

# FOR LEASE



## 4949 PLEASANT STREET

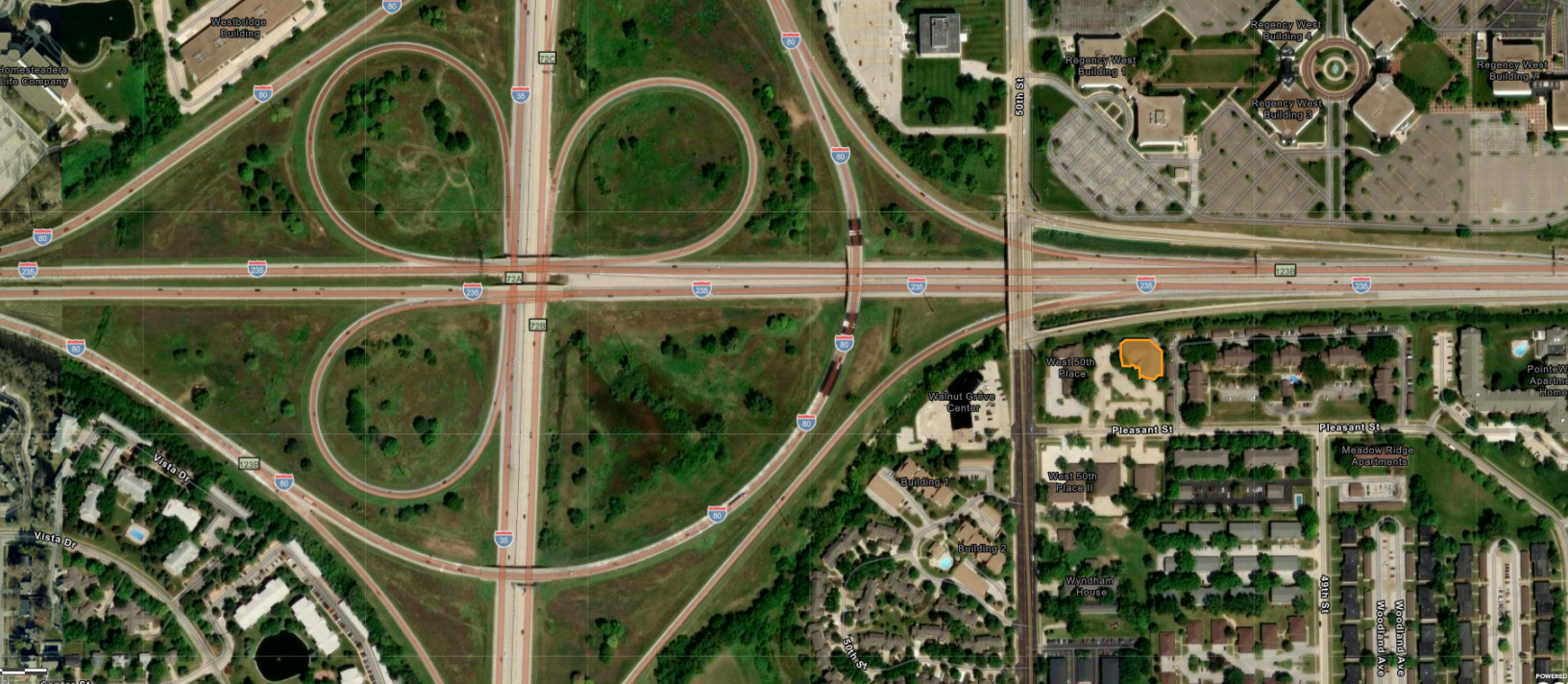
West Des Moines, Iowa 50266

Office Space Available  
5,445 RSF ±

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**ANGIE TESSAU**, CCIM, SIOR  
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## BUILDING HIGHLIGHTS

- The building has visibility and frontage to I-235
- The property is conveniently located with easy access to major highways I-35 and I-80, enhancing connectivity to the broader Des Moines area
- Prime West Des Moines location with close proximity to restaurants, retail, hotels and the West Glen and Jordan Creek Town Centers
- On-site parking with ample spaces and easy client access
- Aggressive lease rate and tenant improvement allowances are negotiable
- Local, responsive ownership
- Well-maintained property with professional management
- Located in a quiet, established business park setting
- Landscaped grounds with mature trees and walking access to nearby amenities
- Call broker for estimated Operating Expenses



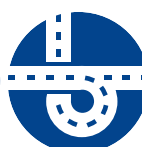
CLASS B



OFFICE SPACE



EXCELLENT LOCATION



INTERSTATE ACCESS



PARKING LOT



RESTAURANTS NEARBY



RETAIL SHOPPING NEARBY



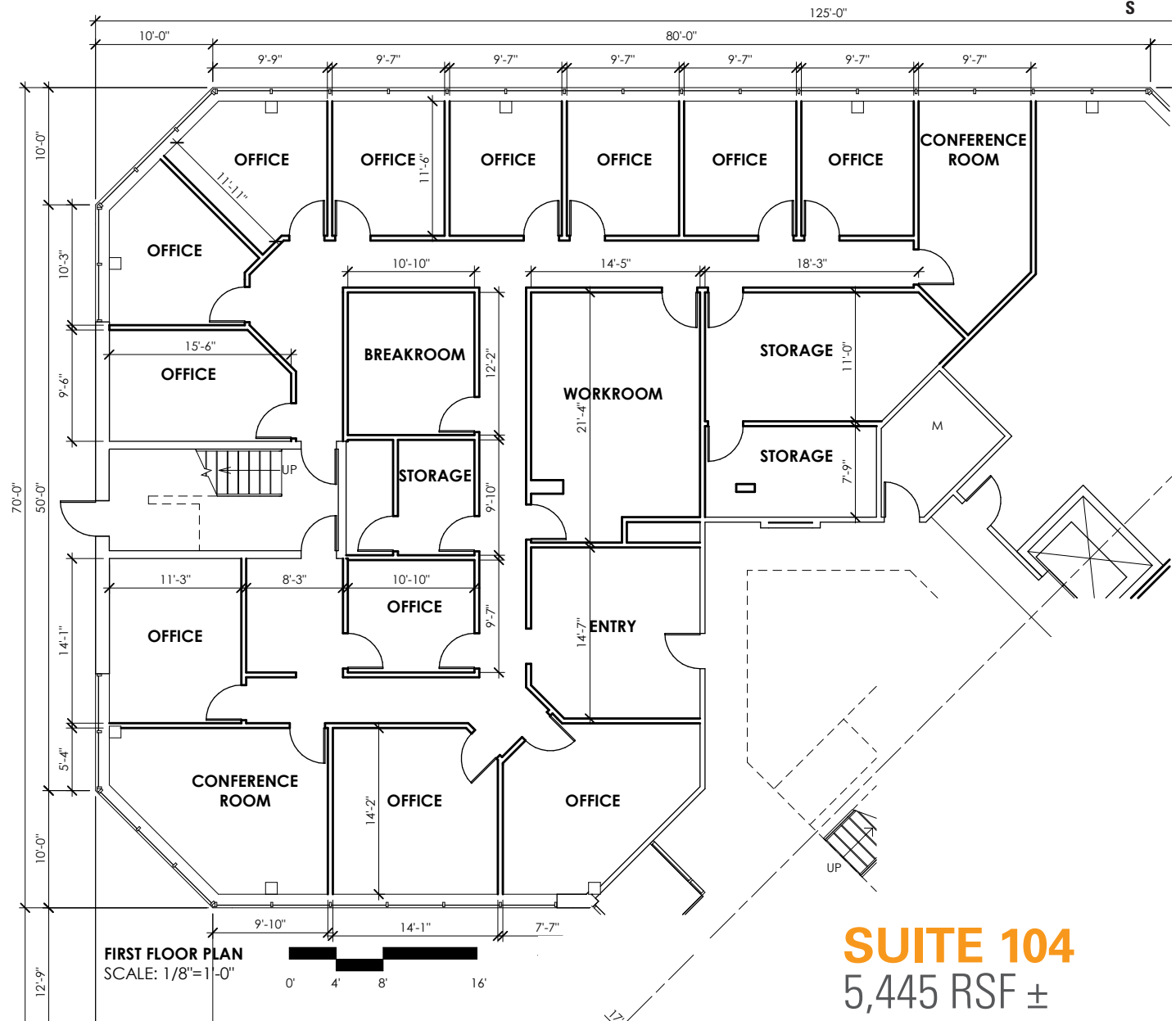


# 4949 PLEASANT STREET AVAILABILITY

I-235



50<sup>TH</sup> STREET



**SUITE 104**

5,445 RSF ±

**Available:** 12/1/2025

**Lease Rate:**

\$9.50 PSF NNN As-Is

TI's negotiable

PLEASANT STREET

# DEMOGRAPHICS

## 4949 PLEASANT STREET

*5 mile radius*

### INCOME



\$95,628

Median Household Income



\$298,173

Median Net Worth



\$336,933

Median Home Value



\$77,552

Median Disposable Income

### EDUCATION



55%

Bachelor's/Grad/Prof Degree

### BUSINESS



8,501

Total Businesses



117,538

Total Employees

### KEY FACTS



174,645

Total Population



201,213

Total Daytime Population



38.1

Median Age



73,536

Households

### TRAFFIC



100,000

I-235



20,000

50th Street



805

Pleasant Street

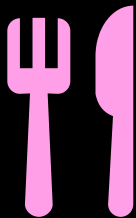
### EMPLOYMENT



2.3%

Unemployment Rate

# *nearby* ATTRactions



408

Restaurants



28

Bars and  
Pubs



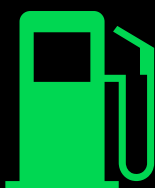
45

Coffee  
Shops



43

Grocers



73

C-Stores



156

Retail  
Shopping



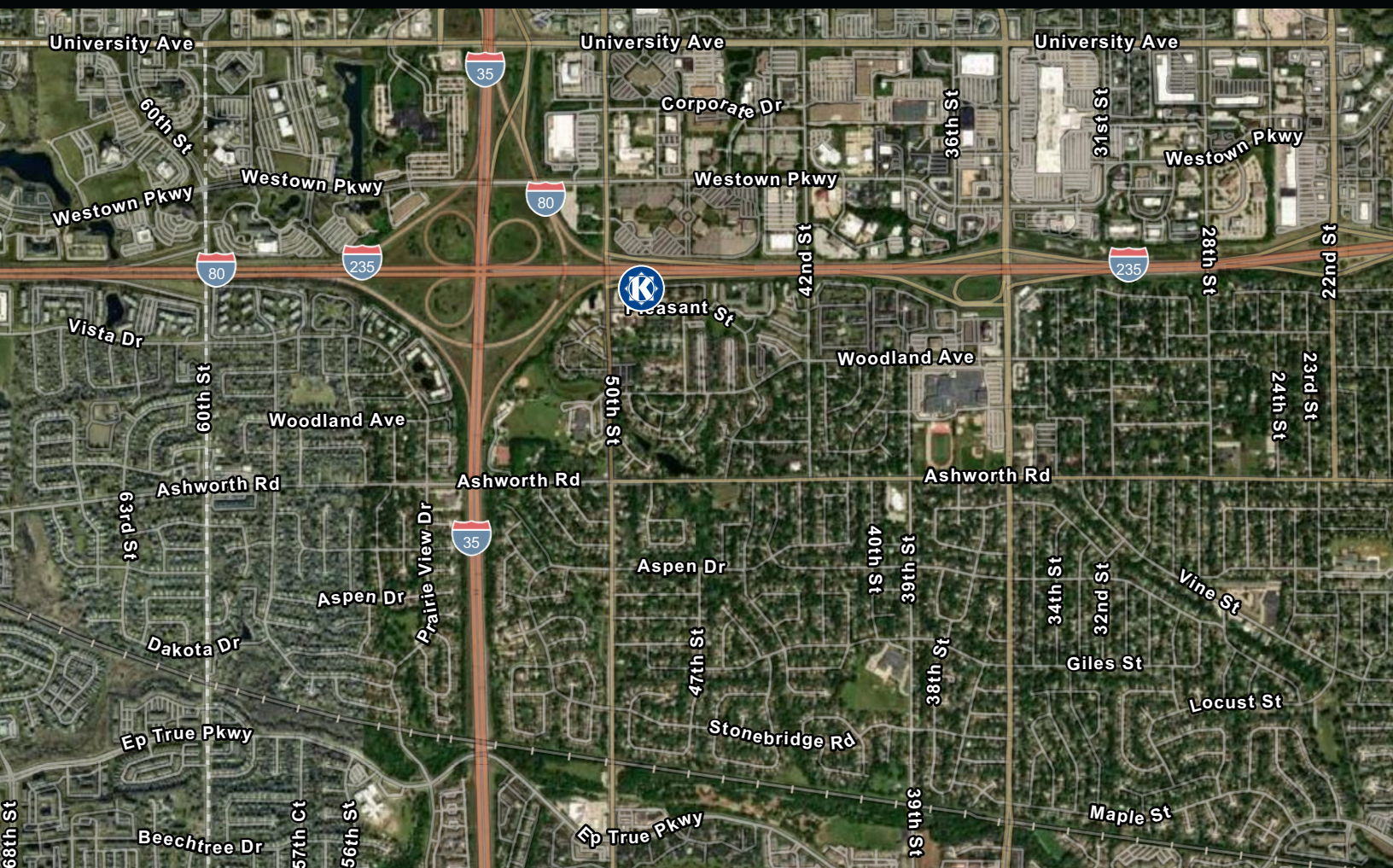
57

Hotels



53

Attractions/  
Entertainment







**KNAPP**  
PROPERTIES

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