

For lease

1601 - 1701 48th Street West Des Moines, Iowa 50266 Office space located off of Westown 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
Property information	Conveniently located in the heart of West Des Moines' most prominent office corridor, Westown Gateway offers easy access to the interstate system, beautiful green space, visibility from Westown Parkway, and a range of efficient floor plans to accommodate multiple space plans.
	 Parking Ratio: 4.10/1,000 Key card access system Convenient West Des Moines location Building signage opportunities



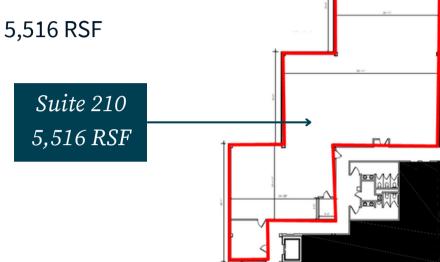


Floor plans

For marketing purposes only.

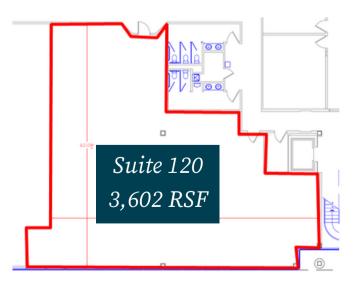
1601 48th Street

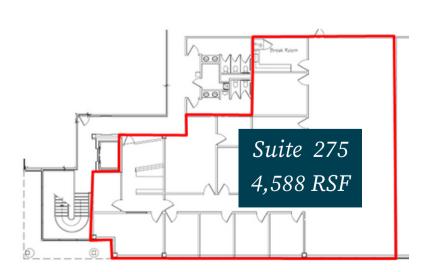
- 2nd Floor:
 - Suite 210 5,516 RSF



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 additonal information

jll.com/des-moines

Justin Lossner, CCIM, SIOR Senior Managing Director Justin.Lossner@jll.com +1 515 371 0846

Lucas Hedstrom Vice President Lucas.Hedstrom@jll.com +1 515 564 9269

Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. **©** 2023 Jones Lang LaSalle IP, Inc. All rights reserved.