

FLYER

Century I

2700 WESTOWN PKWY

West Des Moines, IA 50266

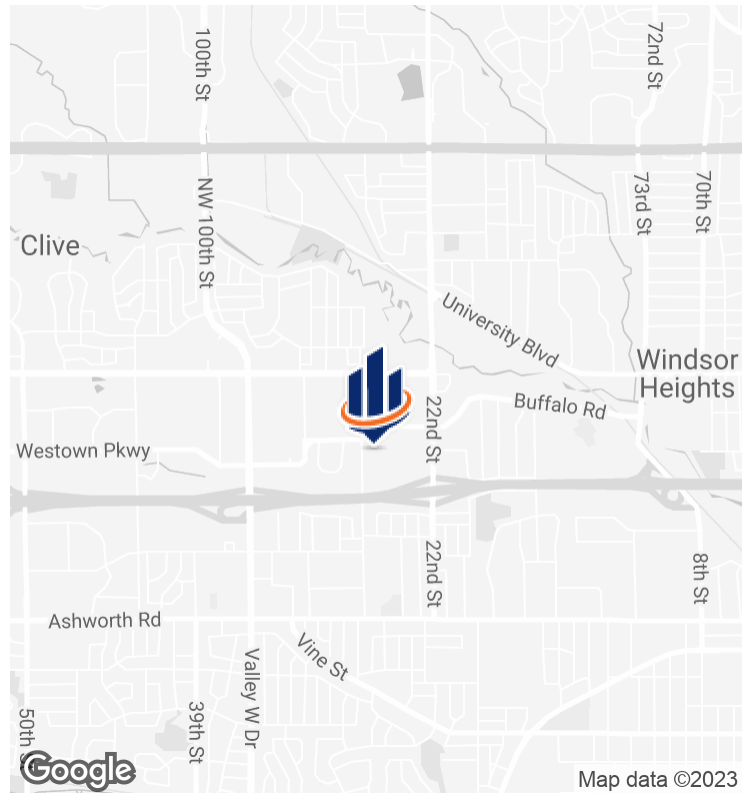
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE: \$9.00 - 9.50 SF/yr (NNN)

BUILDING SIZE: 93,438 SF

AVAILABLE SF: 240-29,819 SF

LOT SIZE: 6.921 Acres

YEAR BUILT: 1984

ZONING: PCP - Professional Commerce Park

MARKET: West Des Moines

SUBMARKET: Western Suburbs

TRAFFIC COUNT: 5,796

PROPERTY OVERVIEW

This property is amongst a lot of retail businesses and office parks within the area. Being only 2 blocks away from Valley West Mall, this location is a prime spot to be with the ease of access to all of your favorite restaurants, shopping centers and entertainment spots. The building is locally managed and provides opportunities for new and existing tenants to fully reap the benefits of this outstanding property.

PROPERTY HIGHLIGHTS

- Class B West Des Moines office space available
- Abundance of free surface parking available
- Well maintained building as well as high upkeep on landscaping
- Excellent location sitting between Westtown Parkway and I-235
- Monument signage available

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	240 - 15,462 SF	LEASE RATE:	\$9.00 - \$9.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	Available	2,054 SF	NNN	\$9.00 SF/yr
Suite 150	Available	1,474 SF	NNN	\$9.00 SF/yr
Suite 210	Available	3,099 SF	NNN	\$9.00 SF/yr
Suite 215	Available	240 SF	NNN	\$9.00 SF/yr
Suite 220	Available	2,127 SF	NNN	\$9.00 SF/yr
Suite 240	Available	2,645 SF	NNN	\$9.00 SF/yr
Suite 255	Available	712 SF	NNN	\$9.00 SF/yr
Suite 260	Available	3,326 SF	NNN	\$9.00 SF/yr
Suite 315	Available	2,700 SF	NNN	\$9.00 SF/yr
Suite 320	Available	2,680 SF	NNN	\$9.00 SF/yr
Suite 400	Available	15,462 SF	NNN	\$9.50 SF/yr
Suite 410	Available	2,262 SF	NNN	\$9.00 SF/yr
Suite 415	Available	1,247 SF	NNN	\$9.00 SF/yr

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ADDITIONAL PHOTOS



HEATH D. BULLOCK, CCIM, SIOR

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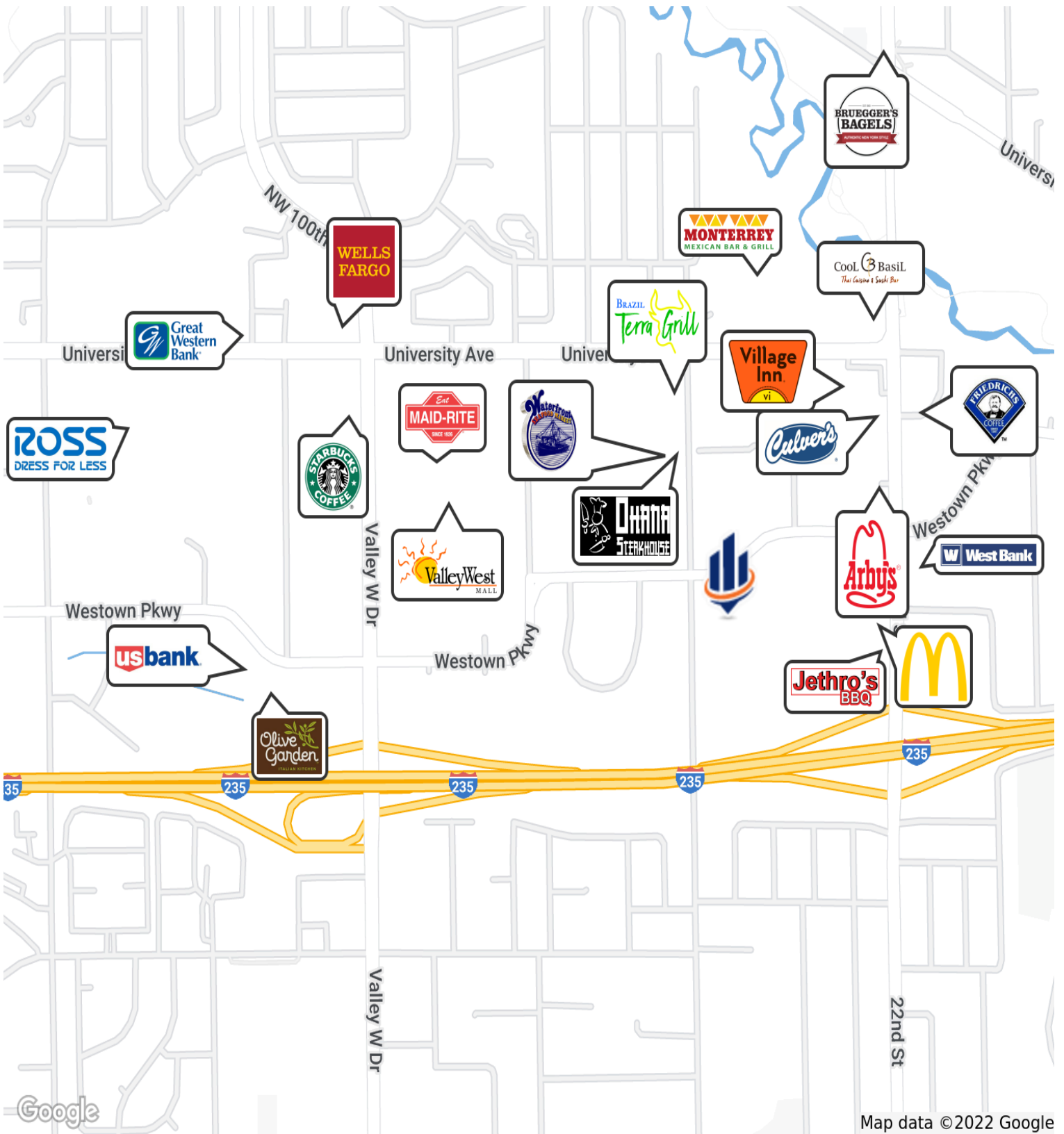
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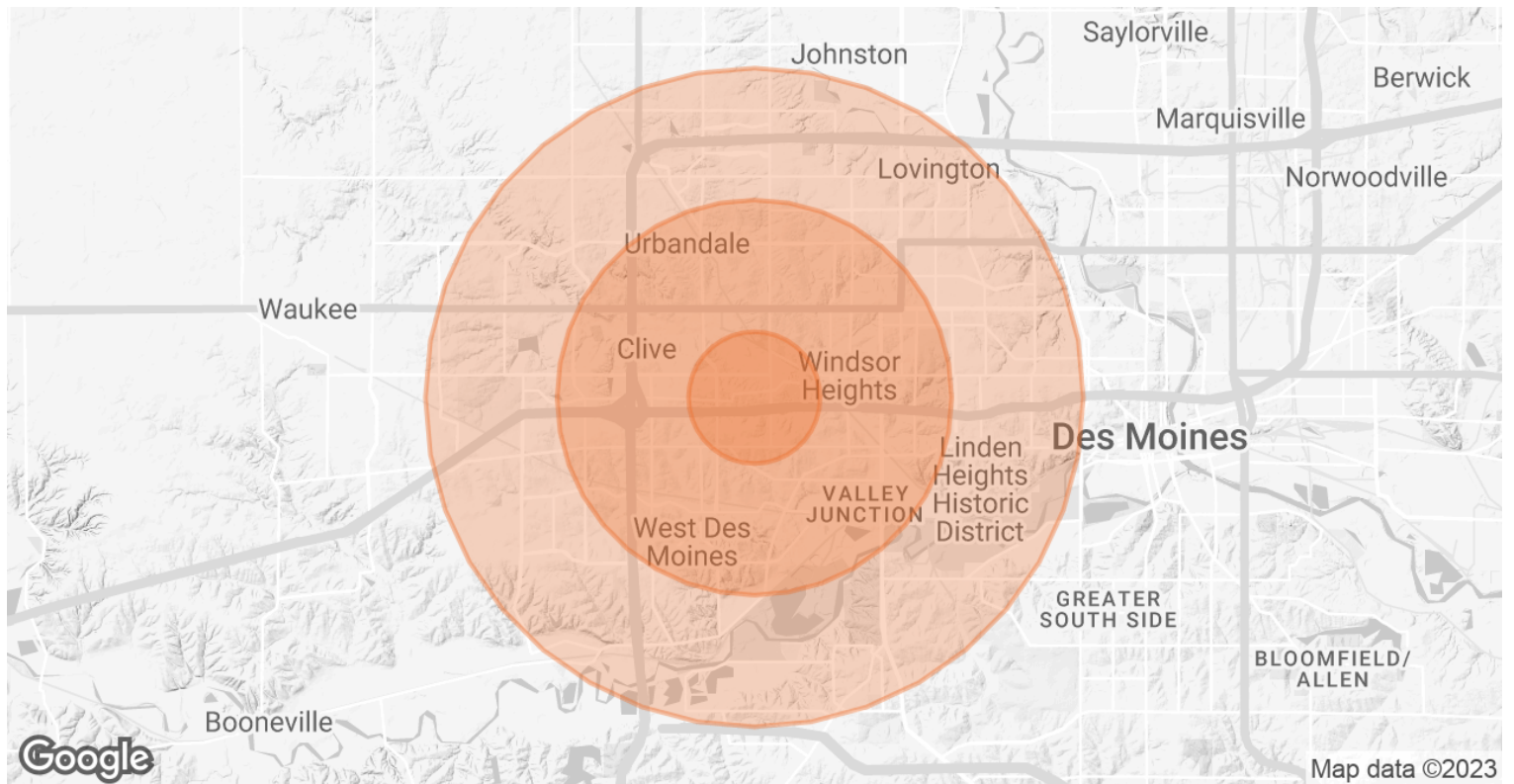
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,730	76,787	169,946
AVERAGE AGE	39.1	36.9	37.0
AVERAGE AGE (MALE)	36.3	34.9	36.1
AVERAGE AGE (FEMALE)	42.3	38.7	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,770	32,946	71,954
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$75,538	\$77,303	\$85,945
AVERAGE HOUSE VALUE	\$176,602	\$178,318	\$191,041

* Demographic data derived from 2020 ACS - US Census

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