



**LEASE**

# 440 Fairway Dr

**440 FAIRWAY DRIVE**

West Des Moines, IA 50266

**PRESENTED BY:**

**NORA WALSH**

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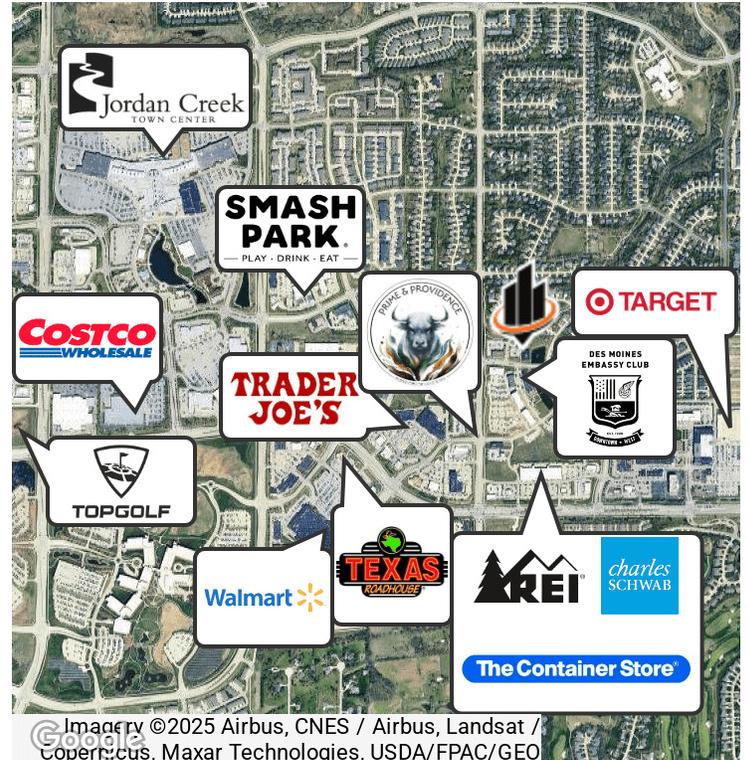
IA #S66842000

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**OFFERING SUMMARY**

<b>LEASE RATE:</b>	\$21.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	18,000 SF
<b>AVAILABLE SF:</b>	2,386 - 8,238 SF
<b>'25 OPERATING EXPENSES:</b>	\$14.85 SF/yr
<b>LOT SIZE:</b>	1.62 Acres
<b>ZONING:</b>	PUD OFFICE
<b>MARKET:</b>	Des Moines
<b>SUBMARKET:</b>	Western Suburbs

**PROPERTY OVERVIEW**

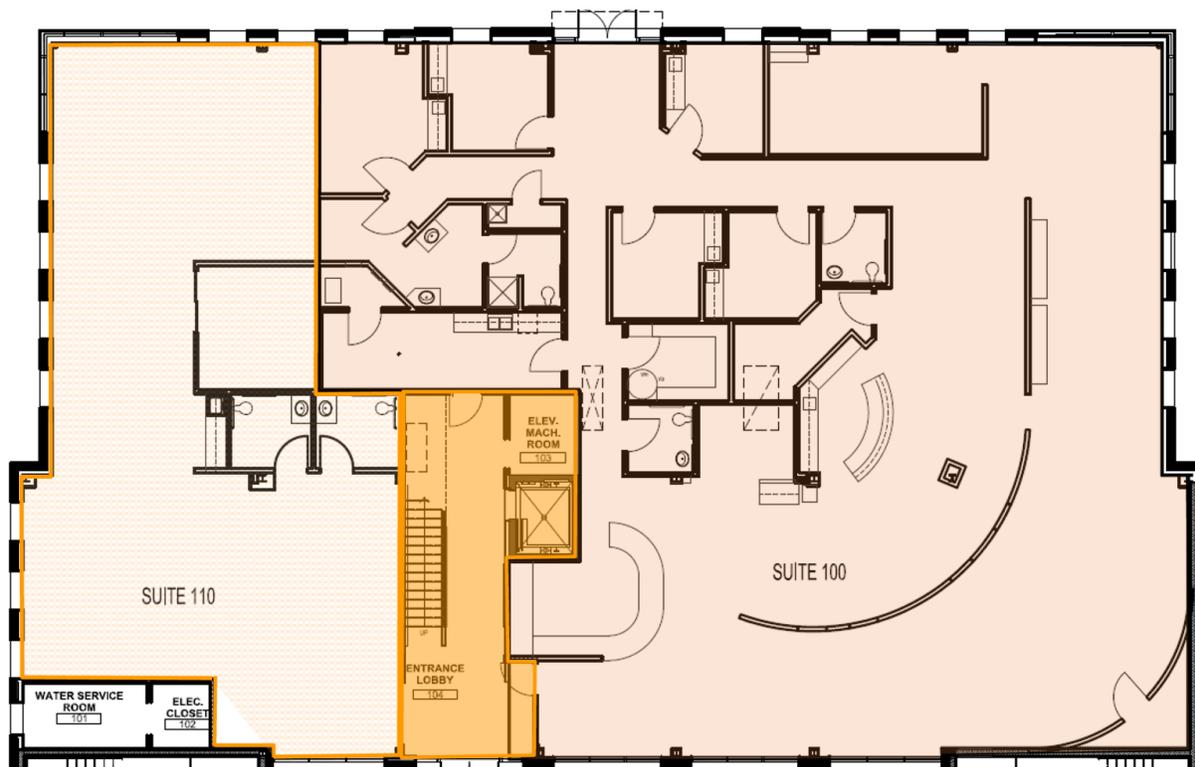
This ground-floor retail suite is located within the high-end Village of Ponderosa development. The entire 8,238 SF first floor is available for lease. It is currently broken up into two separate 2,386 SF & 5,852 SF window-lined suites that let in ample natural light through its multitude of windows and overlook a beautiful water feature. The larger suite, formerly occupied by a salon & spa operator, features a front reception area, mostly open floor plan, and several private rooms with sinks. The smaller suite is an open floor plan layout with two restrooms and a private office. This location and co-tenancy in the high-scoring demographic area is ideal for retail, professional services, and medical users.

**PROPERTY HIGHLIGHTS**

- Attractive, Modern, Brick Facade
- Property backs up to Water Feature & Westridge Greenway Trail
- 1 Mile from Jordan Creek Mall
- Handicap Accessible
- Building and Parking Lot in Great Condition
- Strong Number of Nearby Retail Trade Businesses and new construction Luxury Residential in the direct vicinity

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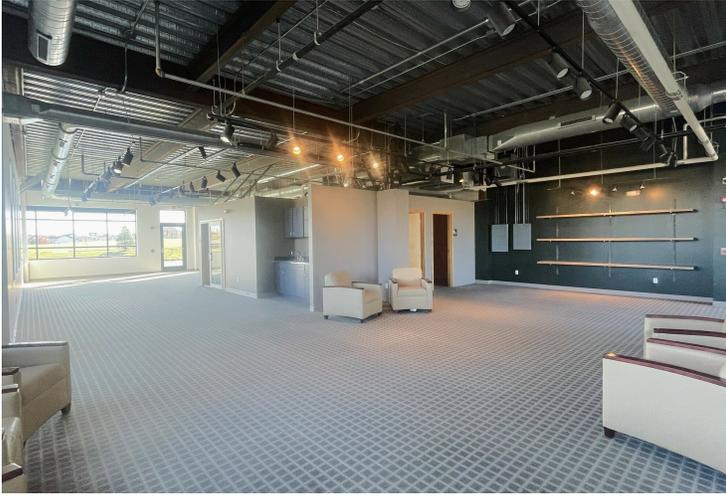
# SUITE 100 PHOTOS



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# SUITE 110 PHOTOS



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,577	45,197	91,878
MEDIAN AGE	33.5	34.0	35.4
TOTAL HOUSEHOLDS	2,295	18,746	37,471
AVERAGE HH INCOME	\$131,213	\$101,738	\$98,719
AVERAGE HOUSE VALUE	\$213,165	\$215,701	\$227,590

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