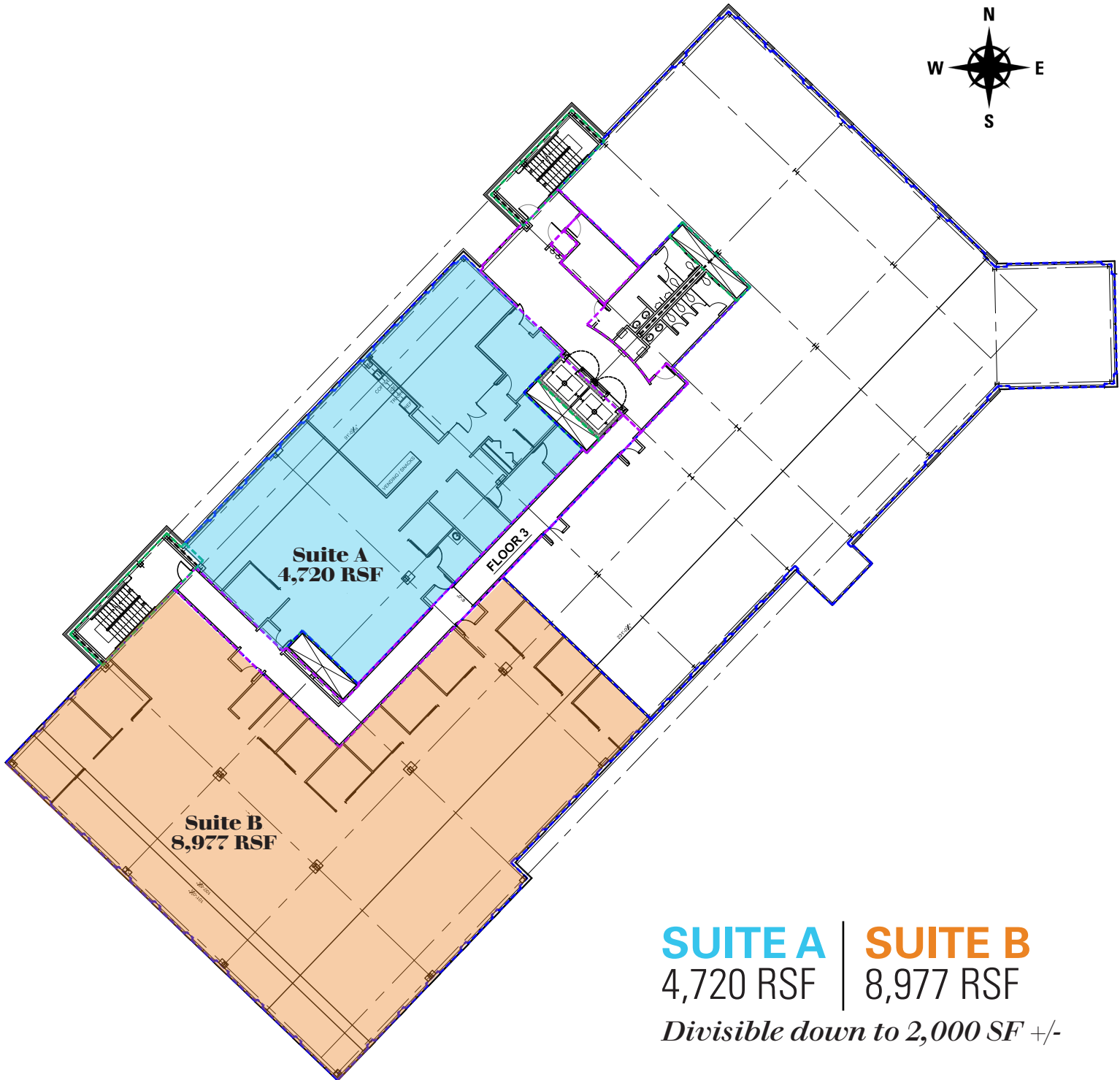
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5550 WILD ROSE LANE AVAILABILITY

5th Floor



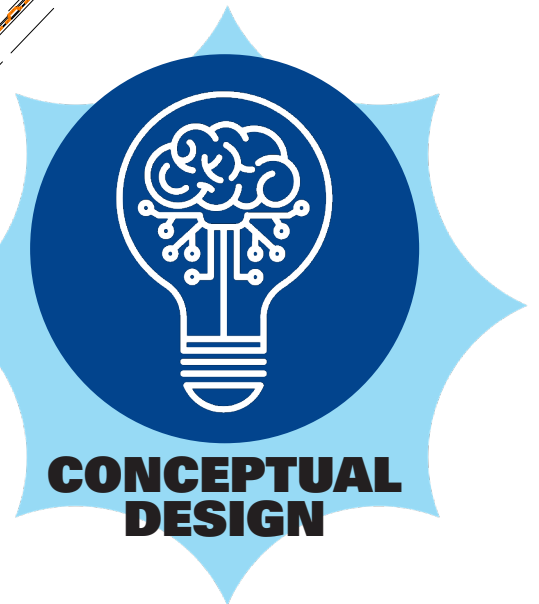
SUITE A | **SUITE B**
4,720 RSF | 8,977 RSF
Divisible down to 2,000 SF +/-

Available Immediately
Lease Rate: \$15.00 PSF NNN

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SAMPLE 3RD FLOOR DEMISE OPTIONS



*Divisible down to 2,000 SF +/-
Available Immediately*
Lease Rate: \$15.00 PSF NNN

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DEMOGRAPHICS

5550 WILD ROSE LANE

5 mile radius

INCOME



\$100,230

Median Household Income



\$303,278

Median Net Worth



\$342,512

Median Home Value



\$80,352

Median Disposable Income

EDUCATION



59%

Bachelor's/Grad/Prof Degree

BUSINESS



6,583

Total Businesses



109,075

Total Employees

KEY FACTS



122,166

Total Population



155,340

Total Daytime Population



36.8

Median Age



51,741

Households

TRAFFIC



75,100

I-35



41,600

Mills Civic Parkway

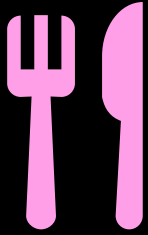
EMPLOYMENT



2.1%

Unemployment Rate

nearby ATTRACTIONS



303

Restaurants



23

Bars and
Pubs



32

Coffee
Shops



29

Grocers



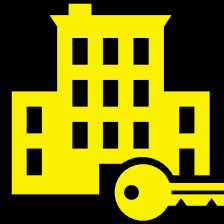
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C-Stores



108

Retail
Shopping



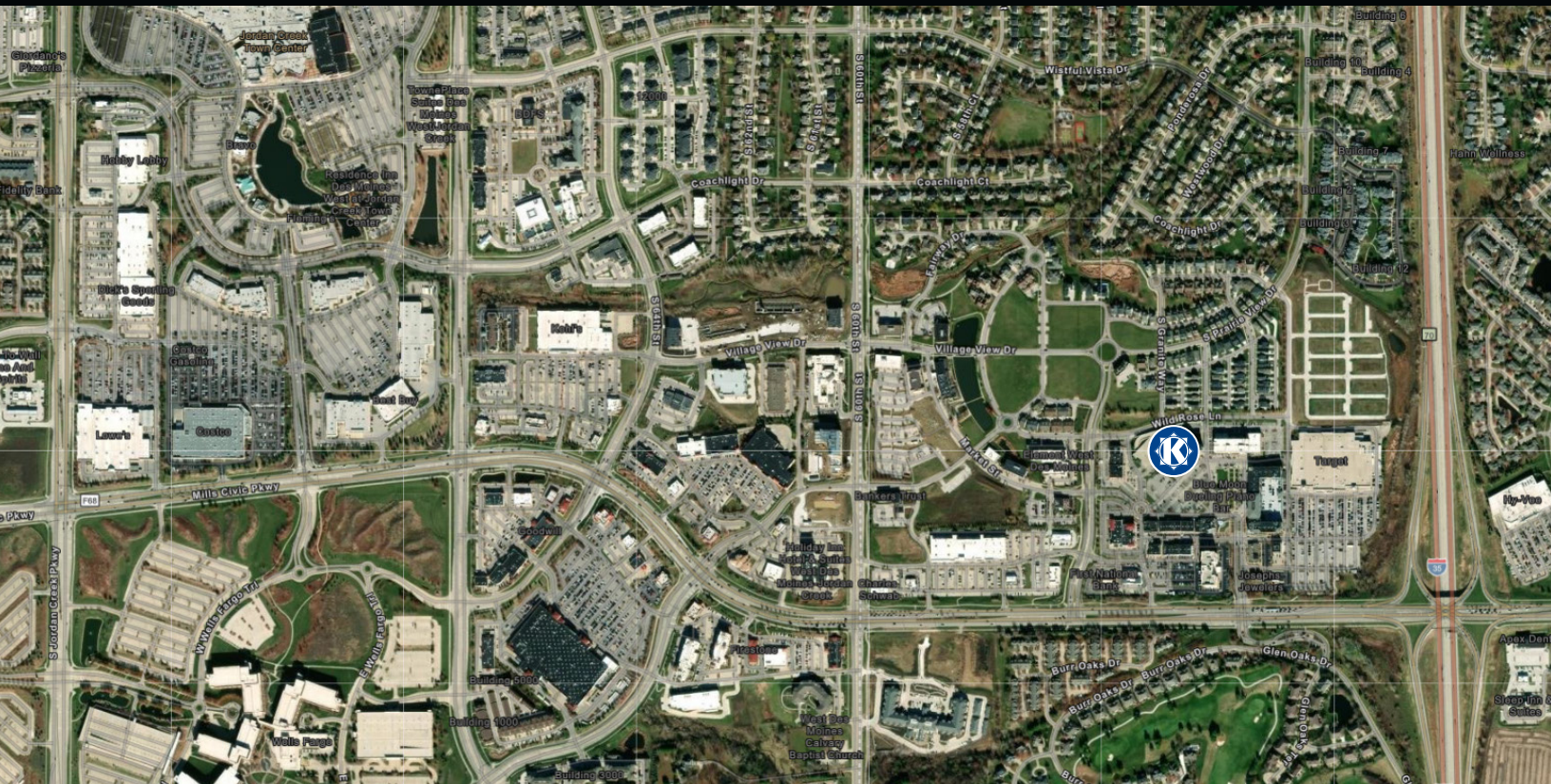
45

Hotels



38

Attractions/
Entertainment





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