

# FOR LEASE



## 4300 WESTOWN PARKWAY

West Des Moines, Iowa 50266

Office Space Available  
from 2,481 - 54,508 RSF ±

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## BUILDING HIGHLIGHTS

- The available space has visibility and frontage to 235
- Building signage available
- The area offers various amenities, including shopping centers, restaurants, and fitness facilities, providing convenience for tenants and visitors
- The property is conveniently located with easy access to major highways I-35 and I-80, enhancing connectivity to the broader Des Moines area
- Building emergency back-up generator on site
- Electric car charging stations
- Parking Ratio: 5.95/1,000 SF
- High ceilings and attractive glass line
- Space available with a mix of open space, private offices & large breakroom
- Call broker for estimated Operating Expenses



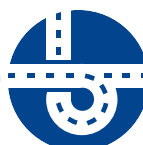
CLASS B



OFFICE SPACE



EXCELLENT LOCATION



INTERSTATE ACCESS



PARKING LOT



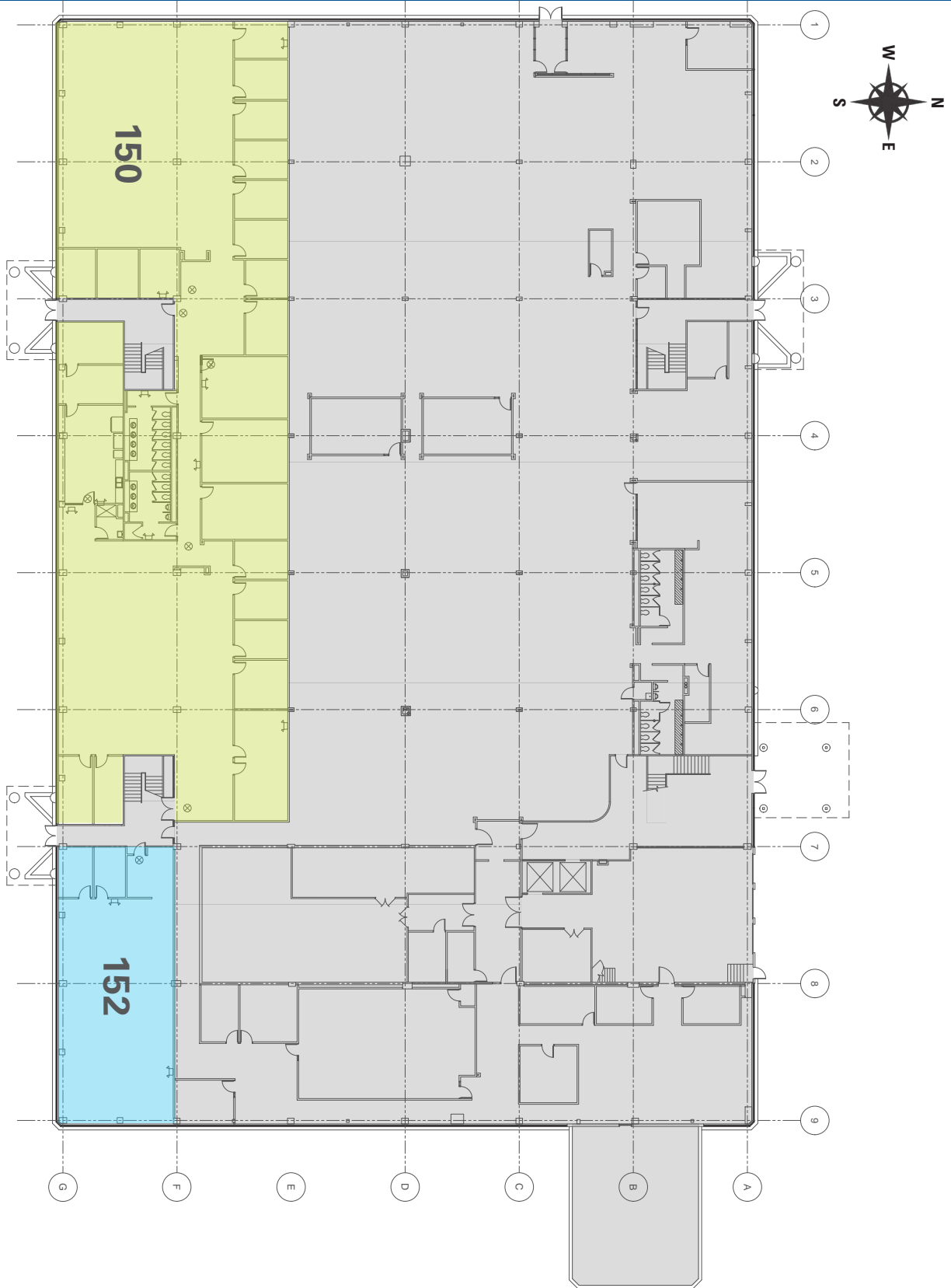
RESTAURANTS NEARBY



RETAIL SHOPPING NEARBY



# 4300 WESTOWN PKWY AVAILABILITY



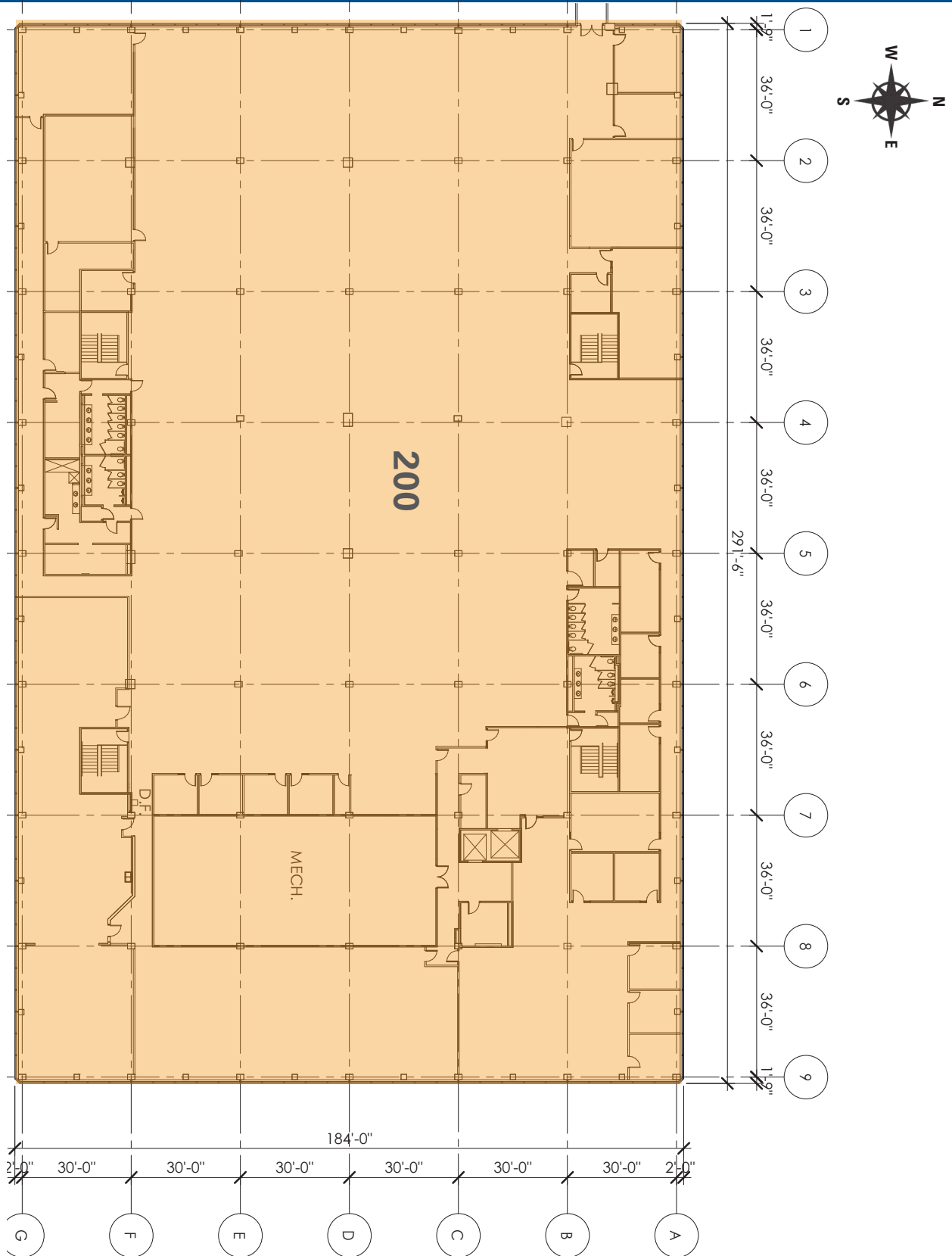
WESTOWN PARKWAY

**SUITE 150** 13,392 RSF ±  
**SUITE 152** 2,481 RSF ±

**Available:** 4/1/2026

**Lease Rate:** \$8.00 PSF NNN As-Is  
TI's negotiable

# 4300 WESTOWN PKWY AVAILABILITY



**SUITE 200** 54,508 RSF ±

**Available:** 4/1/2026

**Lease Rate:** \$8.00 PSF NNN As-Is  
TI's negotiable

# DEMOGRAPHICS

## 4300 WESTOWN PARKWAY

5 mile radius

### INCOME



\$97,395

Median Household Income



\$315,944

Median Net Worth



\$314,018

Median Home Value



\$78,566

Median Disposable Income

### EDUCATION



56%

Bachelor's/Grad/Prof Degree

### BUSINESS



8,929

Total Businesses



121,162

Total Employees

### KEY FACTS



183,191

Total Population



208,519

Total Daytime Population



38.0

Median Age



77,614

Households

### TRAFFIC



103,500

I-235



13,300

Westown Pkwy



7,155

42nd St

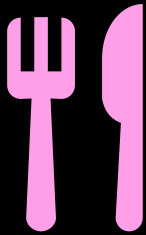
### EMPLOYMENT



2.0%

Unemployment Rate

# *nearby* **ATTRACTIONS**



**416**

Restaurants



**30**

Bars and  
Pubs



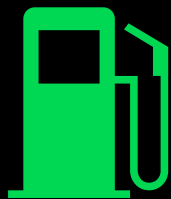
**44**

Coffee  
Shops



**44**

Grocers



**72**

C-Stores



**165**

Retail  
Shopping



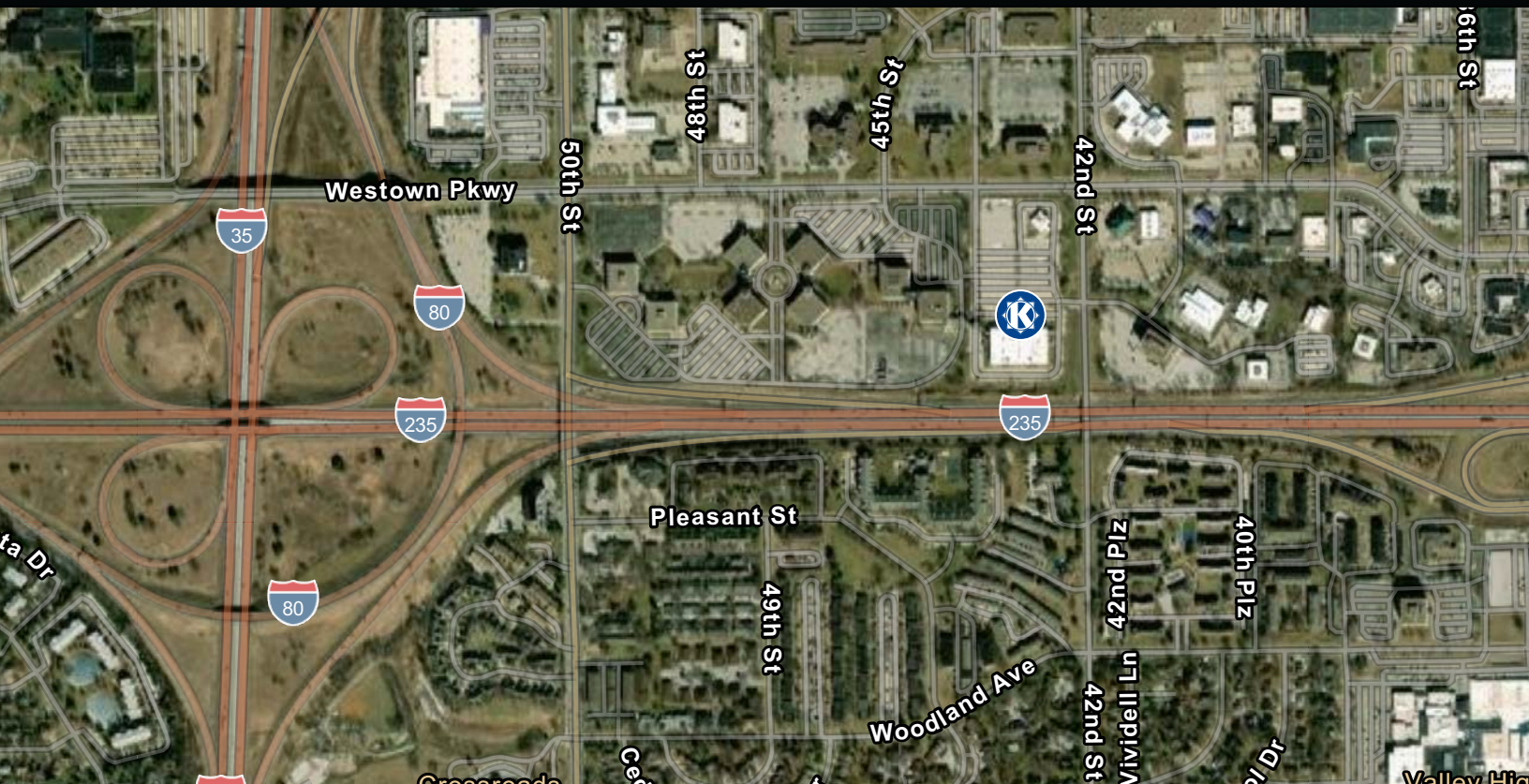
**61**

Hotels



**54**

Attractions/  
Entertainment



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P R O P E R T I E S



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