

# FOR LEASE



## 1776 WEST LAKES PARKWAY

West Des Moines, Iowa 50266

Office Space Available from  
5,000 up to 107,077 +/- GSF  
for full building user

**ANGI TESSAU, CCIM, SIOR**  
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Licensed in IA

**KOREY BIRKENHOLTZ**  
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# 1776 WEST LAKES PKWY AVAILABILITY



## BUILDING HIGHLIGHTS

- Abundant parking
- On-site generator
- Branding opportunities – highly visible building and monument signage
- Excellent location/access
- Outdoor patio
- Skywalk connection between buildings
- Parking Ratio 4.15 per 1,000 RSF
- New amenities to come!



OFFICE SPACE



MANAGED BY KNAPP PROPERTIES



LOADING DOCK ACCESS



PARKING LOT



BREAKROOM



PATIO



INTERSTATE ACCESS



EXCELLENT LOCATION



RETAIL SHOPPING NEARBY



HOSPITAL NEARBY



RESTAURANTS NEARBY



COFFEE SHOP NEARBY



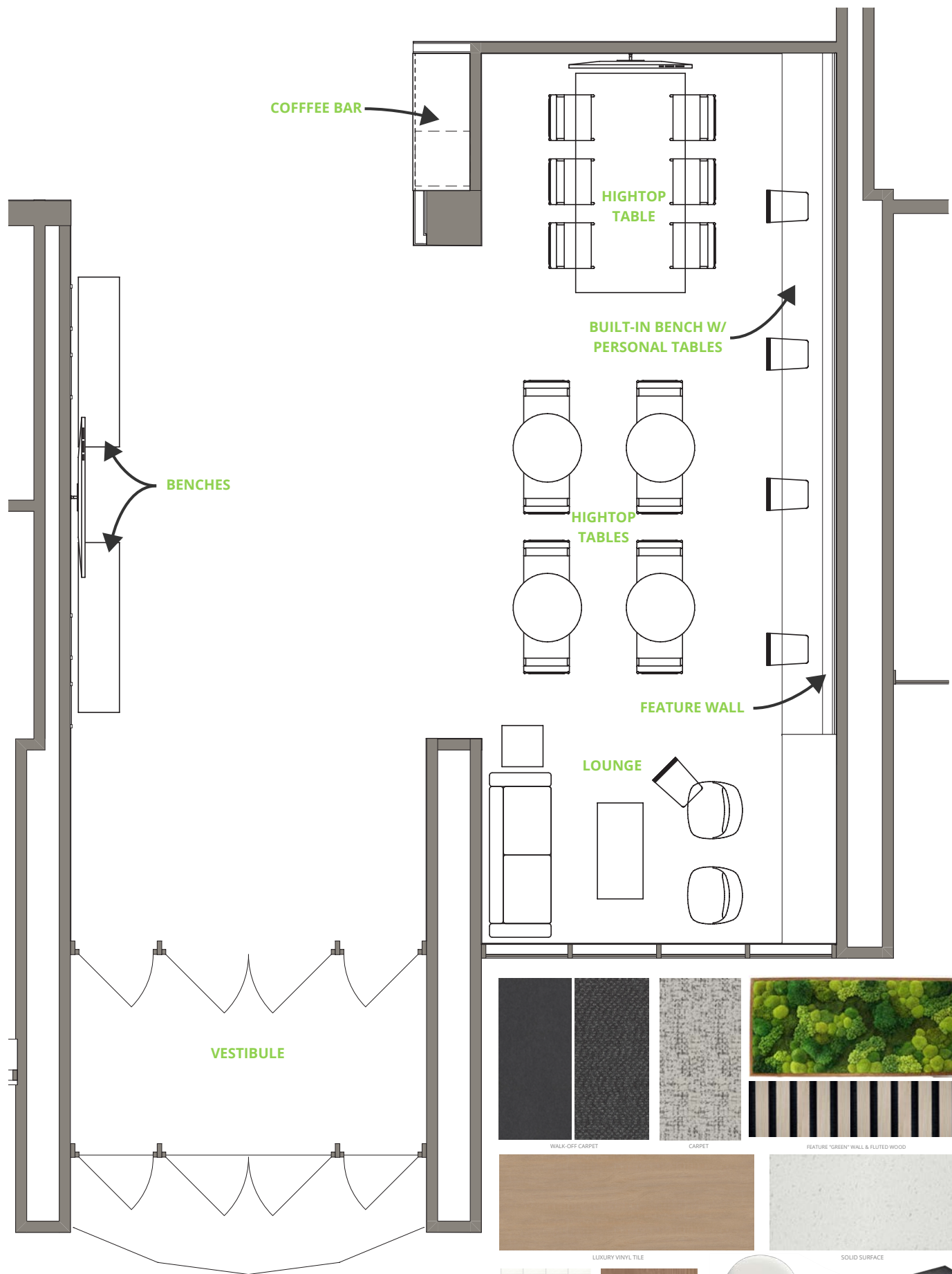
GOLF COURSE NEARBY



# NEW RENOVATIONS

*coming soon*

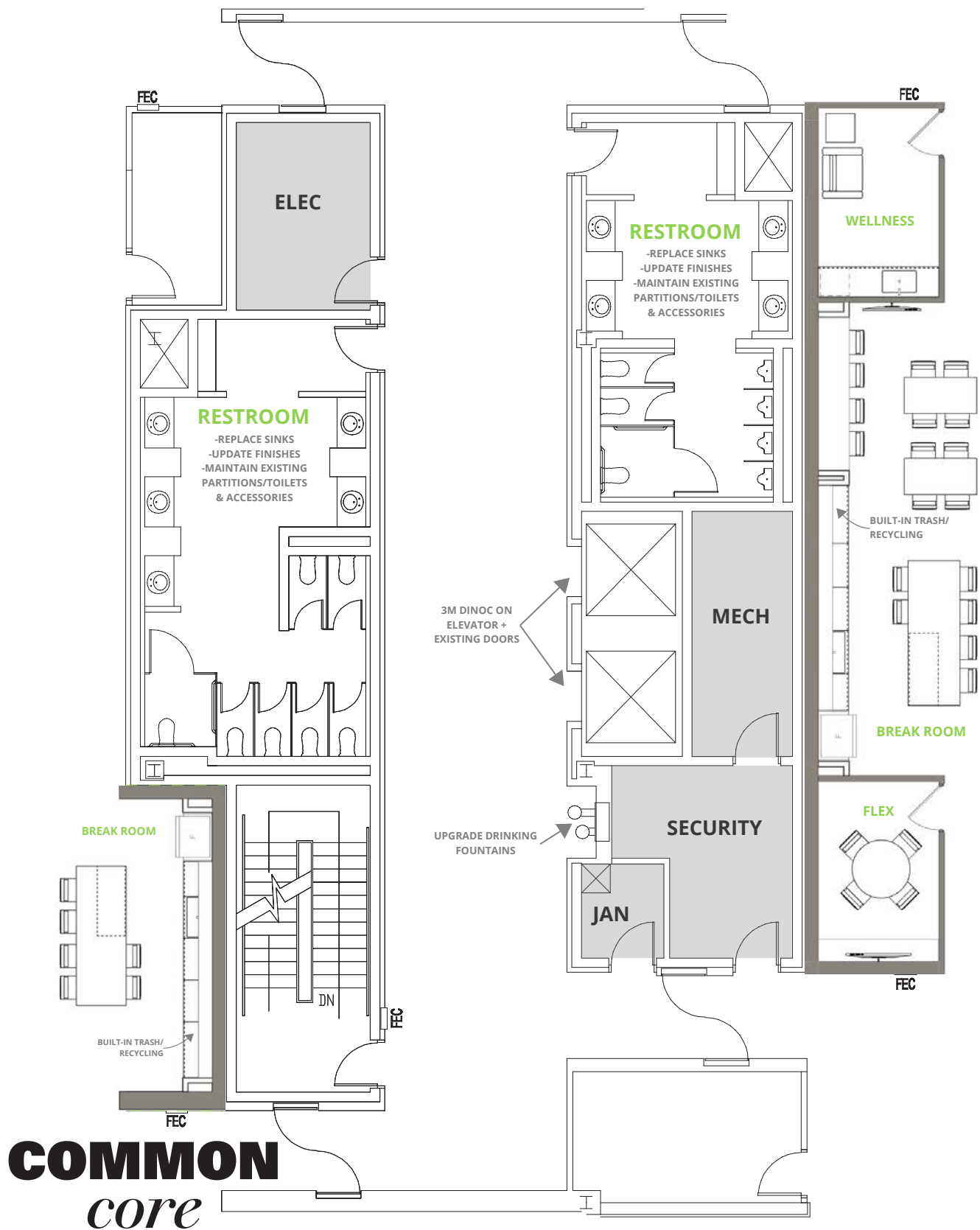




# **FIRST FLOOR** *lobby*



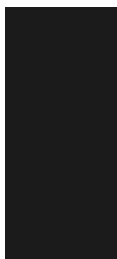




CORRIDOR CARPET TILE



RESTROOM FLOOR TILE



DINOC ELEVATOR PANELS



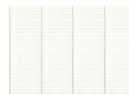
FLUTED WOOD



WALLCOVERING OPTIONS



HARDWARE



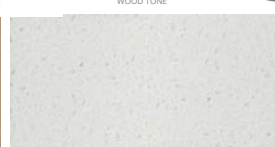
TILE



WOOD TONE



LUXURY VINYL TILE



SOLID SURFACE



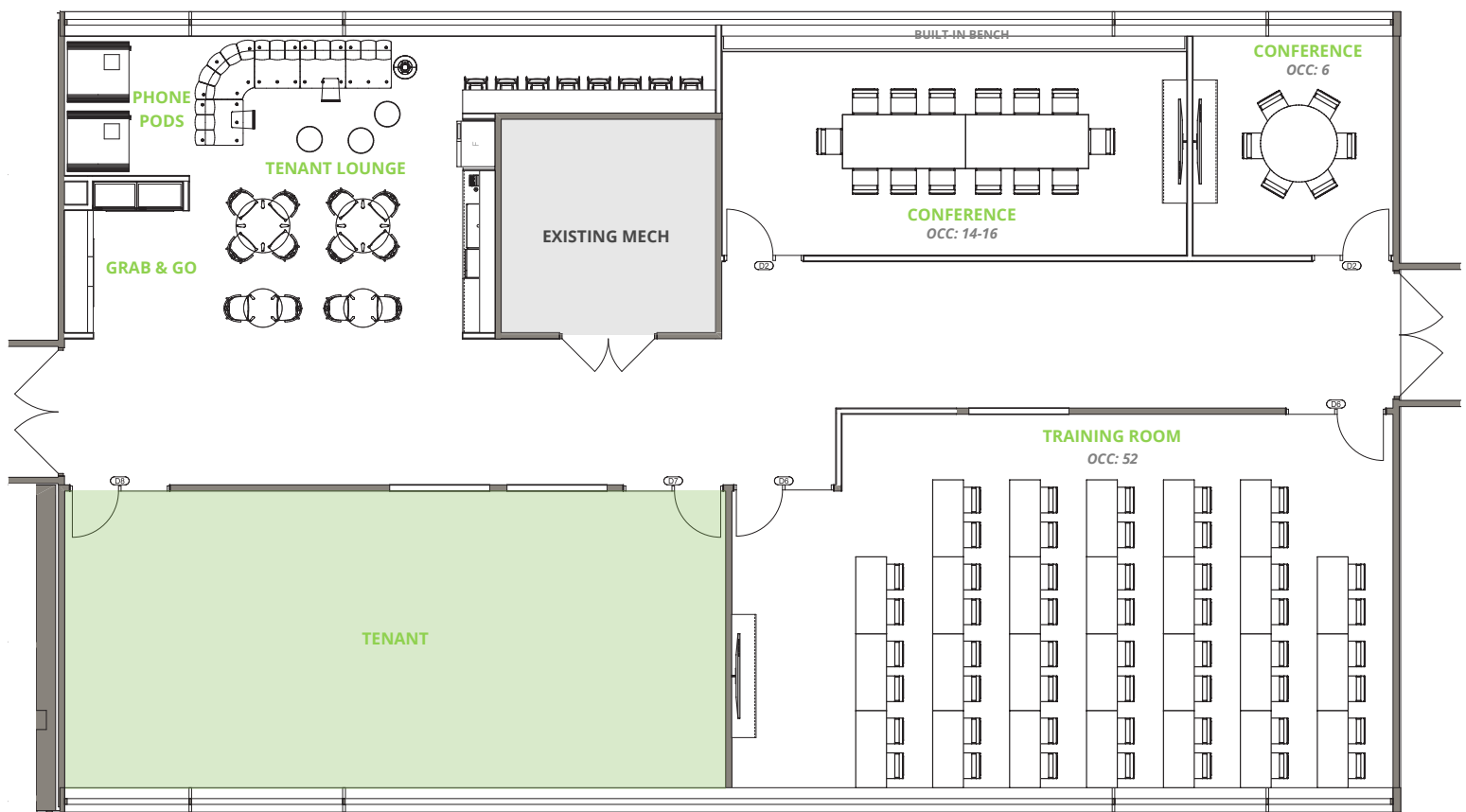






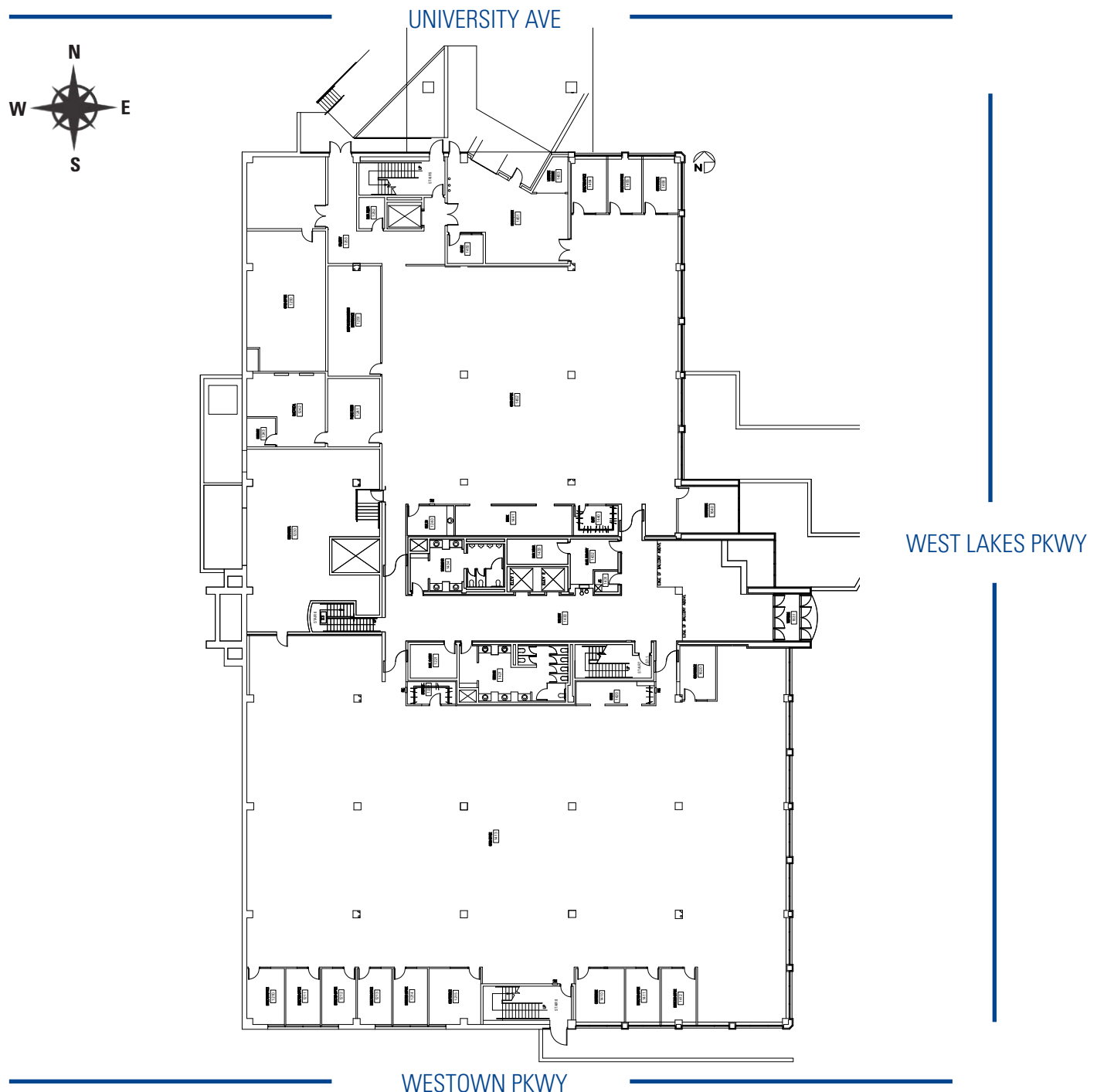


## TENANT LOUNGE + *conference rooms*



# 1776 WEST LAKES PKWY AVAILABILITY

*South Building*  
**1<sup>st</sup> Floor**



## OFFICE SPACE

27,253 RSF (approx.)

Lease Rate: \$14.95 PSF NNN

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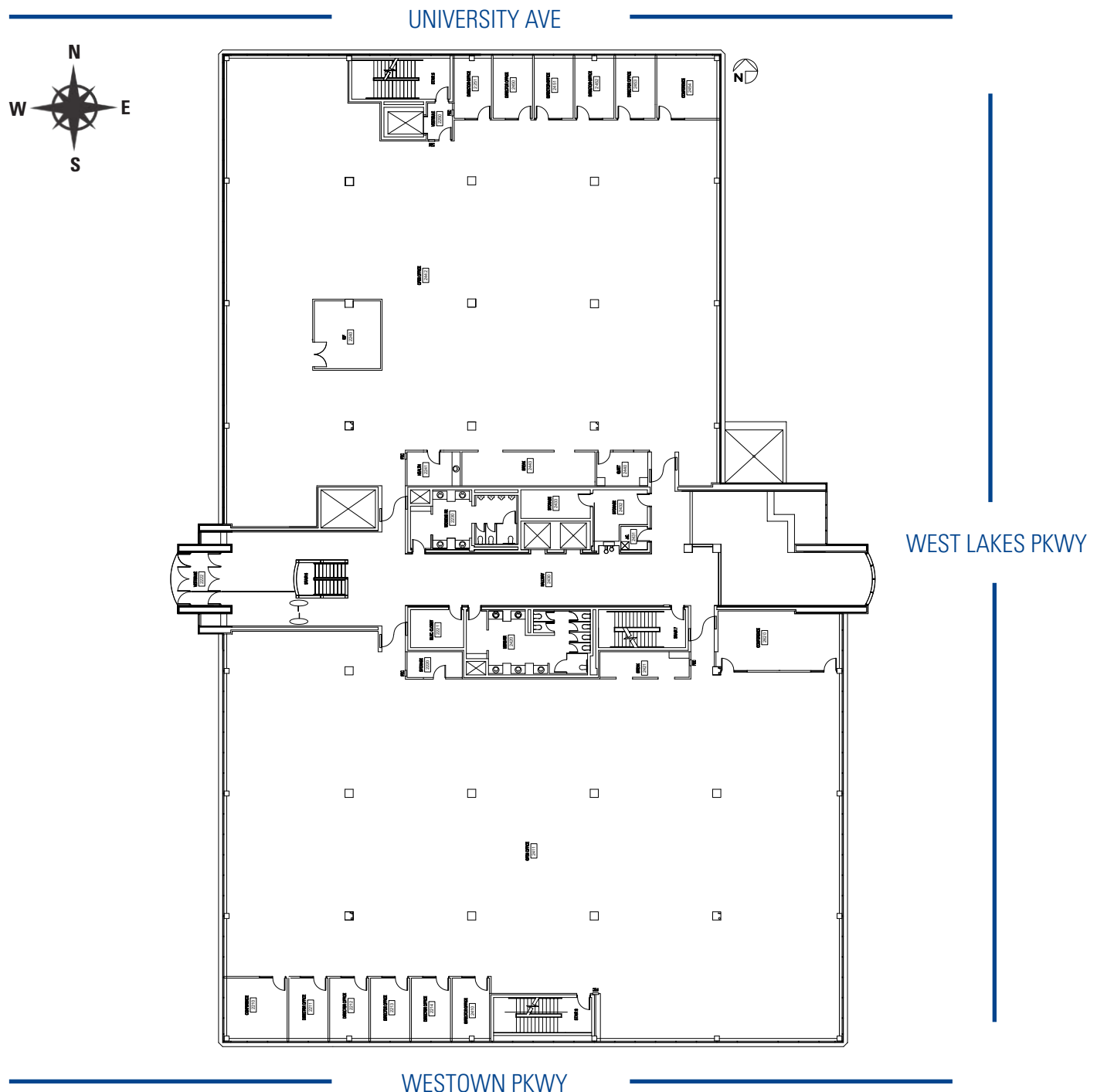
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# 1776 WEST LAKES PKWY AVAILABILITY

*South Building*  
*2nd Floor*



## OFFICE SPACE

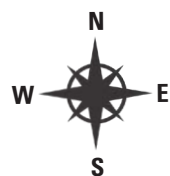
31,157 RSF (approx.)

Lease Rate: \$14.95 PSF NNN

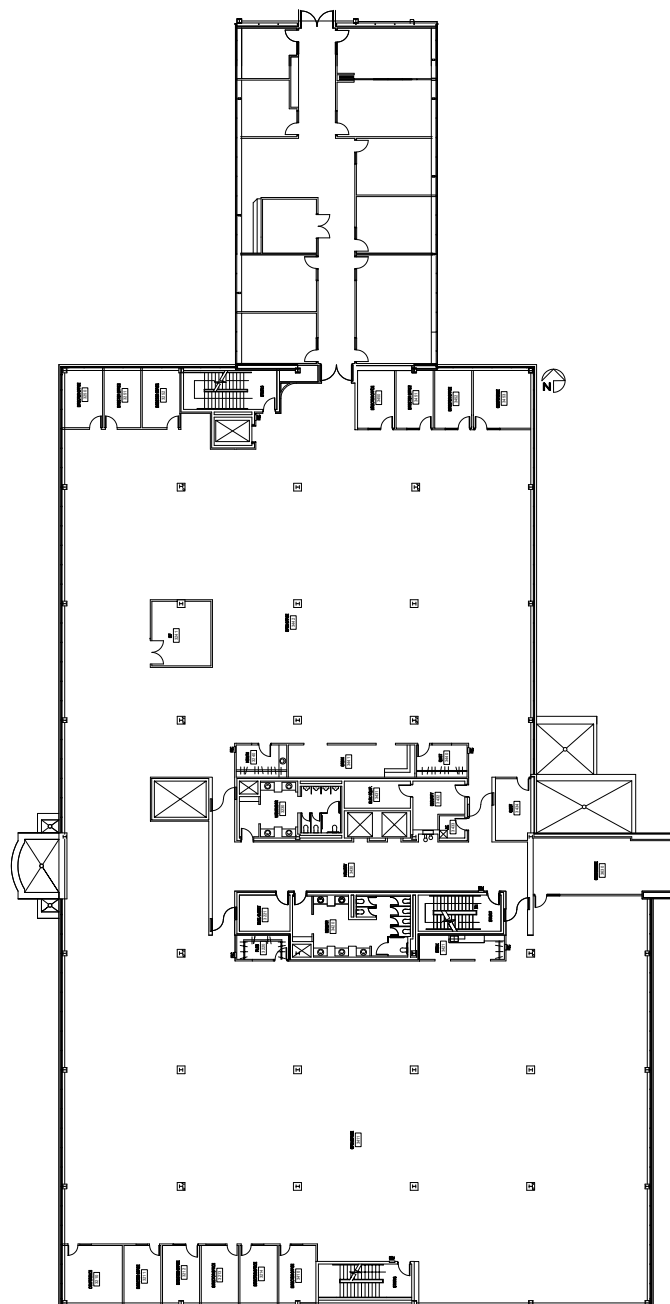
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UNIVERSITY AVE



WEST LAKES PKWY

WESTTOWN PKWY

## OFFICE SPACE

37,695 RSF (approx.) - Includes Skywalk

Lease Rate: \$14.95 PSF NNN

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# DEMOGRAPHICS

## 1776 WEST LAKES PARKWAY

5 mile radius

### INCOME



\$86,404

Median Household Income



\$202,612

Median Net Worth



\$282,923

Median Home Value



\$69,370

Median Disposable Income

### EDUCATION



55%

Bachelor's/Grad/Prof Degree

### BUSINESS



7,922

Total Businesses



124,296

Total Employees

### KEY FACTS



177,478

Total Population



197,988

Total Daytime Population



37.4

Median Age



72,972

Households

### TRAFFIC



57,800

University Ave



13,400

Westown Pkwy



8,514

West Lakes Pkwy

### EMPLOYMENT

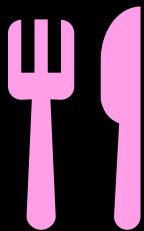


1.5%

Unemployment Rate



# *nearby* ATTRACTIONS



389

Restaurants



30

Bars and  
Pubs



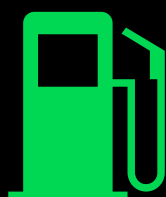
42

Coffee  
Shops



39

Grocers



72

C-Stores



152

Retail  
Shopping



56

Hotels



45

Attractions/  
Entertainment

## Average Annual Spend per Household on Eating Out



\$412

Breakfast



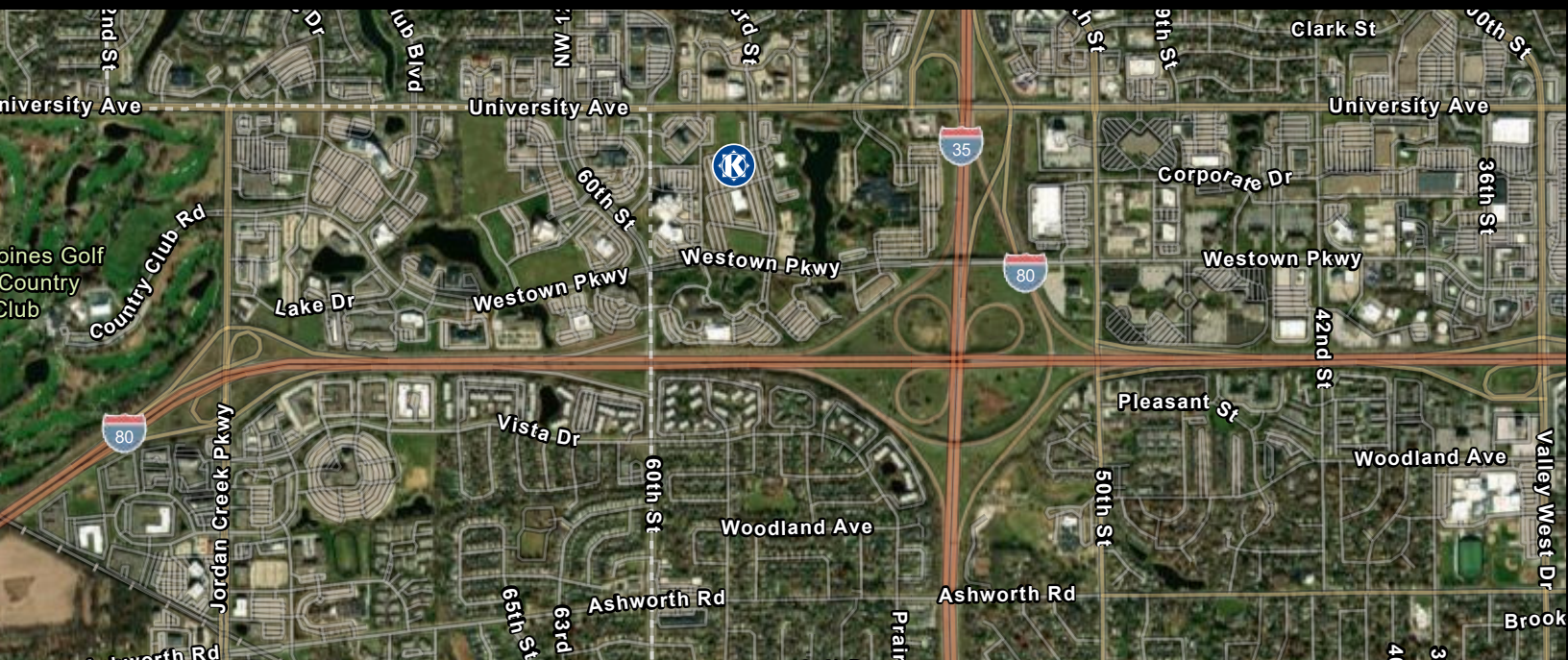
\$1,253

Lunch

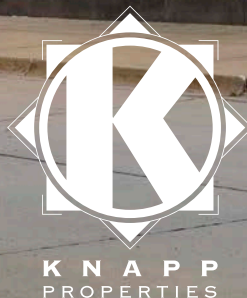


\$2,108

Dinner







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