

Medical Office For Lease



# LAKEVIEW MEDICAL PARK

6000 UNIVERSITY AVE | WEST DES MOINES, IOWA

**CBRE**

# PROPERTY FEATURES

## High Visibility - 39,728 Vehicles Per Day

- Located in the heart of the West Des Moines Medical Mile
- Adjacent to Methodist West Hospital and DMOS
- Strong medical co-tenancy
- Recently remodeled common areas
- Large parking lot for visitors & staff
- High area demographics

## AVAILABLE SUITE DETAILS

**2,327**

SQUARE FEET

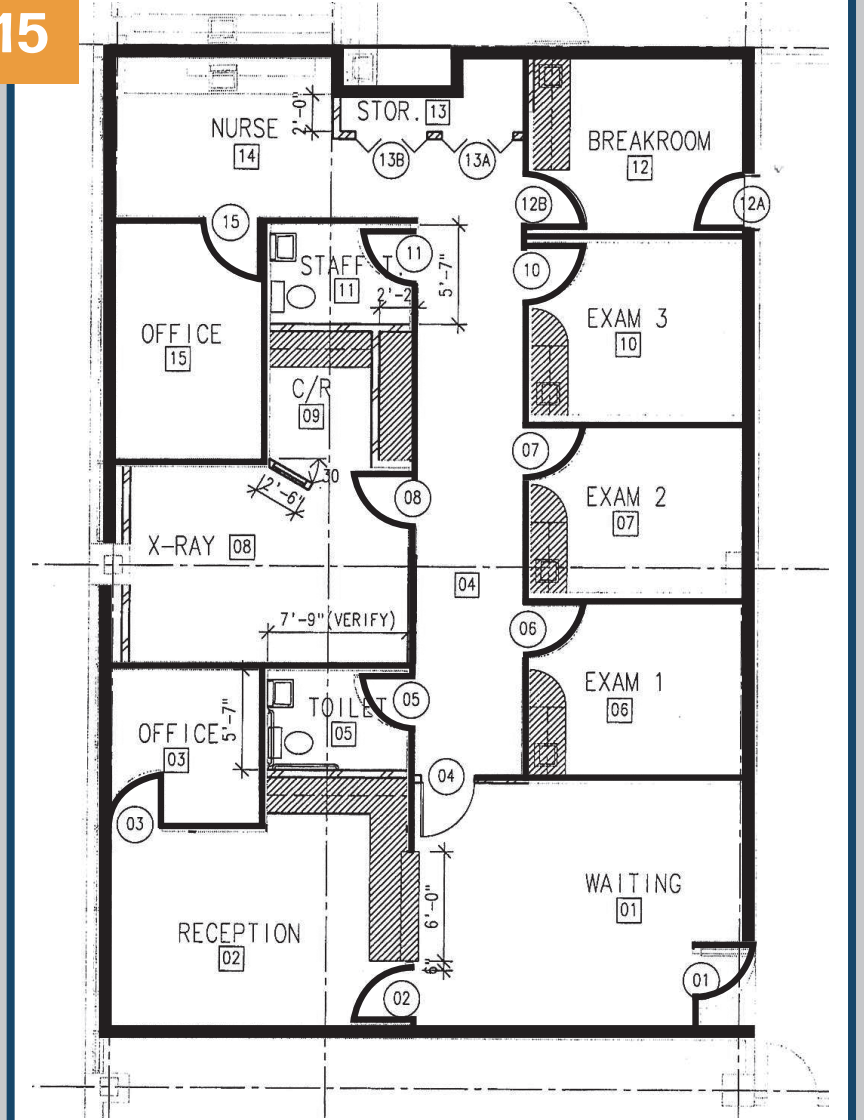
**3RD**

FLOOR

**\$20/SF**

NNN LEASE RATE

## SUITE 315





# LAKEVIEW MEDICAL PARK NEIGHBORS



## ON-SITE

**UnityPoint Health**  
Family Medicine  
Internal Medicine

**rc**  
Dermatology

Making Better Lives.  
**Rock Valley**  
PHYSICAL THERAPY

**Iowa Radiology**

**UnityPoint Health**  
Occupational Medicine

**STADIA**  
SPORTS MEDICINE

# AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>HOUSEHOLD INCOME</b>			
Average	\$136,721	\$127,249	\$121,847
Median	\$91,995	\$92,381	\$87,574
Per Capita	\$56,442	\$52,503	\$49,899
<b>POPULATION</b>			
2023 Current Year Estimate	7,121	75,549	169,188
Daytime Population	22,501	105,463	191,109
Daytime Workers	19,314	72,323	116,580

## 3-MILE DEMOS

Daytime Population

**105K**

Average Annual Income

**\$127K**

Vehicles Per Day

**23K + 16K**

Businesses

**4K**





# LAKEVIEW MEDICAL PARK

6000 UNIVERSITY AVE | WDM



## CONTACT

### Riley Hogan

Senior Vice President

+1 515 221 6683

riley.hogan@cbre.com

Licensed in the State Des Moines

### Ben Probst

Sales Associate

+1 515 326 1985

ben.probst@cbre.com

Licensed in the State Des Moines

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

# CBRE