



OFFICE SPACE FOR LEASE

Promenade at West Glen

5550 WILD ROSE LANE | WEST DES MOINES, IOWA 50266

CBRE

Listing Details



Available Space

- Suites ranging from 2,440 – 7,953 RSF



Lease Rates

- \$16.95 / SF NNN
- 2026 Estimated Operating Expenses: \$9.75 PSF



Building Highlights

- Prime location ideal for a wide range of office users
- Excellent regional connectivity with easy access to I-35, Mills Civic Parkway, and S. 60th Street
- Surrounded by numerous amenities, including single- and multi-family housing, restaurants, retail, commercial services, and hospitality options
- Modern, move-in-ready suites designed for flexibility
- Contemporary finishes featuring high/open ceilings and generous window lines for abundant natural light
- Ample free parking, including both surface stalls and covered garage spaces
- Highly efficient floor plates that support productive layouts



3rd Floor



Suite 350

2,706 RSF

Lease Rate: \$16.95/SF NNN

R.U Factor: 1.154

Available Now

Suite 380

2,440 RSF

Lease Rate: \$16.95/SF NNN

R.U Factor: 1.154

Available Now

Suite 320

7,953 RSF

Lease Rate: \$16.95/SF NNN

R.U Factor: 1.154

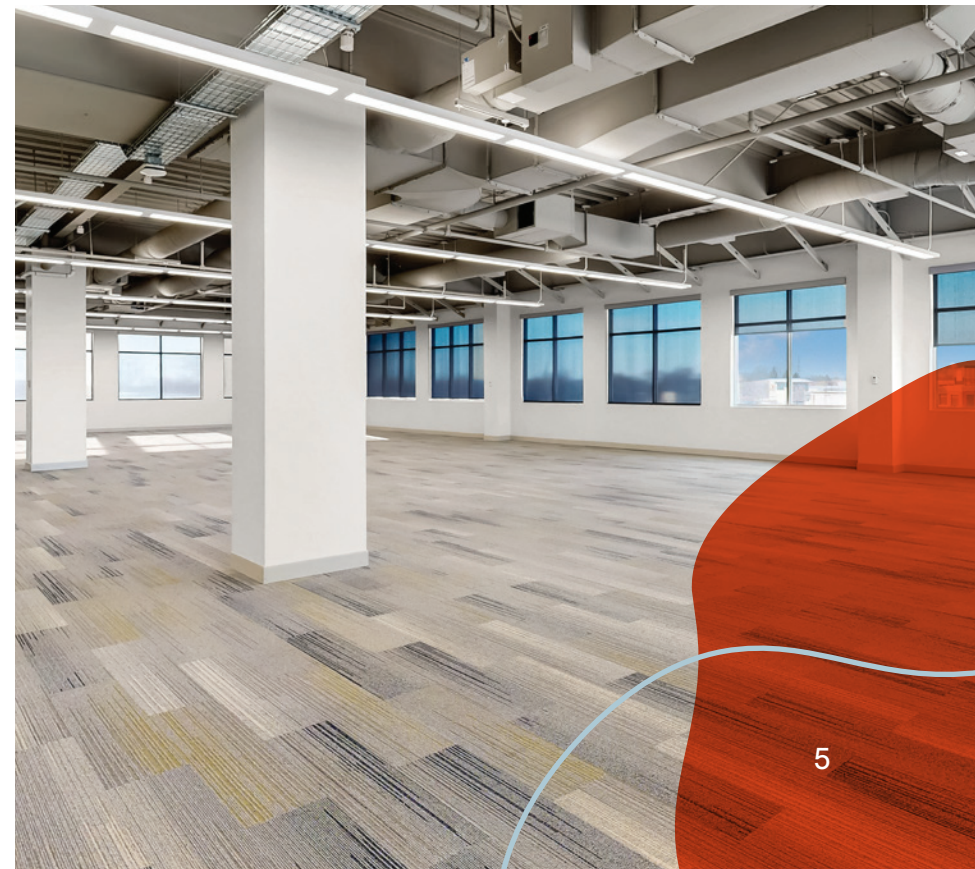
Available Now

[Click Here for Virtual Tour](#)

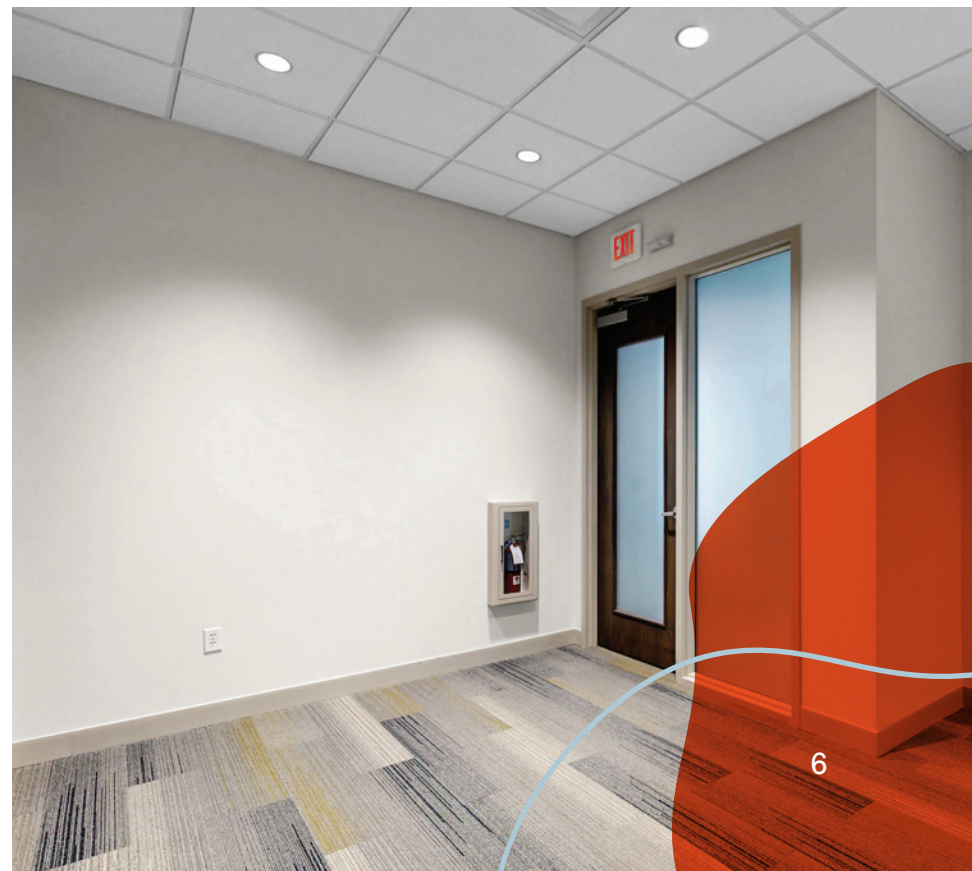
Suite 320 Photos



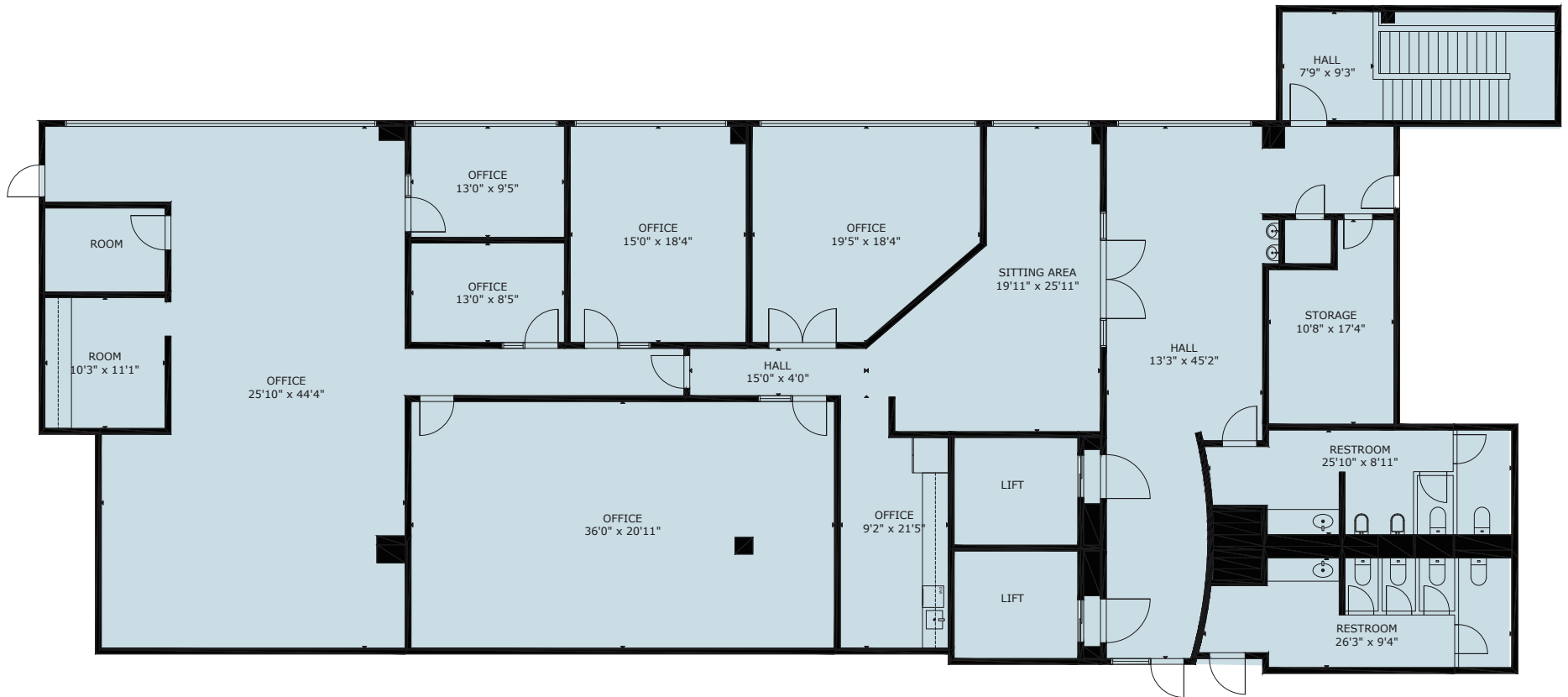
Suite 350 Photos



Suite 380 Photos



4th Floor



Suite 410

4,038 RSF

Lease Rate: \$16.95/SF NNN

R/U Factor: 1.103

Available Now

[Click Here for Virtual Tour](#)

Suite 410 Photos



Property Location



Contact Us

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