



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

# 4201 CORPORATE DRIVE



WEST DES MOINES, IA | 50266

# Space Specifics

**Leasable Space Available: Up to 13,000 Sqft in Prime West Des Moines Location**

**Lease Rate: \$12.75 PSF NNN | OPEX: \$11.75 PSF**

**Includes: Utilities, Water & Janitorial service**

**Tenant Responsibilities: Internet & Phone services**

Located in the thriving corporate hub of West Des Moines, 4201 Corporate Drive offers up to 13,000 square feet of premier office space in the south wing, ideal for businesses seeking a collaborative and modern workspace. This space is part of a shared environment with Iowa Diabetes, a leader in healthcare innovation, making it a perfect opportunity for those seeking a dynamic and forward-thinking work environment.



Property  
Location

UNIVERSITY AVE

CORPORATE DR

42ND ST



**CLICK TO VIEW DRONE  
FOOTAGE OF THE PROPERTY**

# Location

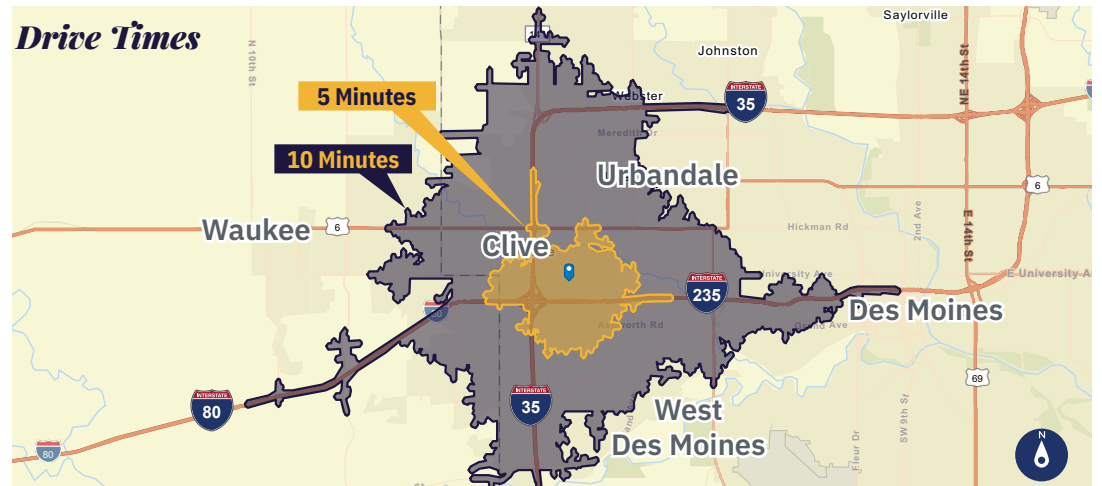


 - Medical Clinic

# Demographics

2024 Population Stats	3 Miles	5 Miles
Total Population	79,300	188,161
Daytime Population (Workers)	84,075	212,979
Total Households	34,476	79,362
Average Household Income	\$124,293	\$131,322

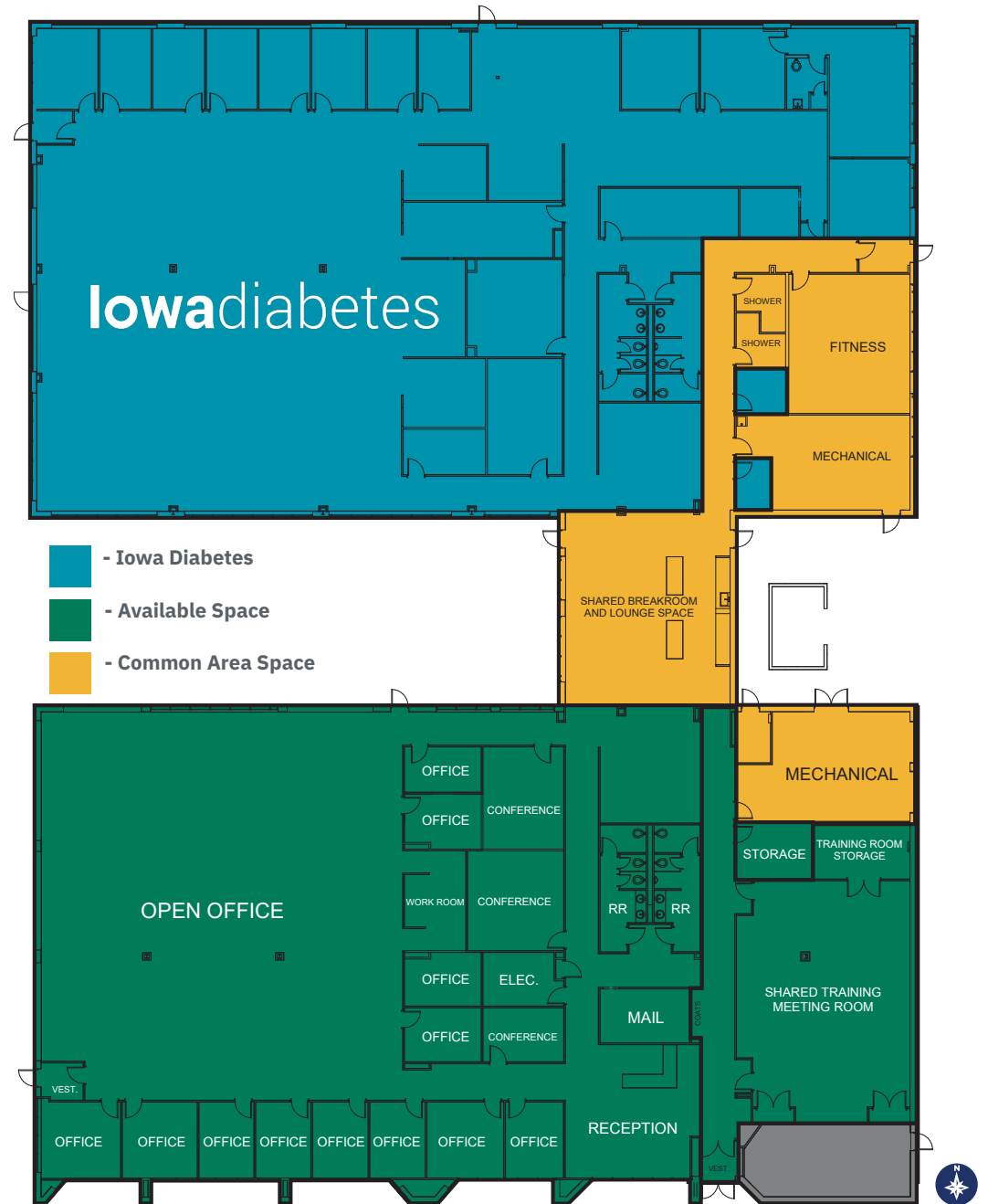
## Drive Times



# Layout

## Key Features:

- **Executive Offices:** 8 executive offices, all with windows, providing ample natural light and premium views.
- **Private Offices:** 4 additional private offices for individual focus and privacy.
- **Work & Mail Rooms:** A dedicated work room & a separate mail & technology room.
- **Conference Rooms:** 3 spacious conference rooms ideal for team meetings and presentations.
- **Training Center & Meeting Room:** Modern training center with advanced AV systems, flexible layouts, and high-speed connectivity—perfect for corporate trainings or client events.
- **Open Office Area:** A large open office space designed to encourage collaboration and productivity.
- **Shared Amenities:** Access to shared lounge and break room areas, promoting a relaxed and inviting workplace culture.
- **Full Fitness Center:** Enjoy full access to an on-site fitness center, complete with showers for tenant use.
- **Restrooms:** Separate men's and women's restrooms are provided within the space for convenience.



*This is a unique opportunity to co-tenant with Iowa Diabetes, known for their cutting-edge approach to healthcare and research, adding value to this premier office location. The combination of high-quality finishes, collaborative open spaces, and premium amenities makes this listing an excellent fit for a variety of businesses looking to elevate their workspace.*



## **The Story Behind Iowa Diabetes: A Leader in Healthcare Innovation**

Iowa Diabetes, a pioneering healthcare organization, is dedicated to improving the lives of more than 300,000 Iowans affected by diabetes. Through a forward-thinking approach combining cutting-edge research, patient education, and innovative technology, Iowa Diabetes has become a leader in diabetes care across the state.

Founded in 2007 by CEO and Medical Director Dr. Anuj Bhargava in downtown Des Moines, Iowa Diabetes quickly grew to become the leading research center for diabetes in Iowa. Within the first few years, over 50 groundbreaking studies were initiated, cementing their reputation for excellence in diabetes research and patient care. As demand grew, so did their need for larger, more advanced facilities.

In 2017, Iowa Diabetes made a significant move to West Des Moines, expanding their operations to better serve the local community. This move also saw the launch of the Iowa Diabetes Portal, a revolutionary, free tool designed to help patients manage all aspects of their diabetes, from tracking blood sugar levels to medications, labs, and even physical activity. Building on this, in 2019, Iowa Diabetes introduced Iowa Diabetes Care, a non-traditional care management system that redefines the patient experience by offering more personalized, continuous care.

To date, Iowa Diabetes has started over 150 research studies and served more than 2,500 patients across Central Iowa. Their core values—providing exceptional, compassionate care and fostering a fun, focused team culture—reflect their commitment to achieving the best outcomes for every patient.

## **Why Iowa Diabetes at 4201 Corporate Drive?**

Prospective tenants at 4201 Corporate Drive will have the unique opportunity to co-tenant with this innovative and community-driven healthcare leader. Iowa Diabetes brings not only expertise in diabetes care but also a state-of-the-art facility equipped with modern technology and an emphasis on patient-centric solutions. What truly sets Iowa Diabetes apart is its exceptional culture and unwavering will to serve and support those around them—whether it's their patients, partners, or the broader community. For any tenant seeking a collaborative, future-focused environment, sharing space with Iowa Diabetes presents a significant synergy where healthcare excellence meets a commitment to uplifting others.

# Interior Photos



# Contact

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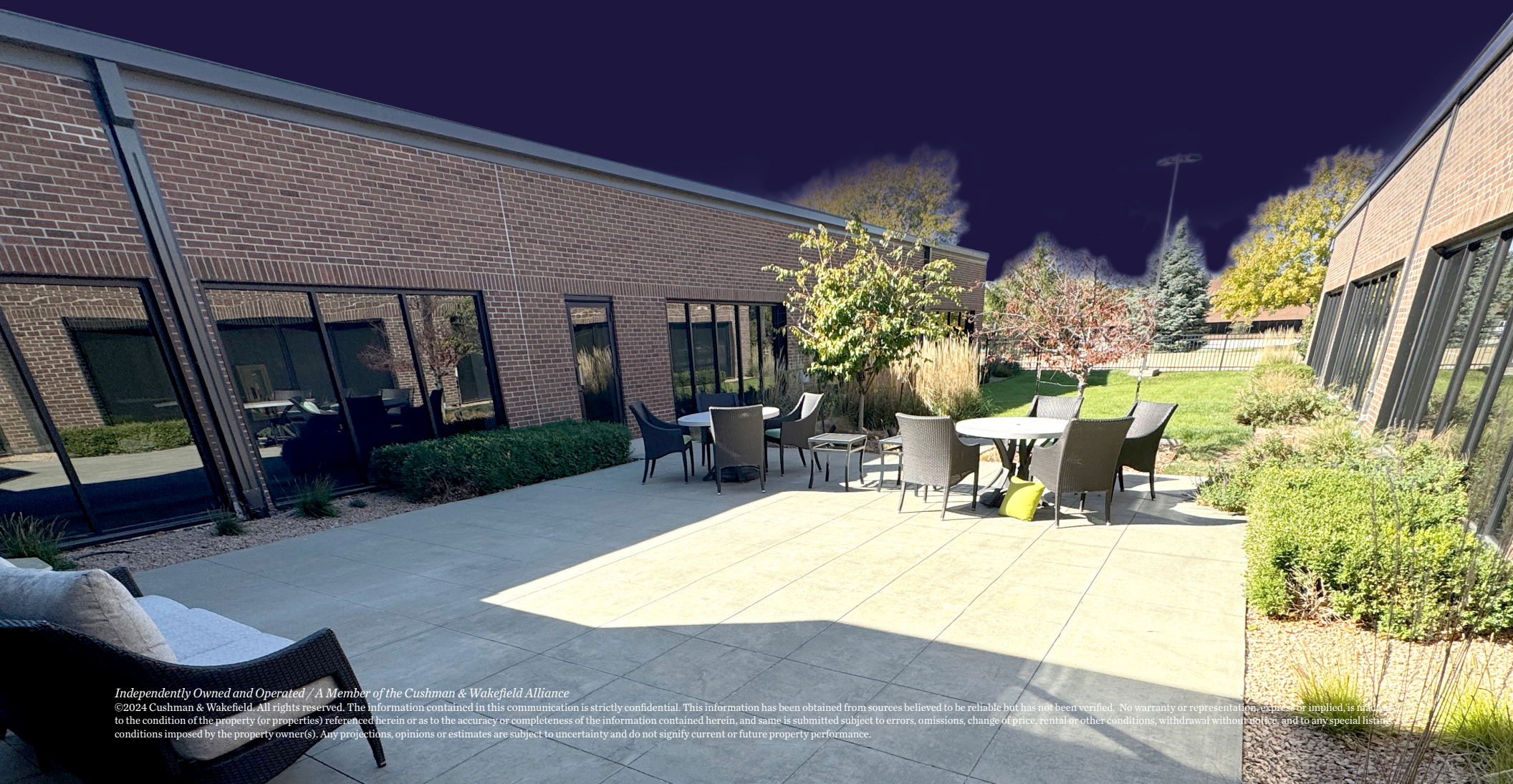
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