



 **JLL** SEE A BRIGHTER WAY

For lease

1601 - 1701 48th Street
West Des Moines, Iowa 50266

Office space located off of
Westtown Parkway in
West Des Moines

jll.com/des-moines

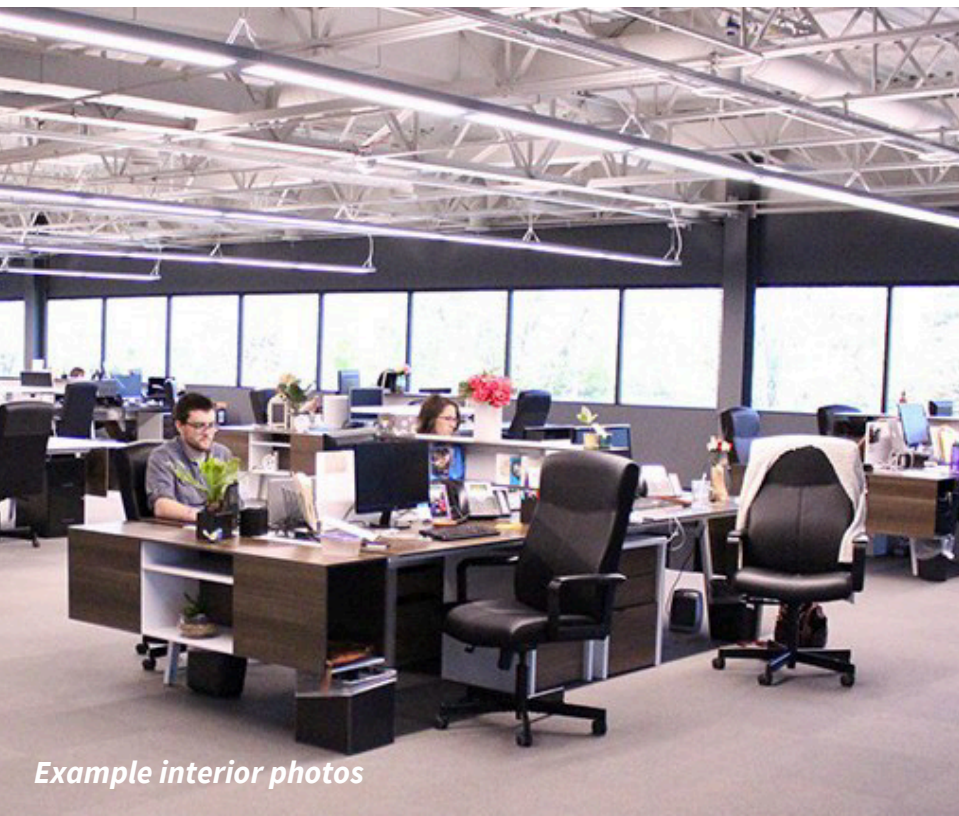
Property overview

Location	1601 - 1701 48th Street West Des Moines, Iowa 50266
Availability	1601 48th Street: Suite 210 - 5,516 RSF 1701 48th Street: Suite 120 - 3,602 RSF Suite 275 - 4,588 RSF
Lease rate	\$10.00/RSF NNN
Est. OPEX	Available upon request
Terms	3-5 year lease term preferred

Conveniently located in the heart of West Des Moines' most prominent office corridor, Westtown Gateway offers easy access to the interstate system, beautiful green space, visibility from Westtown Parkway, and a range of efficient floor plans to accommodate multiple space plans.

Property information

- Parking Ratio: 4.10/1,000
- Key card access system
- Convenient West Des Moines location
- Building signage opportunities



Example interior photos

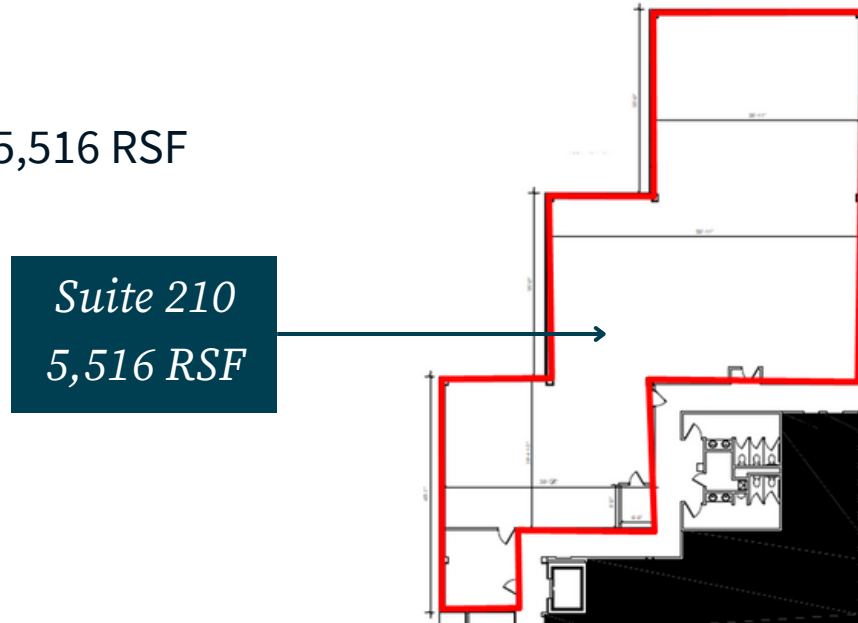


Floor plans

For marketing purposes only.

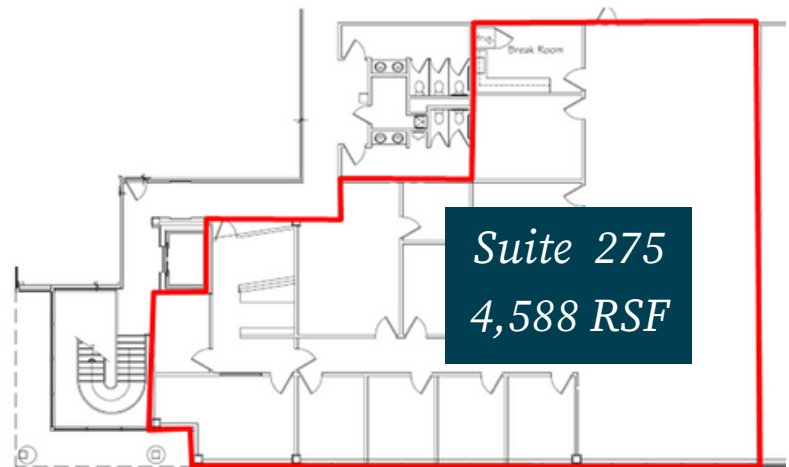
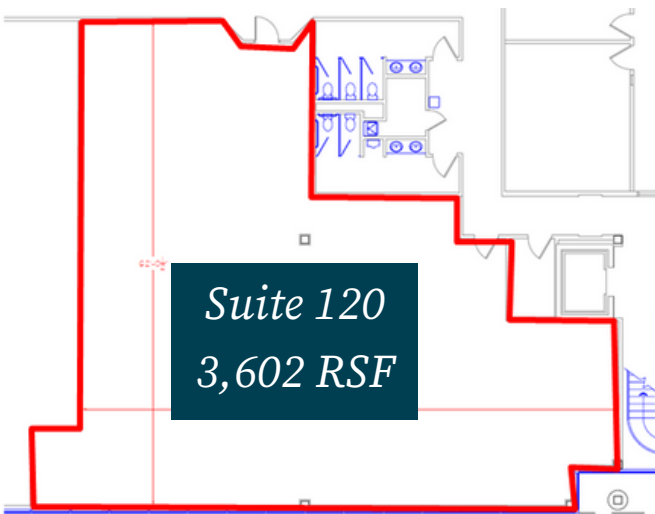
1601 48th Street

- 2nd Floor:
 - Suite 210 - 5,516 RSF



1701 48th Street

- 1st Floor:
 - Suite 120 - 3,602 RSF
- 2nd Floor:
 - Suite 275 - 4,588 RSF



Westown Gateway

1601 - 1701 48th Street | West Des Moines, Iowa 50266



For lease

3,602 RSF - 5,516 RSF

Office space available off Westown Parkway

Contact broker for
additional information

jll.com/des-moines

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