

# FOR LEASE



KNAPP  
PROPERTIES



## 1776 WEST LAKES PARKWAY

West Des Moines, Iowa 50266

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

**ANGIETESSAU, CCIM, SIOR**  
515.707.6889  
AngieT@KnappLC.com  
Licensed in IA

**KOREY BIRKENHOLTZ**  
515.480.6596  
Korey@KnappLC.com  
Licensed in IA

# 1776 WEST LAKES PKWY AVAILABILITY



## BUILDING HIGHLIGHTS

- Abundant parking
- On-site generator services whole building
- Branding opportunities – highly visible building and monument signage
- Excellent location/access
- Outdoor patio
- Skywalk connection between buildings
- Fitness Center new amenity under construction
- Parking Ratio 4.15 per 1,000 RSF



OFFICE SPACE



MANAGED BY KNAPP PROPERTIES



LOADING DOCK ACCESS



PARKING LOT



BREAKROOM



PATIO



INTERSTATE ACCESS



EXCELLENT LOCATION



RETAIL SHOPPING NEARBY



HOSPITAL NEARBY



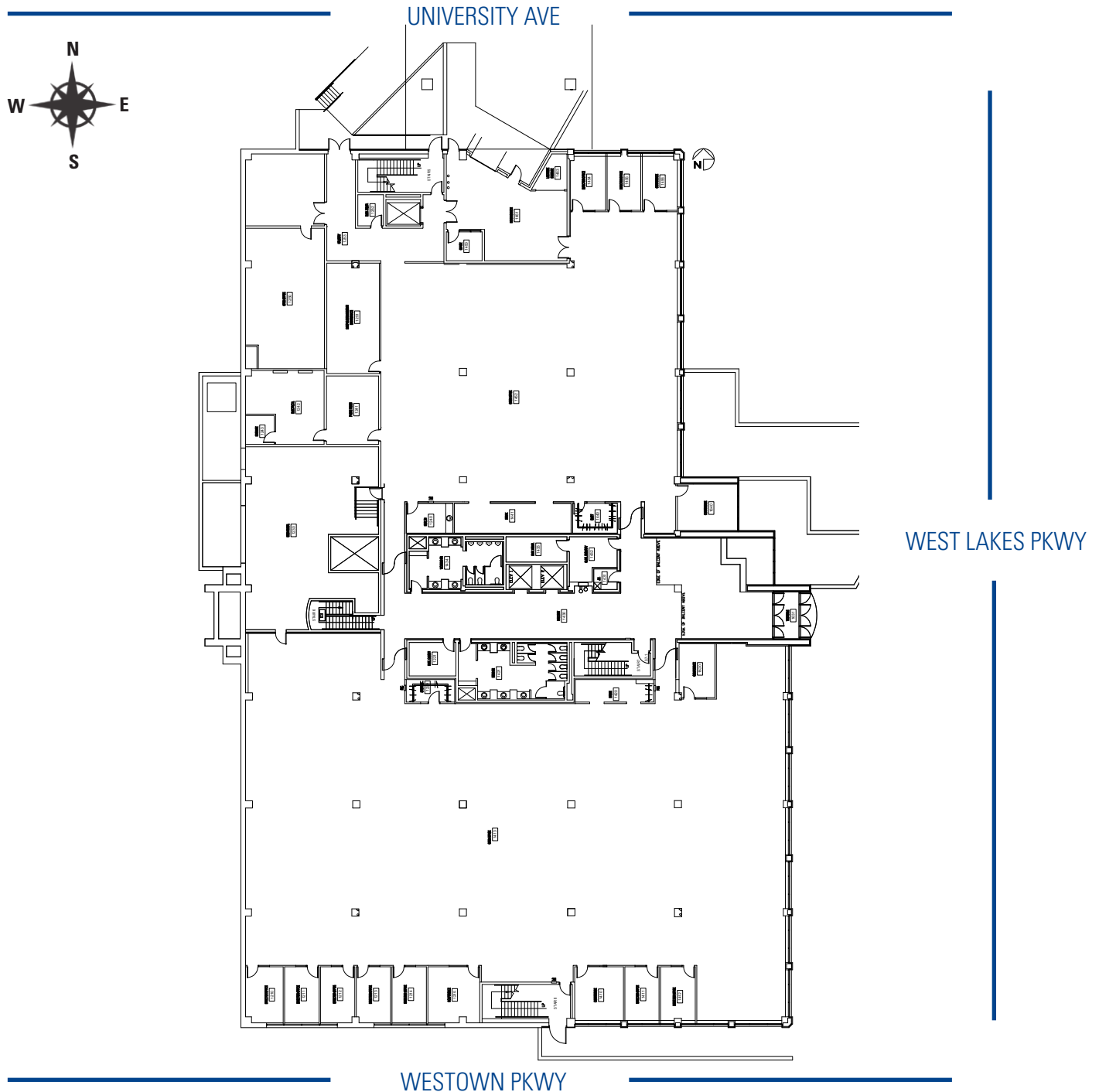
RESTAURANTS NEARBY



COFFEE SHOP NEARBY



GOLF COURSE NEARBY



## OFFICE SPACE

27,253 RSF (approx.)

Lease Rate: \$14.95 PSF NNN

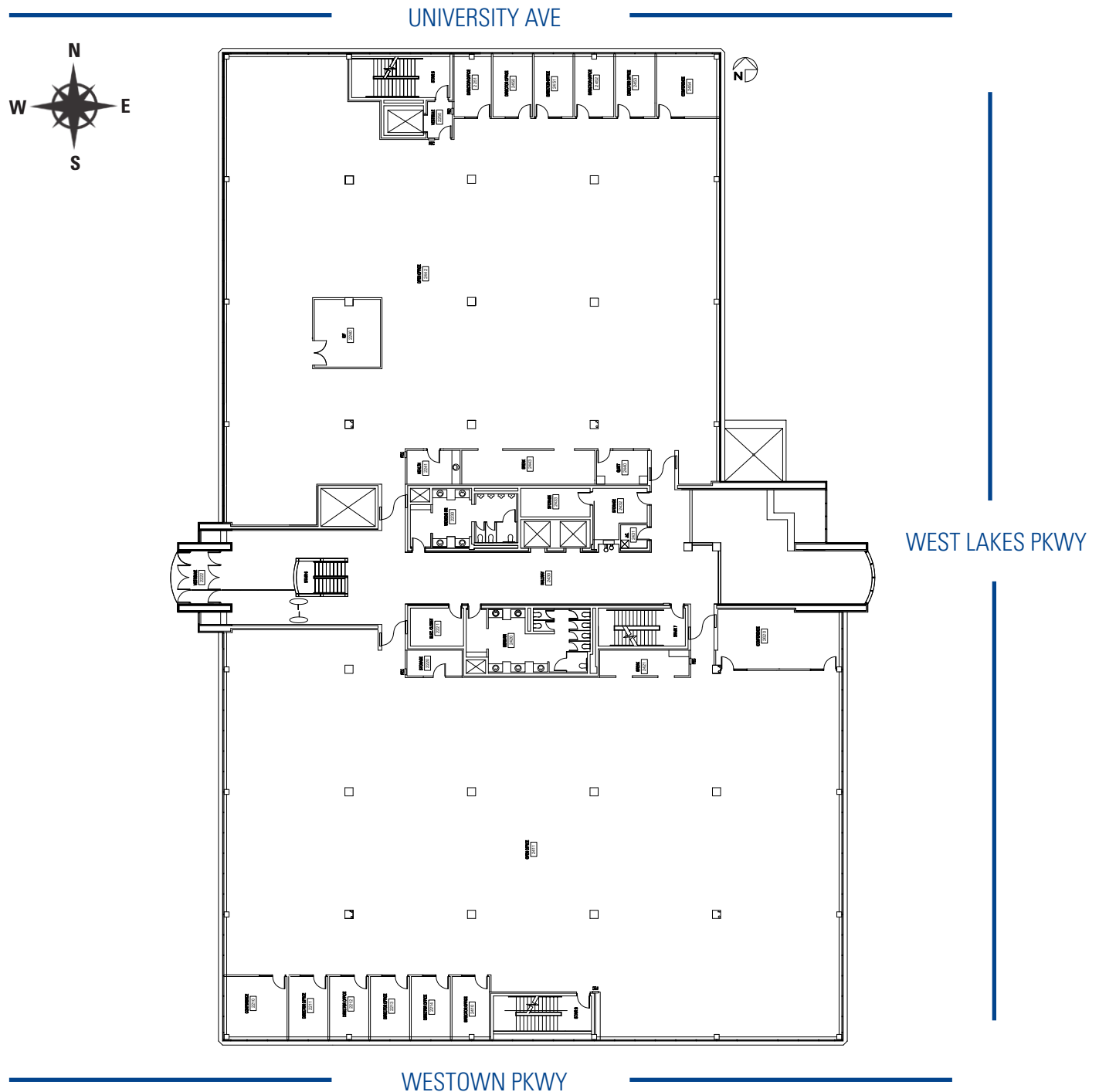
**ANGI TESSAU**, CCIM, SIOR  
515.707.6889  
AngieT@KnappLC.com

**KOREY BIRKENHOLTZ**  
515.480.6596  
Korey@KnappLC.com



# 1776 WEST LAKES PKWY AVAILABILITY

South Building  
2<sup>nd</sup> Floor



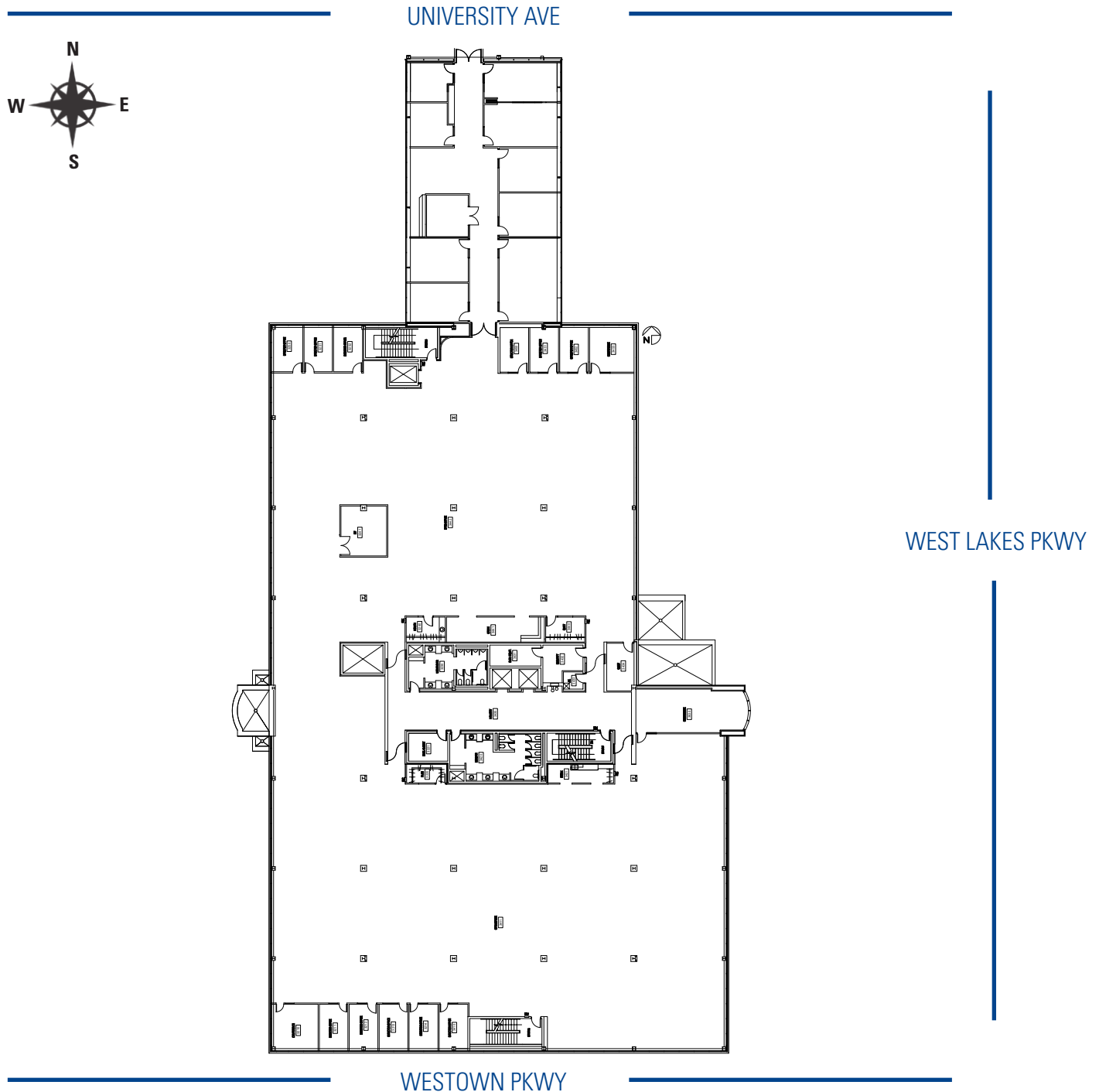
## OFFICE SPACE

31,157 RSF (approx.)

Lease Rate: \$14.95 PSF NNN

**ANGIE TESSAU**, CCIM, SIOR  
515.707.6889  
AngieT@KnappLC.com

**KOREY BIRKENHOLTZ**  
515.480.6596  
Korey@KnappLC.com



## OFFICE SPACE

37,695 RSF (approx.) - Includes Skywalk

Lease Rate: \$14.95 PSF NNN

**ANGI TESSAU**, CCIM, SIOR  
515.707.6889  
AngieT@KnappLC.com

**KOREY BIRKENHOLTZ**  
515.480.6596  
Korey@KnappLC.com

# 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

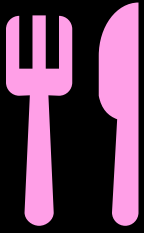
### EMPLOYMENT



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



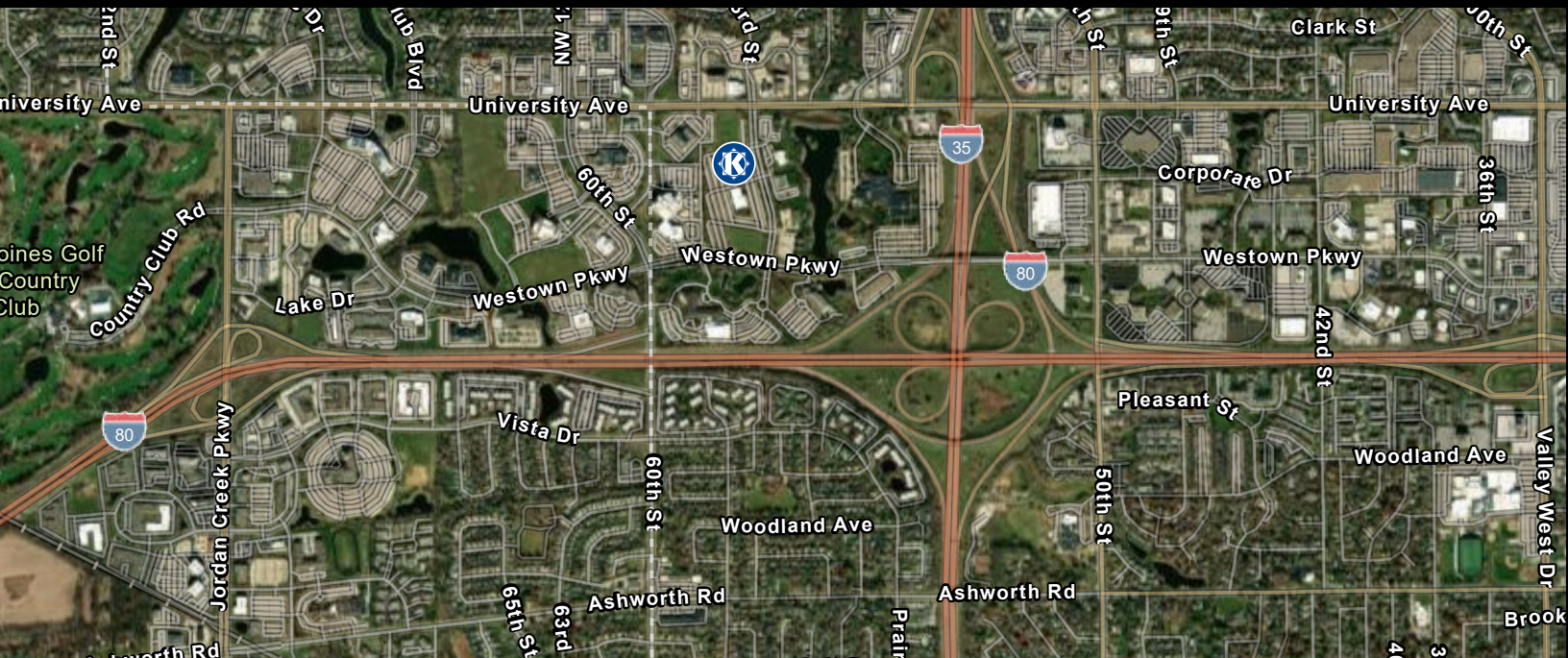
\$1,253

Lunch



\$2,108

Dinner





# FOR LEASE **1776 WEST LAKES PKWY**

**West Des Moines, Iowa 50266**



**ANGIE TESSAU, CCIM, SIOR**  
515.707.6889  
AngieT@KnappLC.com



**KOREY BIRKENHOLTZ**  
515.480.6596  
Korey@KnappLC.com

All interested parties acknowledge that neither Seller nor any of Seller's officers or directors, nor Seller's employees, agents, representatives, or any other person or entity acting on behalf of Seller (hereafter, such persons and entities are individually and collectively referred to as the "Seller"), have made any representations, warranties or agreements (express or implied) by or on behalf of Seller as to any matters concerning the Property, the economic results to be obtained or predicted, or the present use thereof or the suitability for the possible intended use of the Property. Any documents furnished by Seller relating to the Property shall be deemed furnished as a courtesy to any interested party but without warranty or representation from Seller. All work done in connection with preparing the Property for the uses intended by any interested party shall be obtained and paid for by, and shall be the sole responsibility of the interested party. All investigations of proposed governmental laws and regulations, including land use laws and regulations to which the Property may be subject, shall be based on the review and determination of the applicability and effect of such laws and regulations by the interested party. Seller makes no representations concerning such laws and regulations.