

FOR LEASE



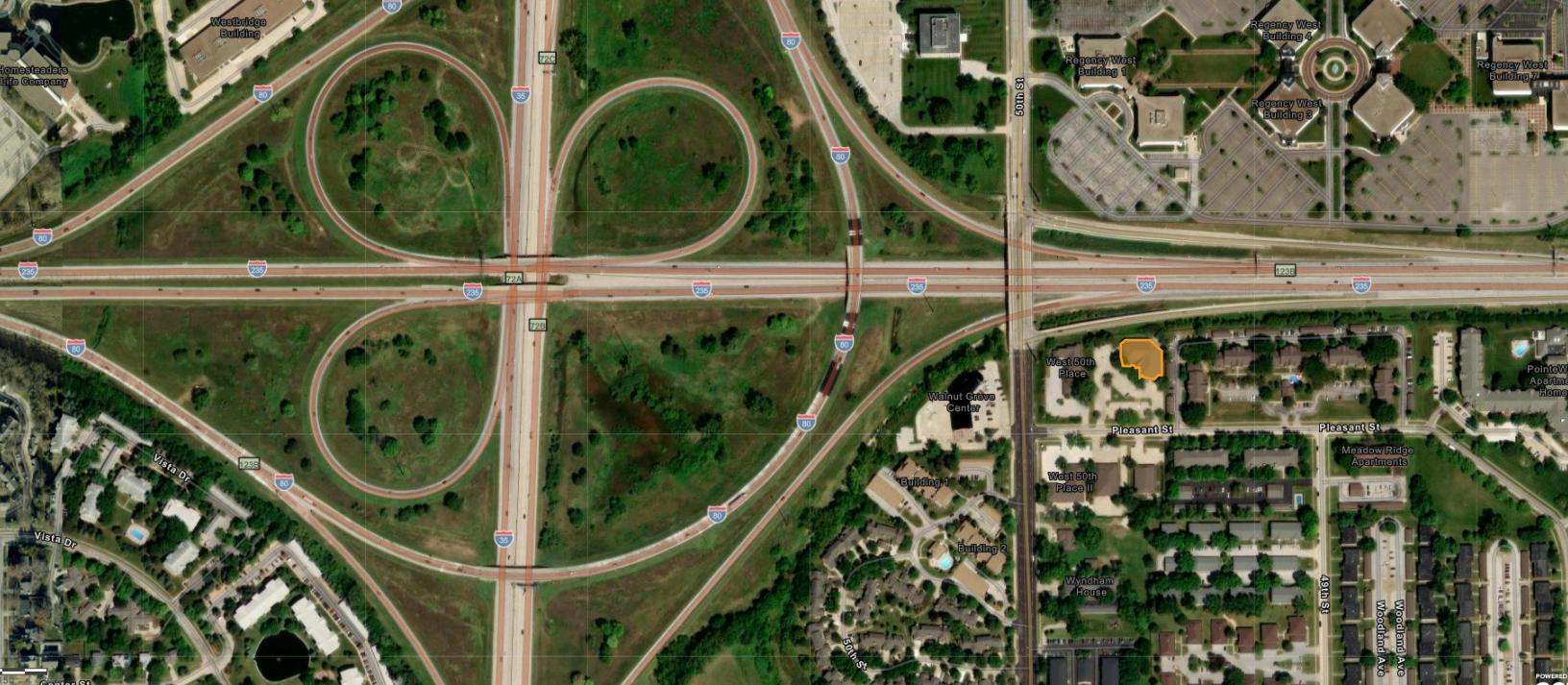
4949 PLEASANT STREET

West Des Moines, Iowa 50266

Office Space Available
5,445 RSF ±

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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



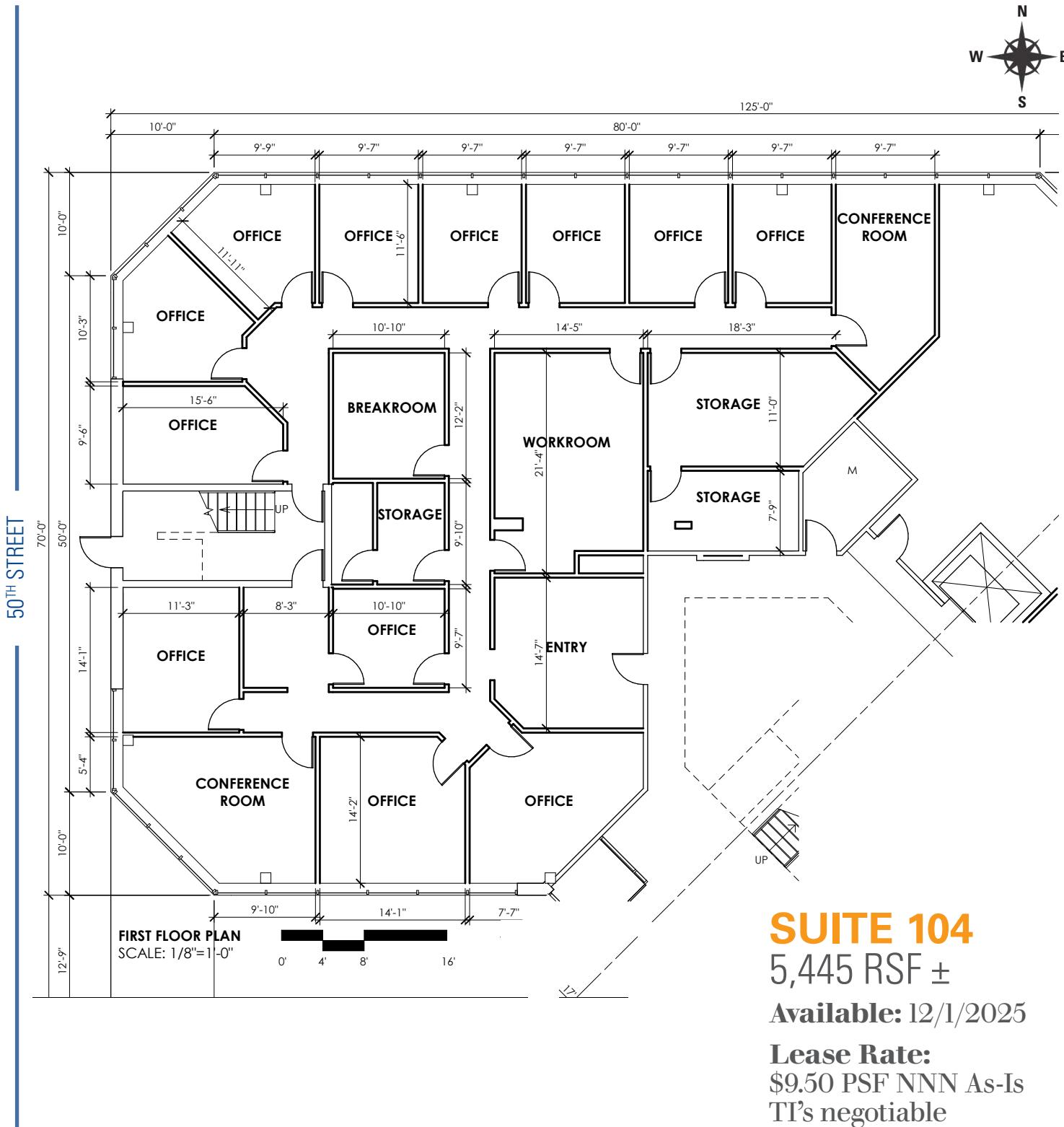
RESTAURANTS NEARBY



RETAIL SHOPPING NEARBY

4949 PLEASANT STREET AVAILABILITY

I-235



SUITE 104

5,445 RSF ±

Available: 12/1/2025

Lease Rate:

**\$9.50 PSF NNN As-Is
TI's negotiable**

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



20,000



805

I-235

50th Street

Pleasant Street

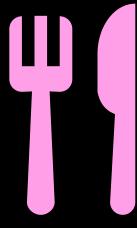
EMPLOYMENT



2.3%

Unemployment Rate

nearby ATTRACTIOnS



408

Restaurants



28

Bars and
Pubs



45

Coffee Shops



43

Grocers



73

C-Stores



156

Retail
Shopping



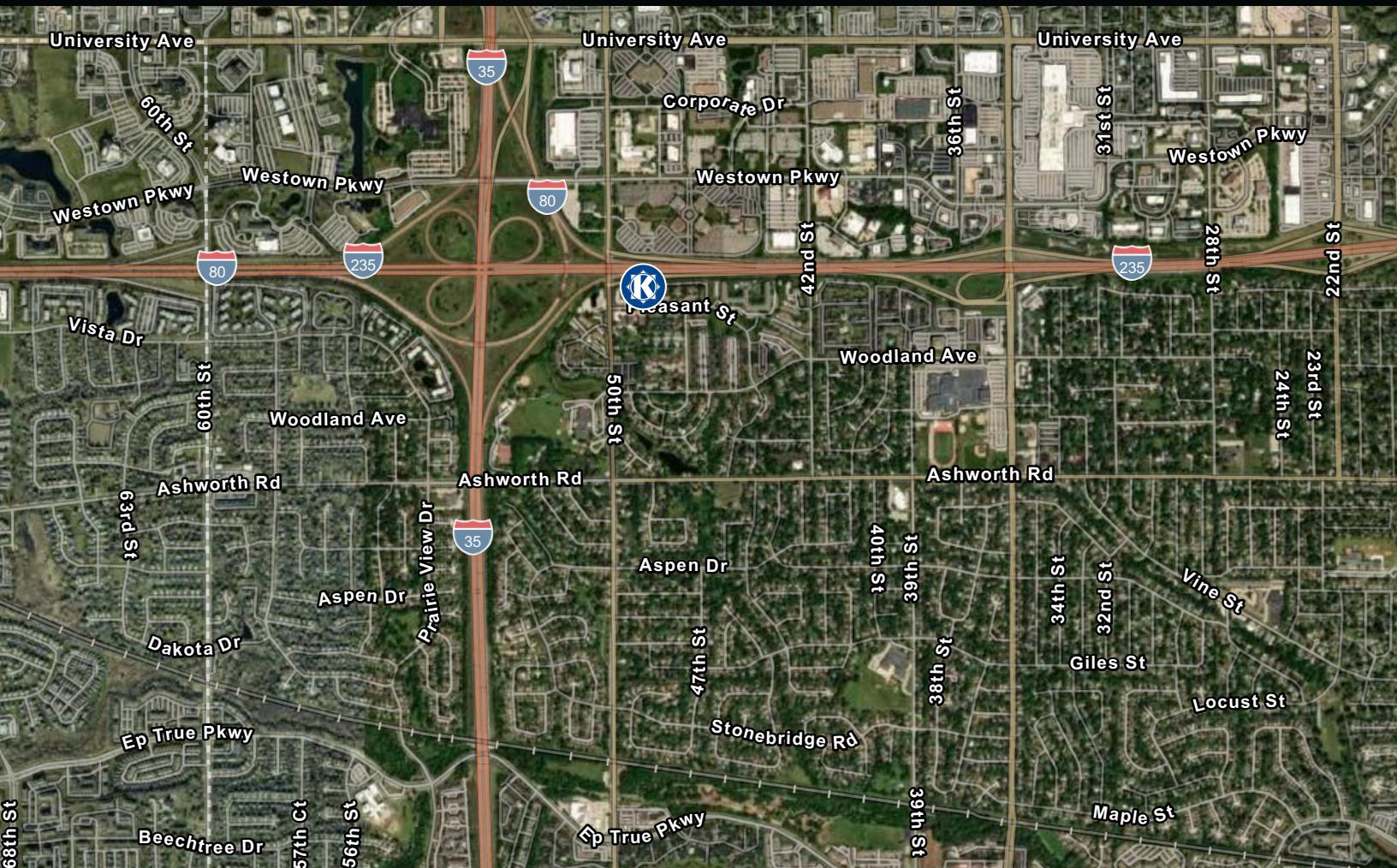
57

Hotels



53

Attractions/
Entertainment





KNAPP
PROPERTIES

— 4949 PLEASANT STREET —



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