



KNAPP  
PROPERTIES

# FOR LEASE



## PROMENADE AT WEST GLEN

**5550 Wild Rose Lane  
West Des Moines, Iowa 50266**

Office Space Available  
from 2,408 - 24,336 RSF

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# 5550 WILD ROSE LANE FOR LEASE

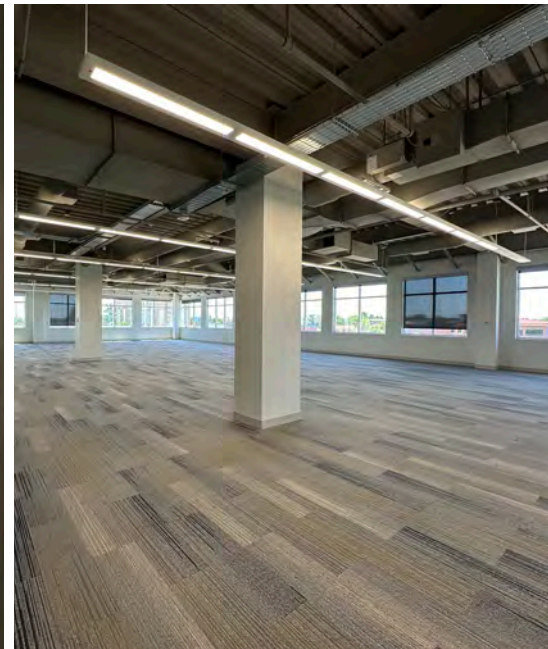
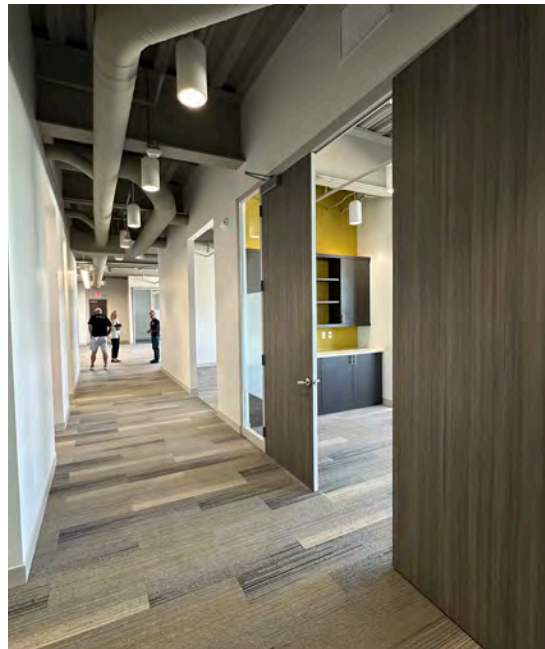


## BUILDING HIGHLIGHTS

- 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
- Contact broker for estimated Building Operating Expenses

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



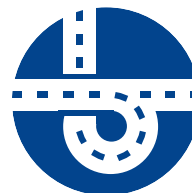
OFFICE SPACE



MEDICAL SPACE



PARKING LOT



INTERSTATE ACCESS



EXCELLENT LOCATION



RESTAURANTS NEARBY



RETAIL SHOPPING NEARBY



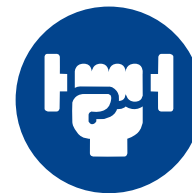
COFFEE SHOP NEARBY



C-STORE NEARBY



ATTRACTIONS



FITNESS CENTER NEARBY



GOLF COURSE NEARBY



GROCERY STORE NEARBY



ENTERTAINMENT NEARBY



HOTEL NEARBY



SPORTSPLEX NEARBY

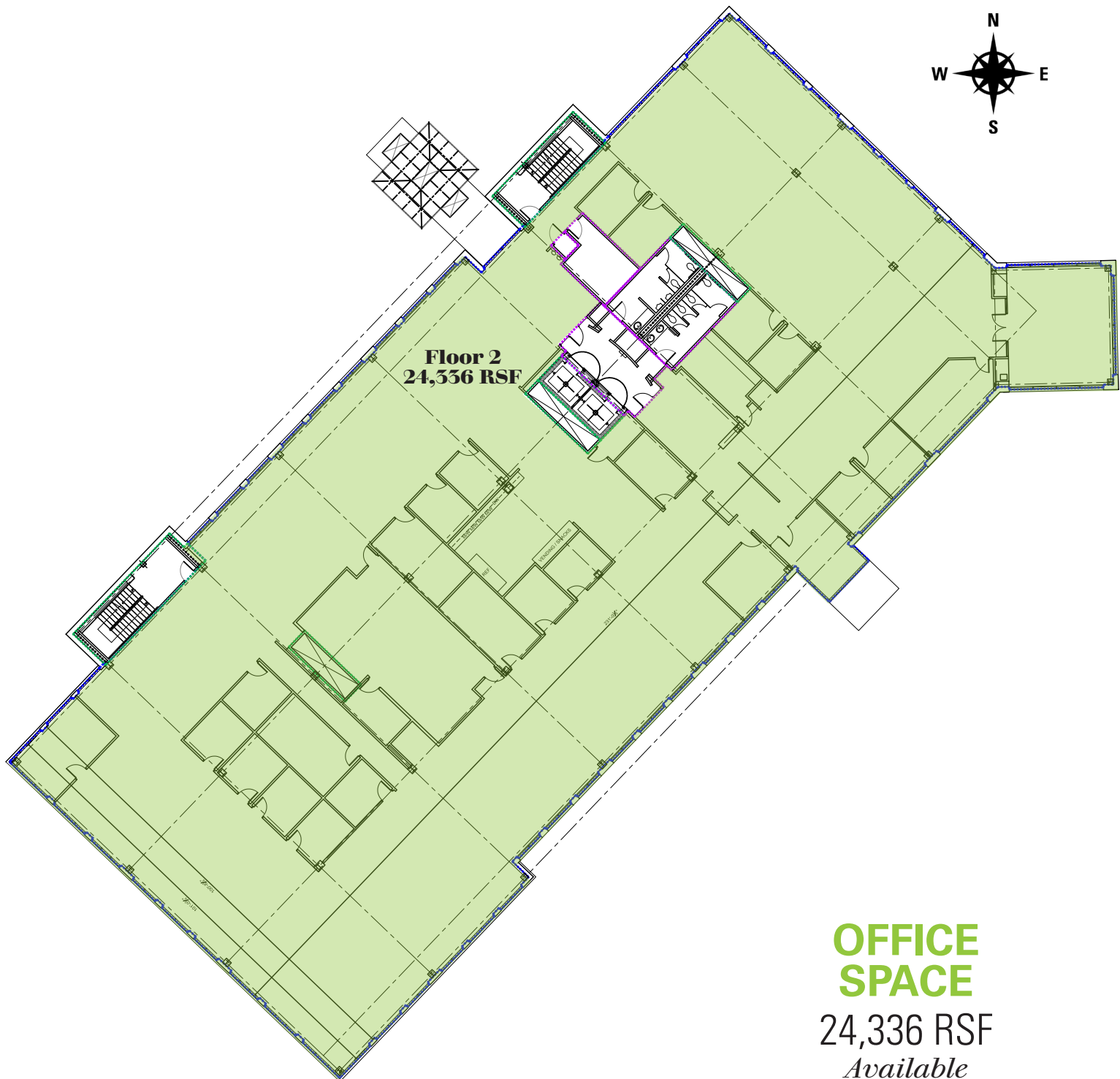


MOVIE THEATER NEARBY



# 5550 WILD ROSE LANE AVAILABILITY

2<sup>nd</sup> Floor



## OFFICE SPACE

24,336 RSF

*Available  
June 1, 2026*

Lease Rate:  
\$16.95 PSF NNN  
*Divisible down  
to 6,000 SF +/-*

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# 5550 WILD ROSE LANE AVAILABILITY

5<sup>th</sup> Floor



**SUITE 380**  
2,408 RSF  
*Available  
Immediately*

**SUITE 350**  
6,740 RSF  
*Available  
Immediately*

**SUITE 300**  
10,621 RSF  
*Available  
Immediately*

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Lease Rate:  
\$16.95 PSF NNN



# 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

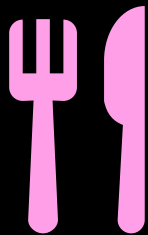
### EMPLOYMENT



2.1%

Unemployment Rate

# *nearby* **ATTRACTIONS**



303

Restaurants



23

Bars and  
Pubs



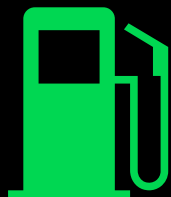
32

Coffee  
Shops



29

Grocers



45

C-Stores



108

Retail  
Shopping



45

Hotels



38

Attractions/  
Entertainment







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