



KNAPP
PROPERTIES



FOR LEASE

ONE CORPORATE PLACE — 1501 42ND STREET

West Des Moines, Iowa 50266

Office Space Available
1,851 RSF +/-

KOREY BIRKENHOLTZ

515.480.6596
korey@knapple.com
Licensed in IA

ANGIE TESSAU, CCIM, SIOR

515.707.6889
angiet@knapple.com
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ONE CORPORATE PLACE FOR LEASE



INCENTIVES

Broker:

4% leasing commission to procuring brokers paid on the gross lease value (minimum 3 year term)

Leasing:

Leasing concessions available for qualified tenants and lease terms

BUILDING HIGHLIGHTS

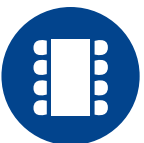
- Lobby and Common areas updated with substantial improvements in 2022
- Abundant free surface parking (4.5 per 1,000 RSF parking ratio)
- Break area available for tenants use at no additional cost
- Generous window line with fantastic views
- Excellent West Des Moines location with convenient access to Westtown Parkway and I-235
- Numerous retail amenities in the immediate area
- Building signage potential
- UPS/FedEx drop off location



CLASS B



BREAKROOM



SHARED CONFERENCE SPACE



INTERSTATE ACCESS



RENOVATED



EXCELLENT LOCATION



OFFICE SPACE



PARKING LOT



RESTAURANTS NEARBY



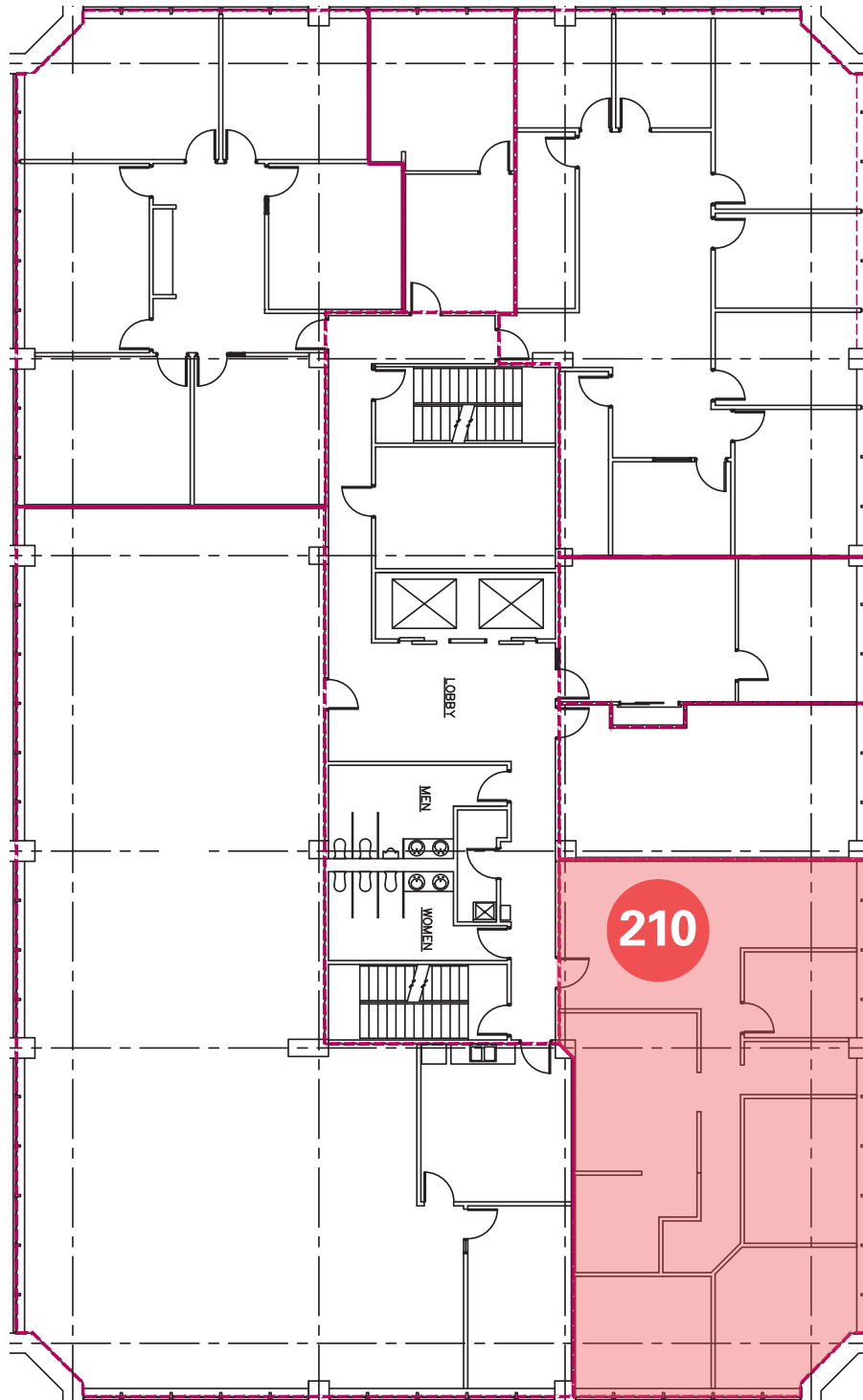
RETAIL SHOPPING NEARBY



LOBBY UPDATE 2022



42ND ST



I-235

OFFICE SPACE

SUITE 210 1,851 RSF

Available Now

Lease Rate: \$6.00/RSF/As-Is, Net

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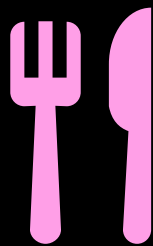
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5 Mile Radius



449

Restaurants



35

Bars and Pubs



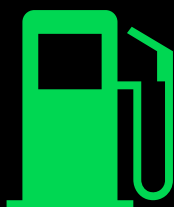
41

Coffee Shops



39

Grocers



65

C-Stores



168

Retail Shopping



62

Hotels



48

Attractions/ Entertainment

Average Annual Spend per Household on Eating Out



\$466

Breakfast



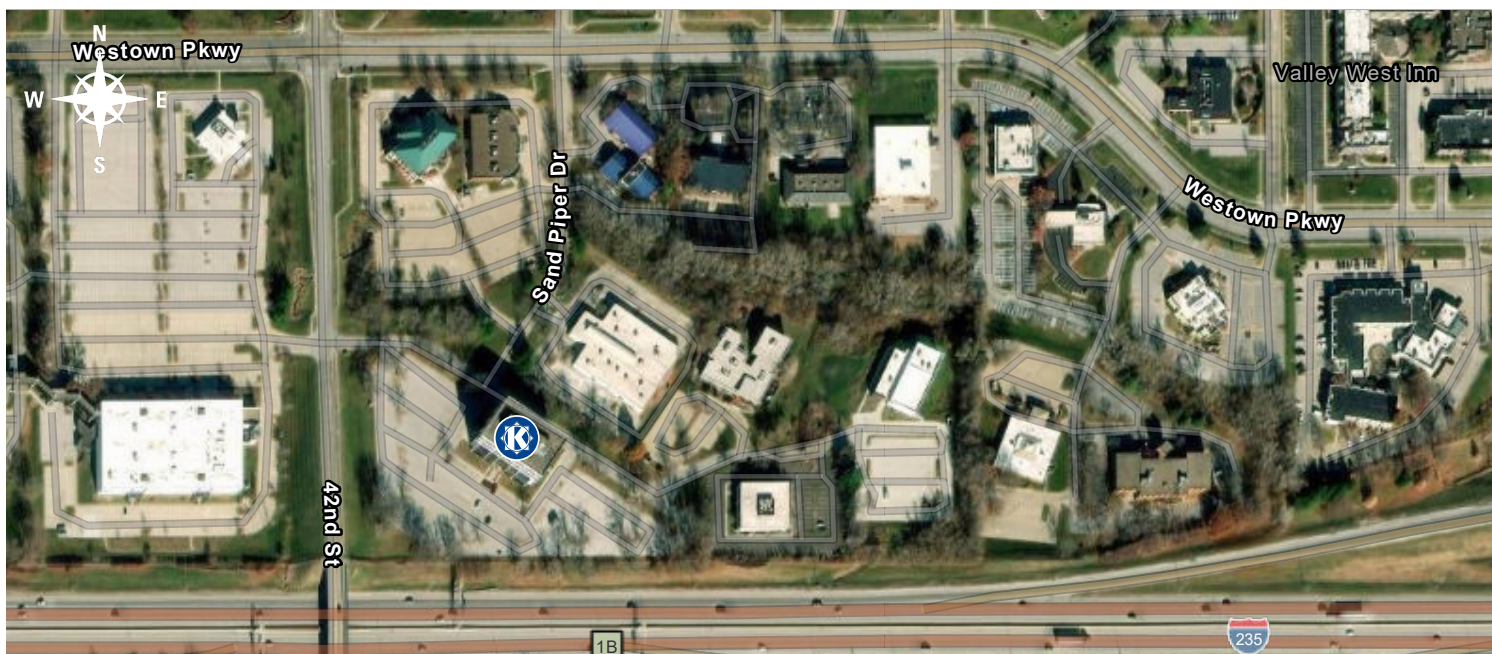
\$1,455

Lunch



\$2,232

Dinner





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