



CENTURY I

2700 WESTOWN PKWY
WEST DES MOINES, IA 50266

Heath D. Bullock, CCIM, SIOR

O: 515.554.7412

heath.bullock@svn.com

Patrick Graham

O: 515.494.7284

patrick.graham@svn.com

Harrison Haynes

O: 563.451.5909

harrison.haynes@svn.com

Property Summary



OFFERING SUMMARY

Lease Rate:	\$9.00 - 9.50 SF/yr (NNN)
Building Size:	93,438 SF
Available SF:	2,262 - 15,443 SF
Lot Size:	6.921 Acres
Year Built:	1984
Zoning:	PCP - Professional Commerce Park
Market:	West Des Moines
Submarket:	Western Suburbs
Traffic Count:	5,796

PROPERTY OVERVIEW

This class B property is amongst a lot of retail businesses and office parks within the area. Being within a mile from your favorite restaurants and cafes such as Jethro's BBQ, Nick's Bar & Grill, Jason's Deli, and Starbucks. This location is a prime spot to be within the ease of access to all of your favorite retail stores such as Best Buy, Hy-Vee, and Target. The building is managed within Suite 200 and provides opportunities for new and existing tenants to fully reap the benefits of this outstanding property.

PROPERTY HIGHLIGHTS

- Class B West Des Moines office space available
- Abundance of free surface parking available
- Well maintained building as well as high upkeep on landscaping
- Excellent location sitting between Westtown Parkway and I-235
- Monument signage available

Lease Spaces



LEASE INFORMATION

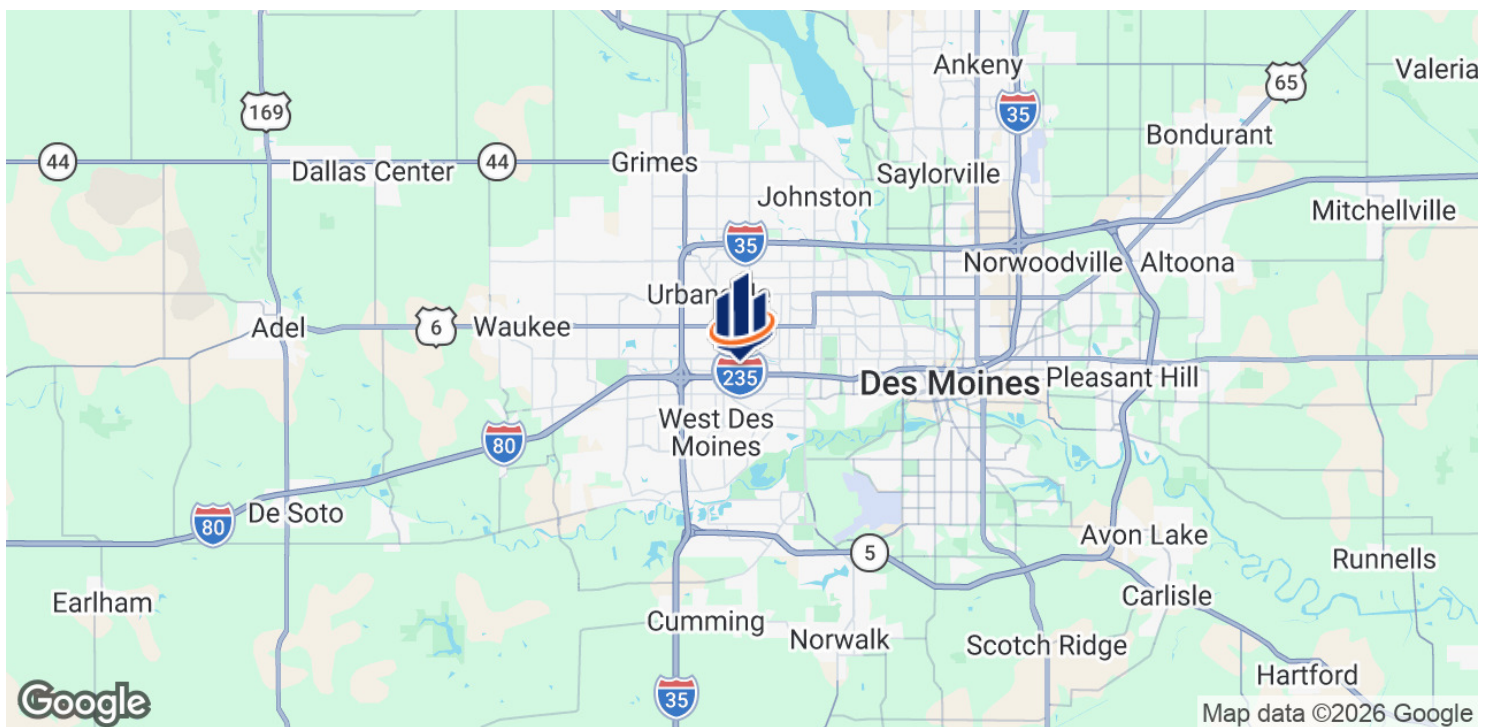
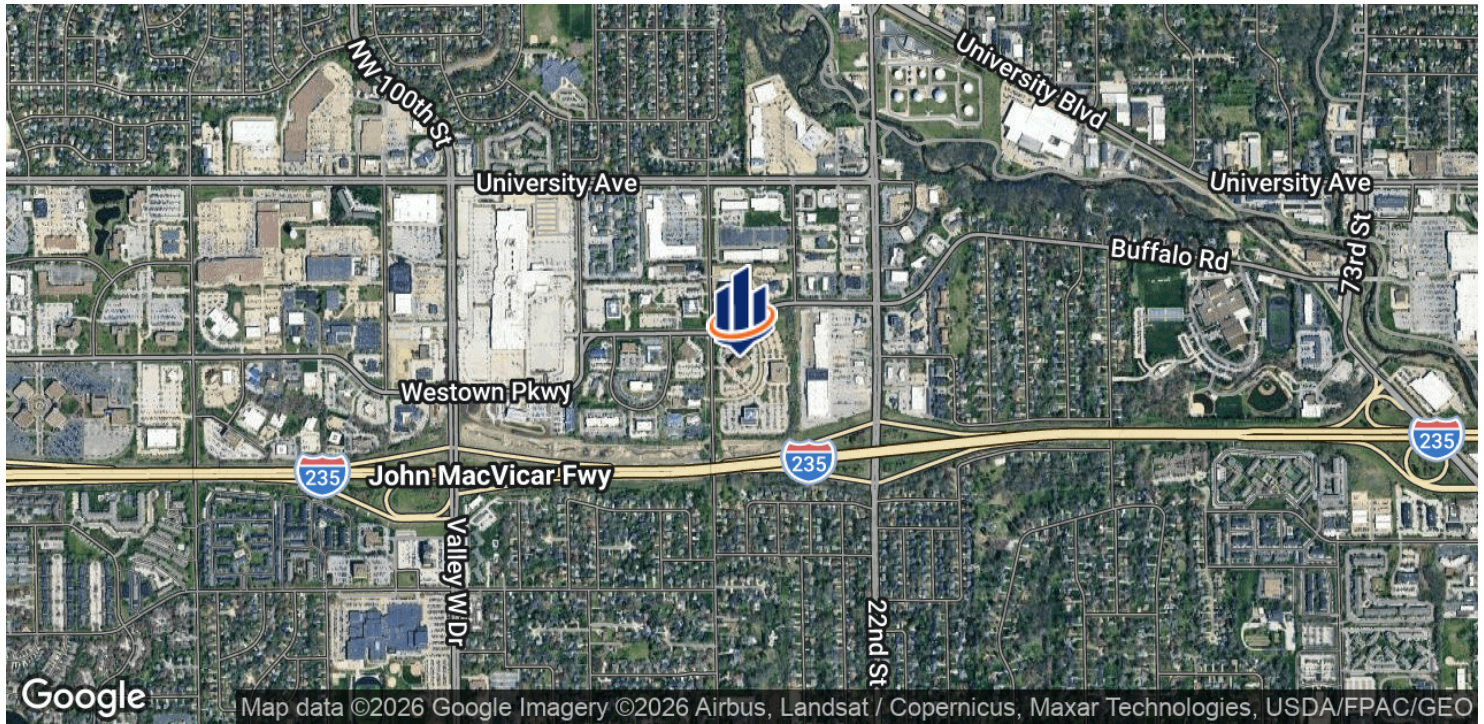
Lease Type: NNN Lease Term: Negotiable
Total Space: 2,262 - 15,443 SF Lease Rate: \$9.00 - \$9.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 240-C	Available	3,680 - 7,988 SF	NNN	\$9.00 SF/yr
Suite 245	Available	4,308 SF	NNN	\$9.00 SF/yr
Suite 315	Available	2,643 SF	NNN	\$9.00 SF/yr
Suite 320	Available	2,670 SF	NNN	\$9.00 SF/yr
Suite 325 C	Available	7,173 SF	NNN	\$9.00 SF/yr
Suite 345	Available	11,323 SF	NNN	\$9.00 SF/yr
Suite 400	Available	15,443 SF	NNN	\$9.50 SF/yr
Suite 410	Available	2,262 SF	NNN	\$9.00 SF/yr

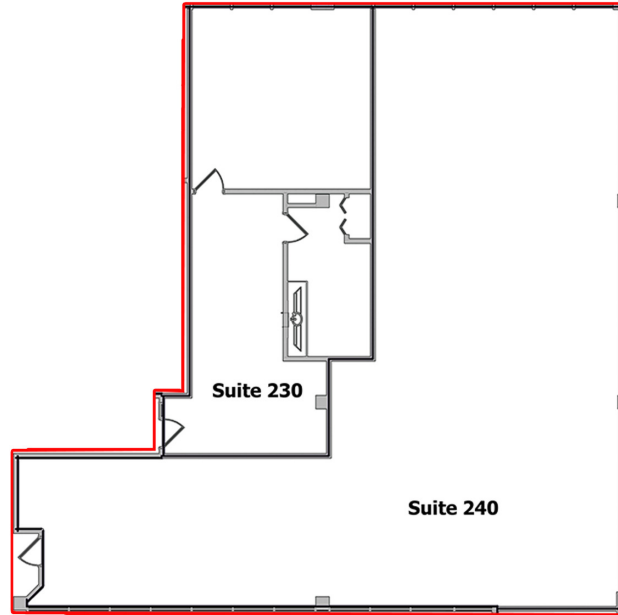
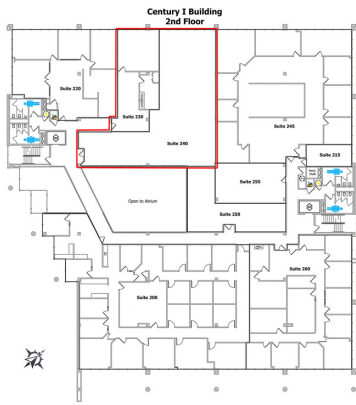
Additional Photos



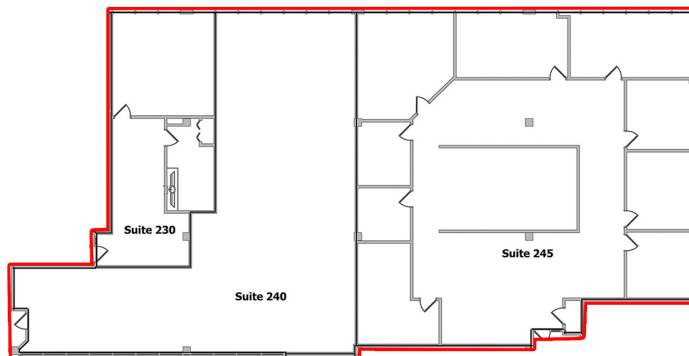
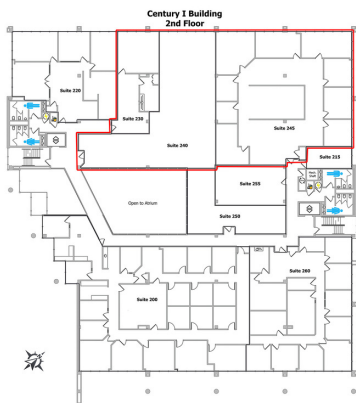


Floor Plan - Suite 240-C

Suite 240-C1 (230-240) 3,680 RSF

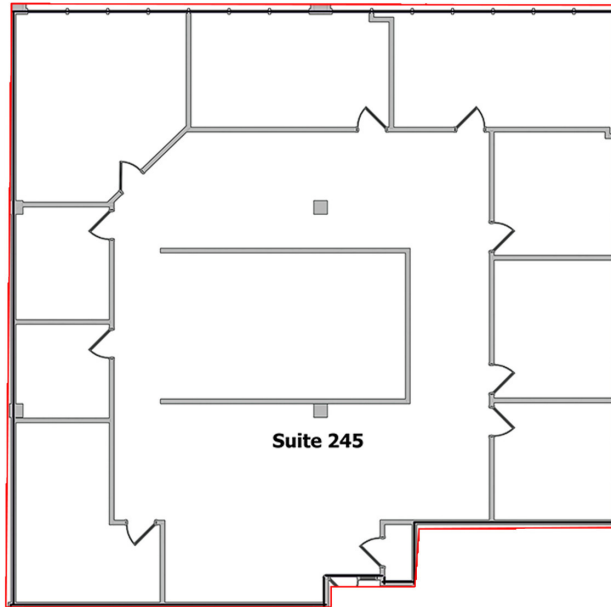
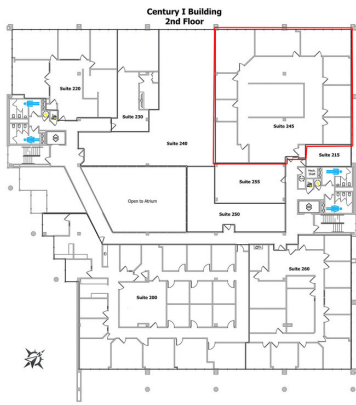


Suite 240-C2 (230/240/245) 7,988 RSF

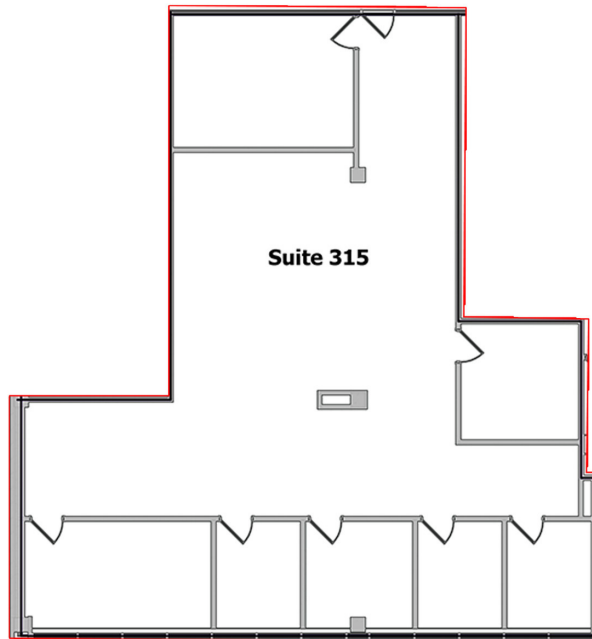


Floor Plans - Suite 245 & 315

Suite 245 4,308 RSF

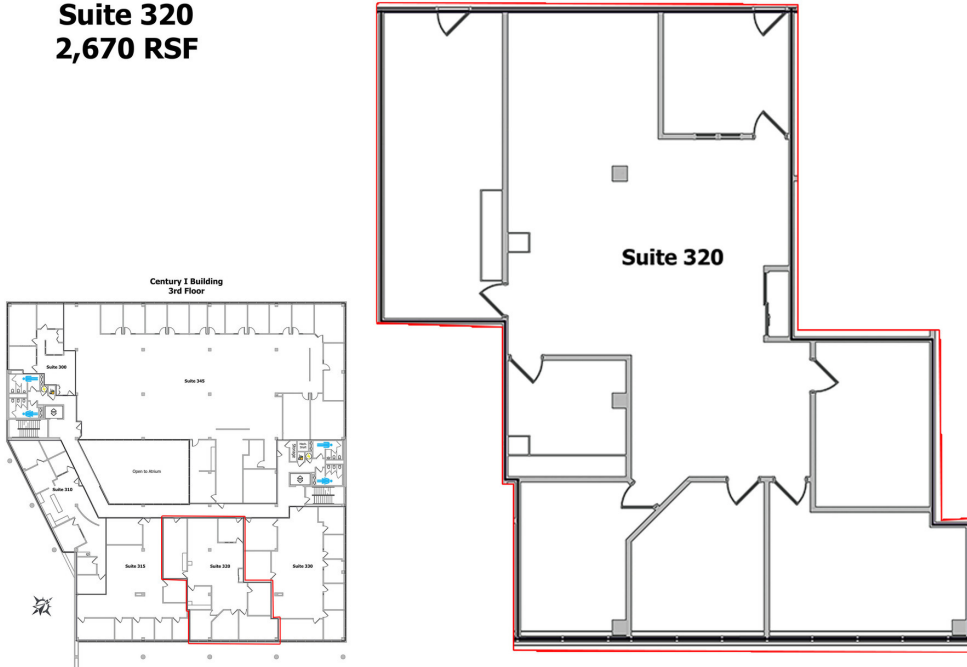


Suite 315 2,643 RSF

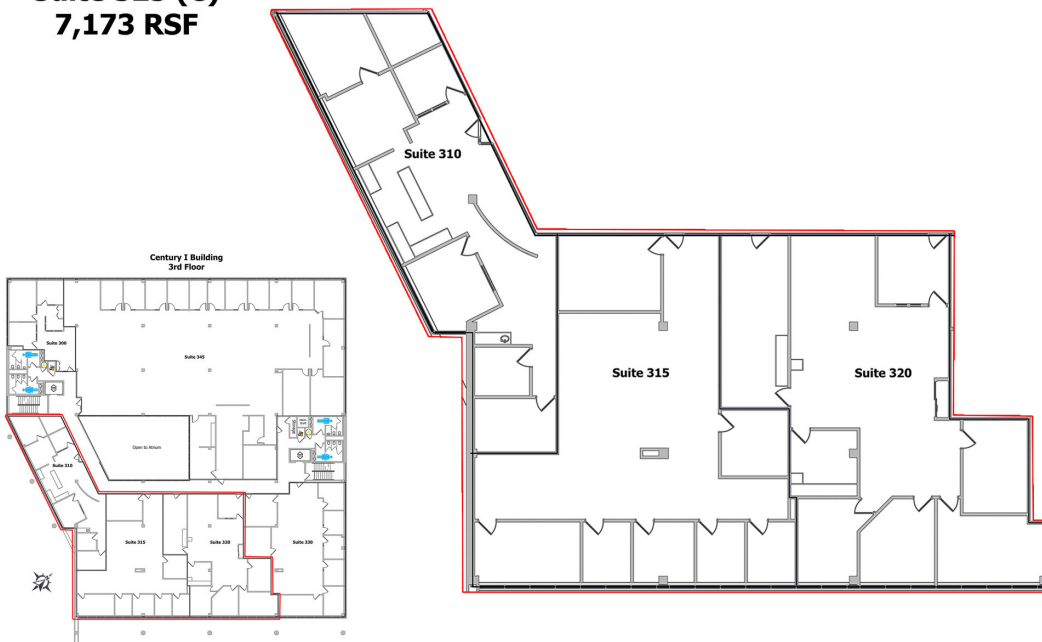


Floor Plans - Suite 320 & 325 [C]

Suite 320
2,670 RSF

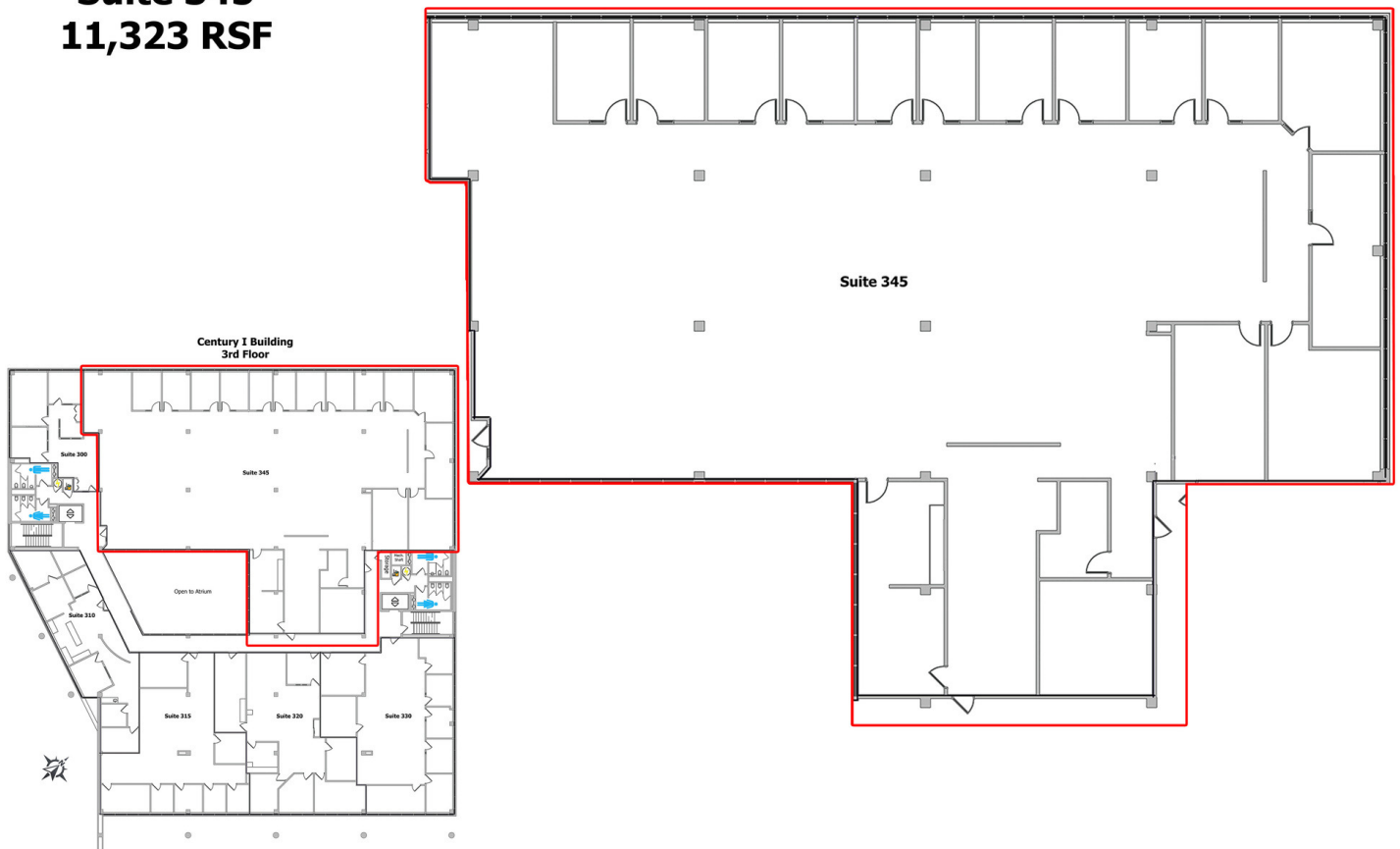


Suite 325 (C)
7,173 RSF



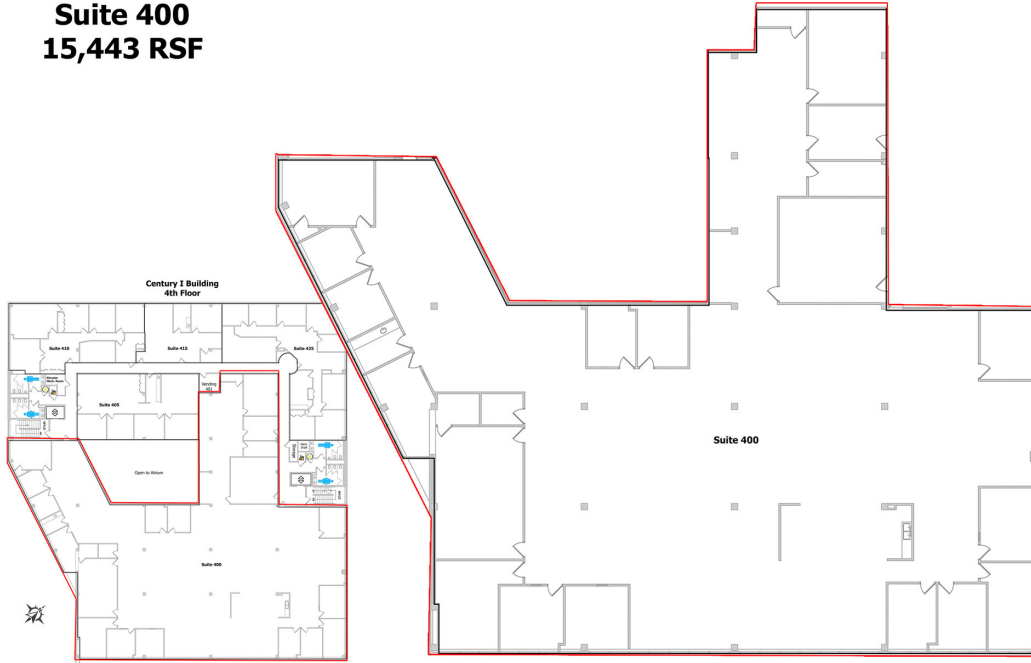
Floor Plans - Suite 345

Suite 345
11,323 RSF

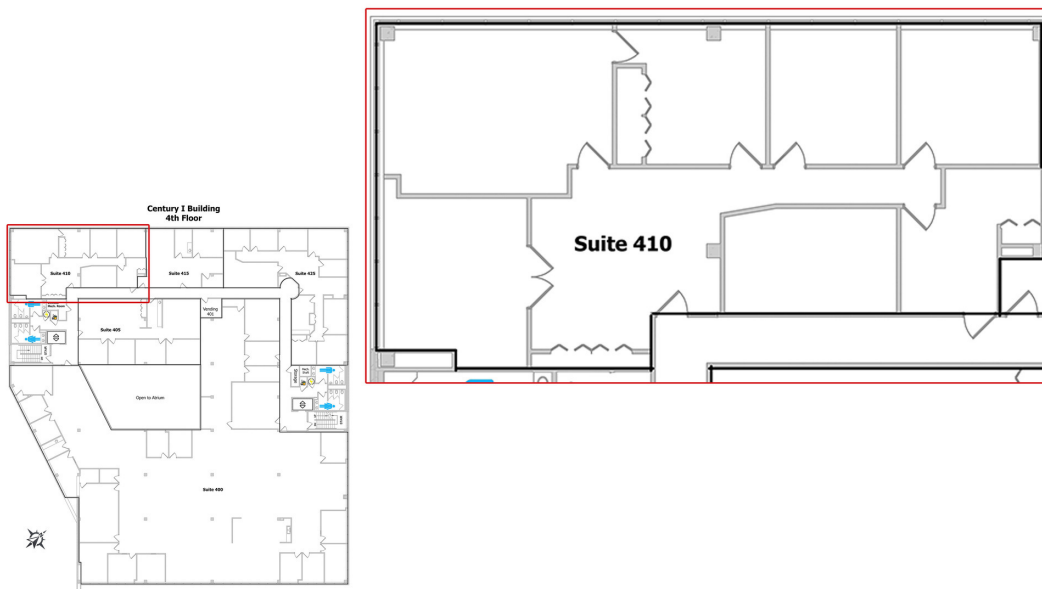


Floor Plans - Suite 400 & 410

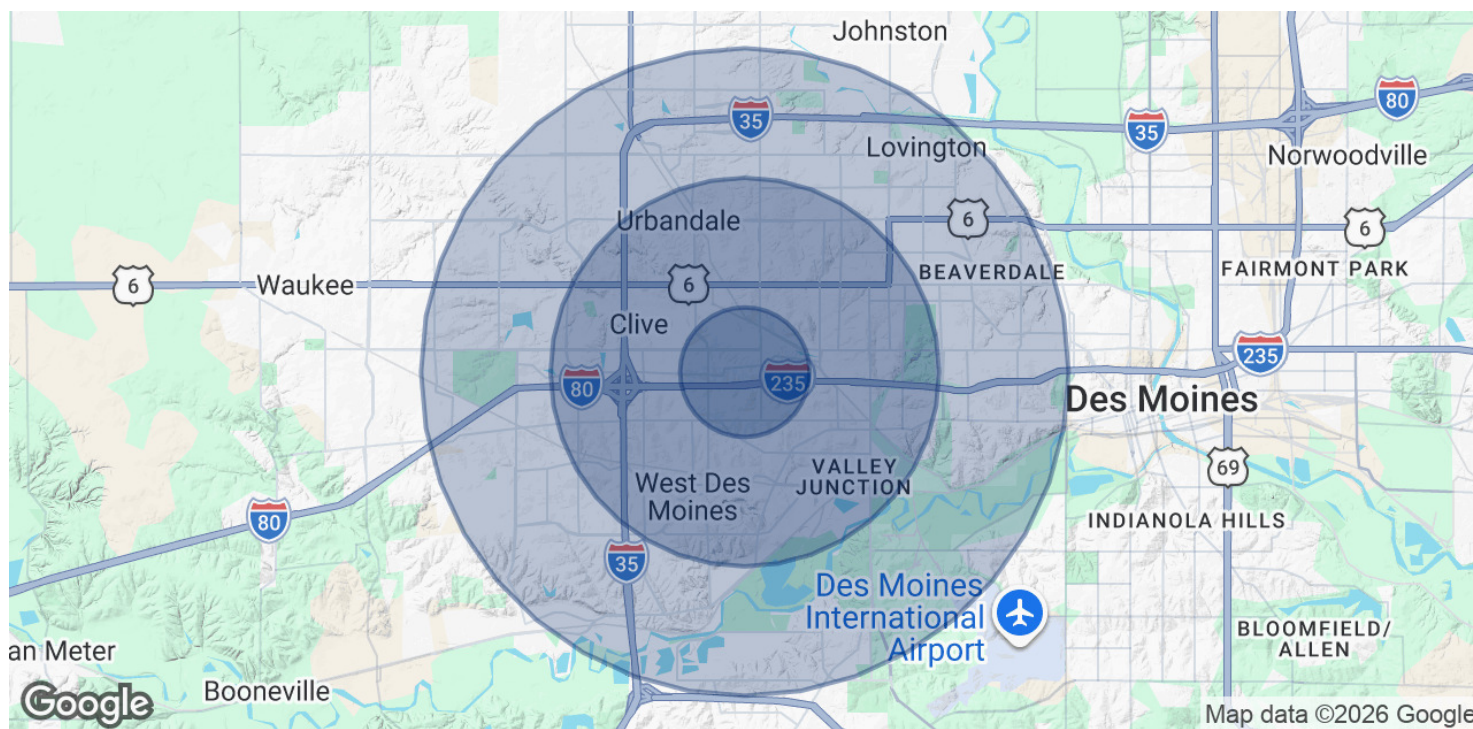
Suite 400 15,443 RSF



Suite 410 2,263 RSF



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,730	76,787	169,946
Average age	39.1	36.9	37.0
Average age (Male)	36.3	34.9	36.1
Average age (Female)	42.3	38.7	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,770	32,946	71,954
# of persons per HH	2.3	2.3	2.4
Average HH income	\$75,538	\$77,303	\$85,945
Average house value	\$176,602	\$178,318	\$191,041

* Demographic data derived from 2020 ACS - US Census