

FOR LEASE



KNAPP
PROPERTIES

ONE CORPORATE PLACE 1501 42ND STREET West Des Moines, Iowa 50266

Office Space Available
2,419 - 2,767 RSF +/-

KOREY BIRKENHOLTZ
515.480.6596
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Licensed in IA

ANGIE TESSAU, CCIM, SIOR
515.707.6889
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ONE CORPORATE PLACE FOR LEASE



BUILDING HIGHLIGHTS

- Lobby and Common areas updated with substantial improvements in 2022
- Tenant improvements negotiable
- Building signage potential
- UPS/FedEx drop off location
- Abundant free surface parking (4.5 per 1,000 RSF parking ratio)
- Break area available for tenants use at no additional cost
- Generous window line with fantastic views
- Space offered in “as-is” condition
- Numerous retail amenities in the immediate area
- Contact broker for estimated Building Operating Expenses
- Excellent West Des Moines location with convenient access to Westown Parkway and I-235



CLASS B



BREAKROOM



SHARED CONFERENCE SPACE



INTERSTATE ACCESS



RENOVATED



EXCELLENT LOCATION



OFFICE SPACE



PARKING LOT



RESTAURANTS NEARBY



RETAIL SHOPPING NEARBY



UPDATED LOBBY



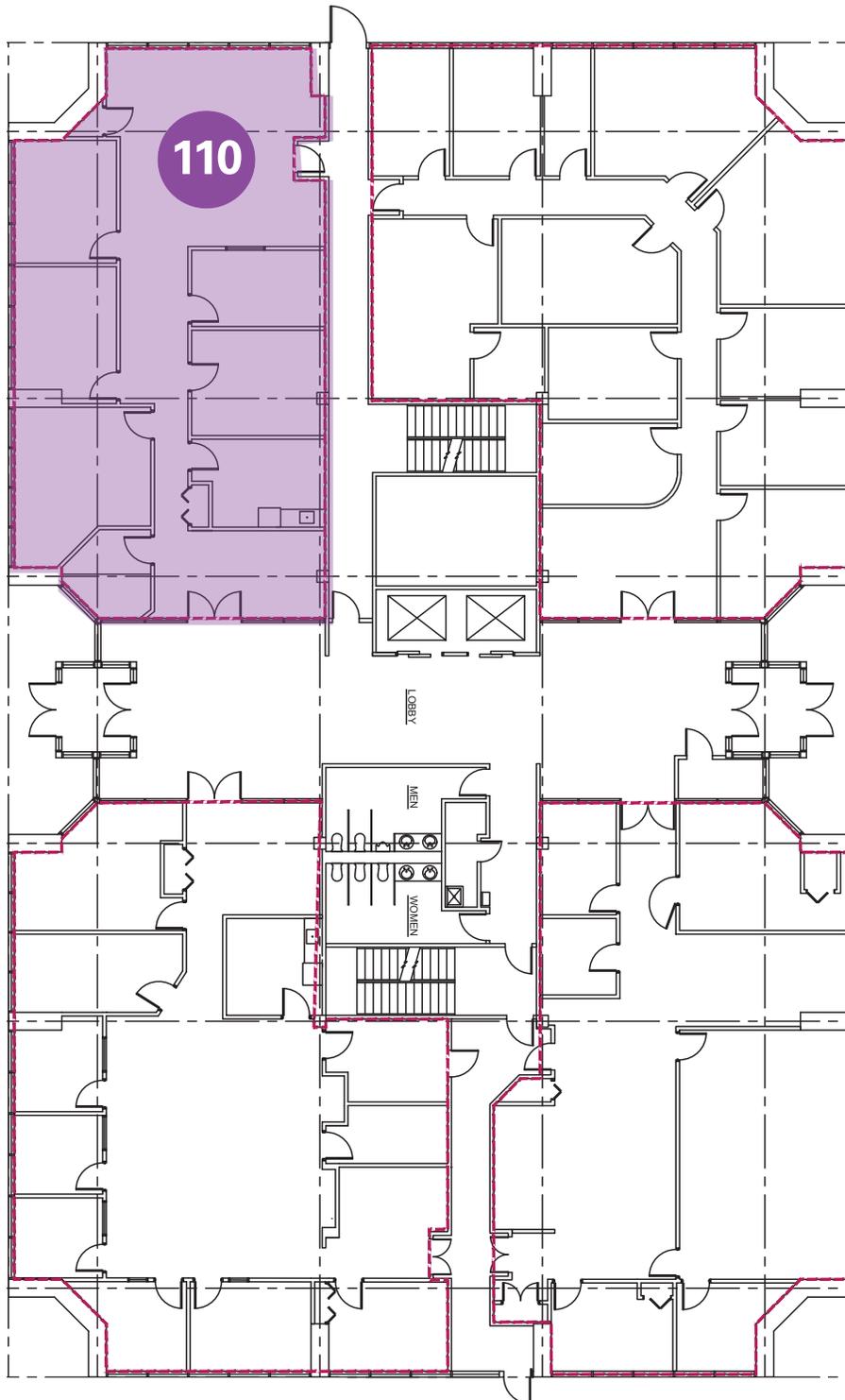
ONE CORPORATE PLACE AVAILABILITY

First Floor

42ND ST



CORPORATE PLACE



I-235

OFFICE SPACE

SUITE 110 2,419 RSF

First Floor

Available Now

Lease Rate: \$7.95/RSF/As-Is, Net

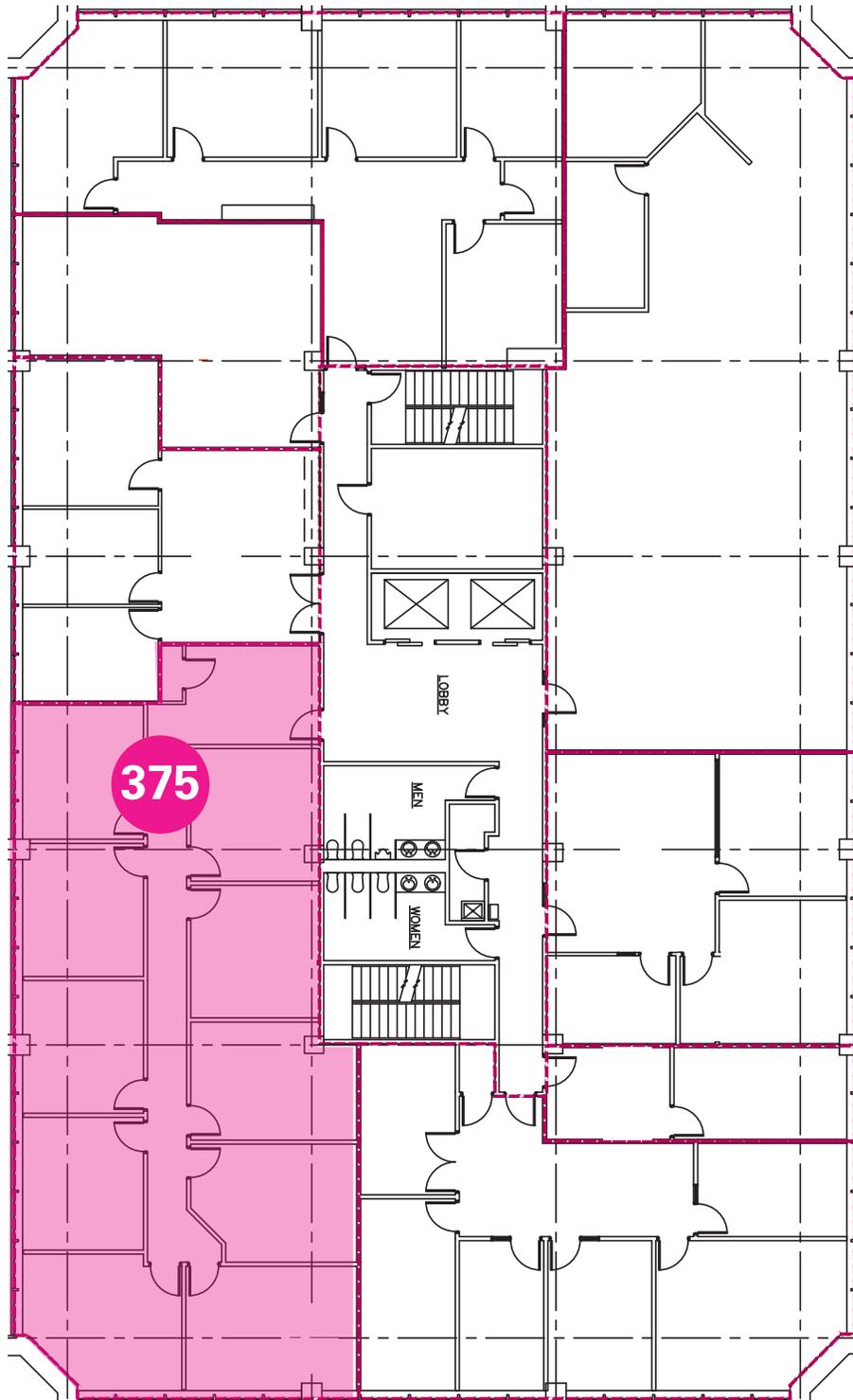
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42ND ST



I-235

OFFICE SPACE

SUITE 375 2,767 RSF

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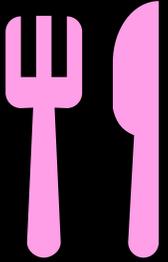
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nearby ATTRACTIONS



449

Restaurants



35

Bars and
Pubs



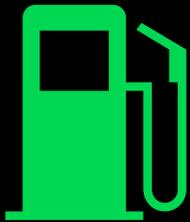
41

Coffee
Shops



39

Grocers



65

C-Stores



168

Retail
Shopping



62

Hotels



48

Attractions/
Entertainment

Average Annual Spend per Household on Eating Out



\$466

Breakfast



\$1,455

Lunch



\$2,232

Dinner

FOR LEASE **ONE CORPORATE PLACE**

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West Des Moines, Iowa 50266

1 CORPORATE PLACE

K N A P P
P R O P E R T I E S



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