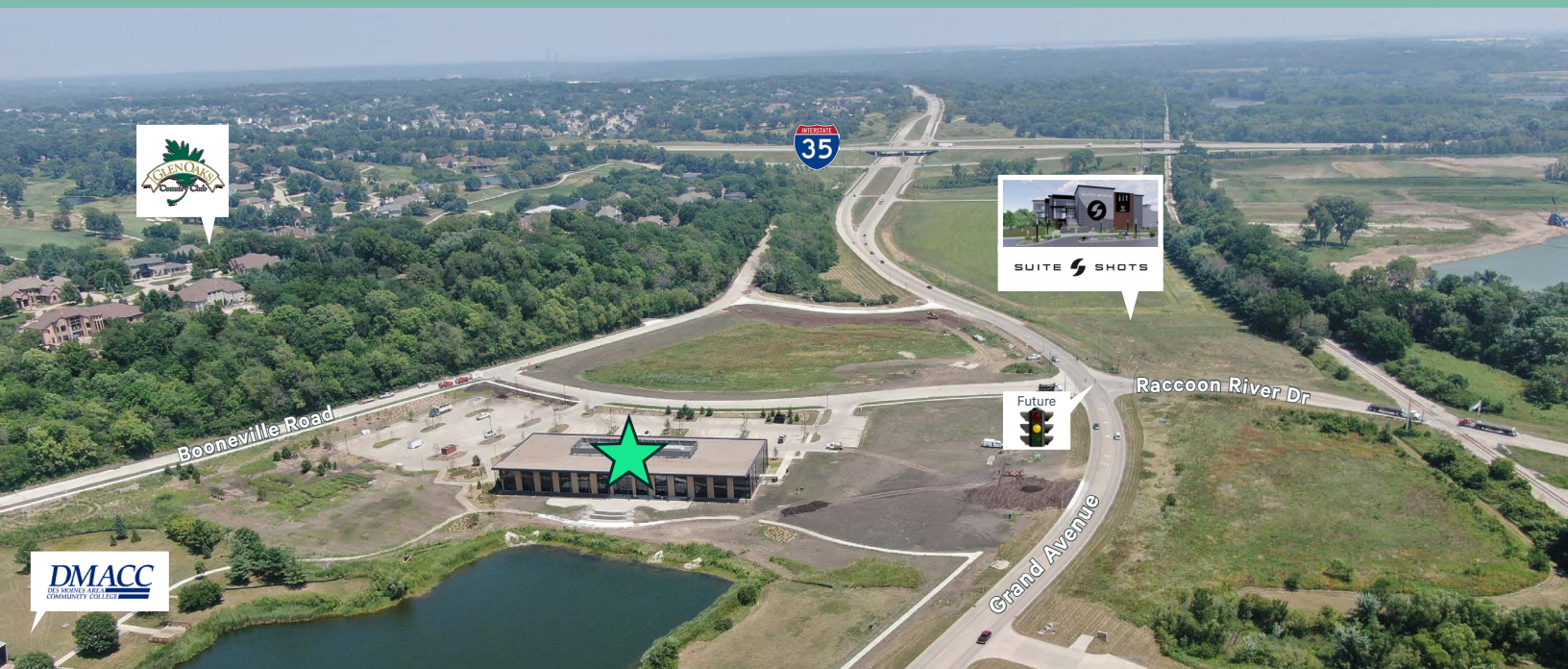


The Oaks on Grand

Premier Office Development

Grand Ave. & Raccoon River Dr
West Des Moines, Iowa
www.cbre.com/desmoines

New Construction



Property Details

This premier office development is located right off of Interstate 35 near the DMACC campus, the new DMU campus as well as the MidAmerican RecPlex. Minutes from Jordan Creek and West Glen Town Center, this location offers endless amenities to office tenants as well as being highly accessible and brand new.



[Drone Video of The Oaks on Grand](#)

Highlights

- + Available Space
 - 2,500 - 36,800 SF
- + Lease Rates
 - \$22.00/SF NNN - TI Negotiable
- + Location
 - Just off I-35 & Grand Avenue, adjacent to the DMACC West Campus

Property Site Plan

Available Space =



- 01 BUILDING 1 - OFFICE
- 02 BUILDING 2 - OFFICE
- 03 BUILDING 3 - OFFICE (FUTURE)
- 04 PARKING
- 05 AMENITIES ZONE
- 06 DETENTION POND
- 07 LANDSCAPE BUFFER

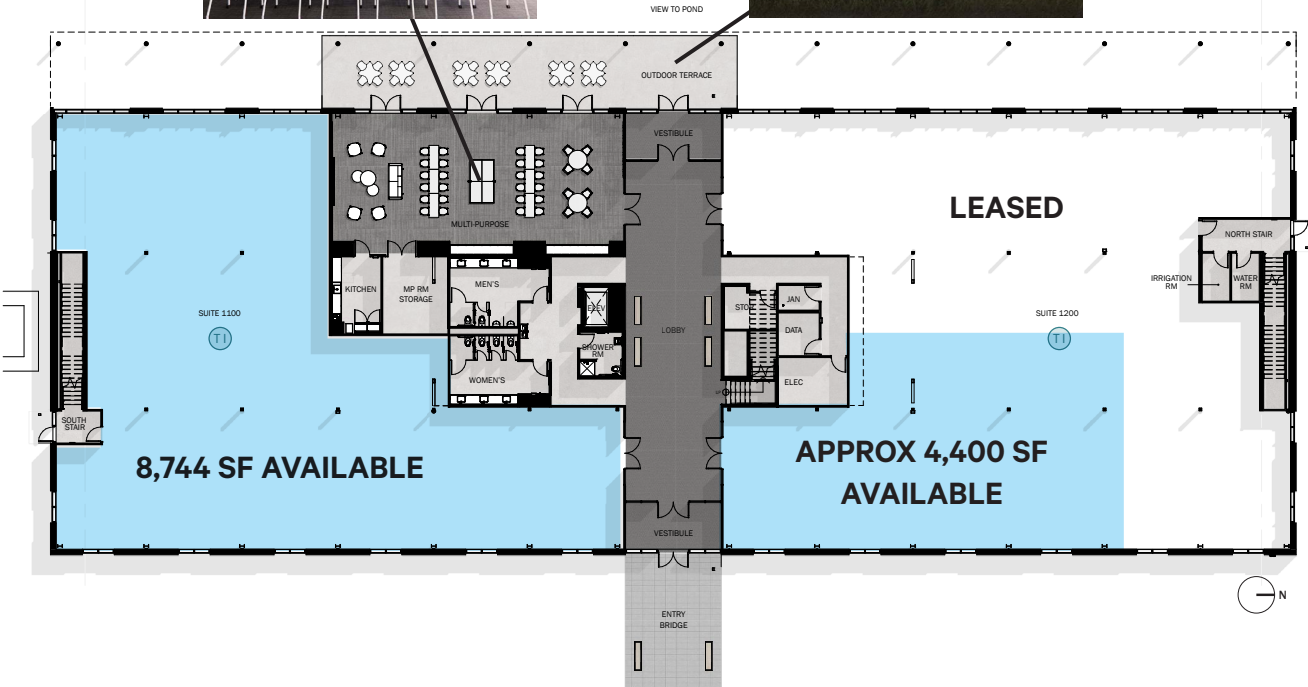
Building 2 Floor Plans

Level 1

Building's Common Amenity:
Training Room/Board Room

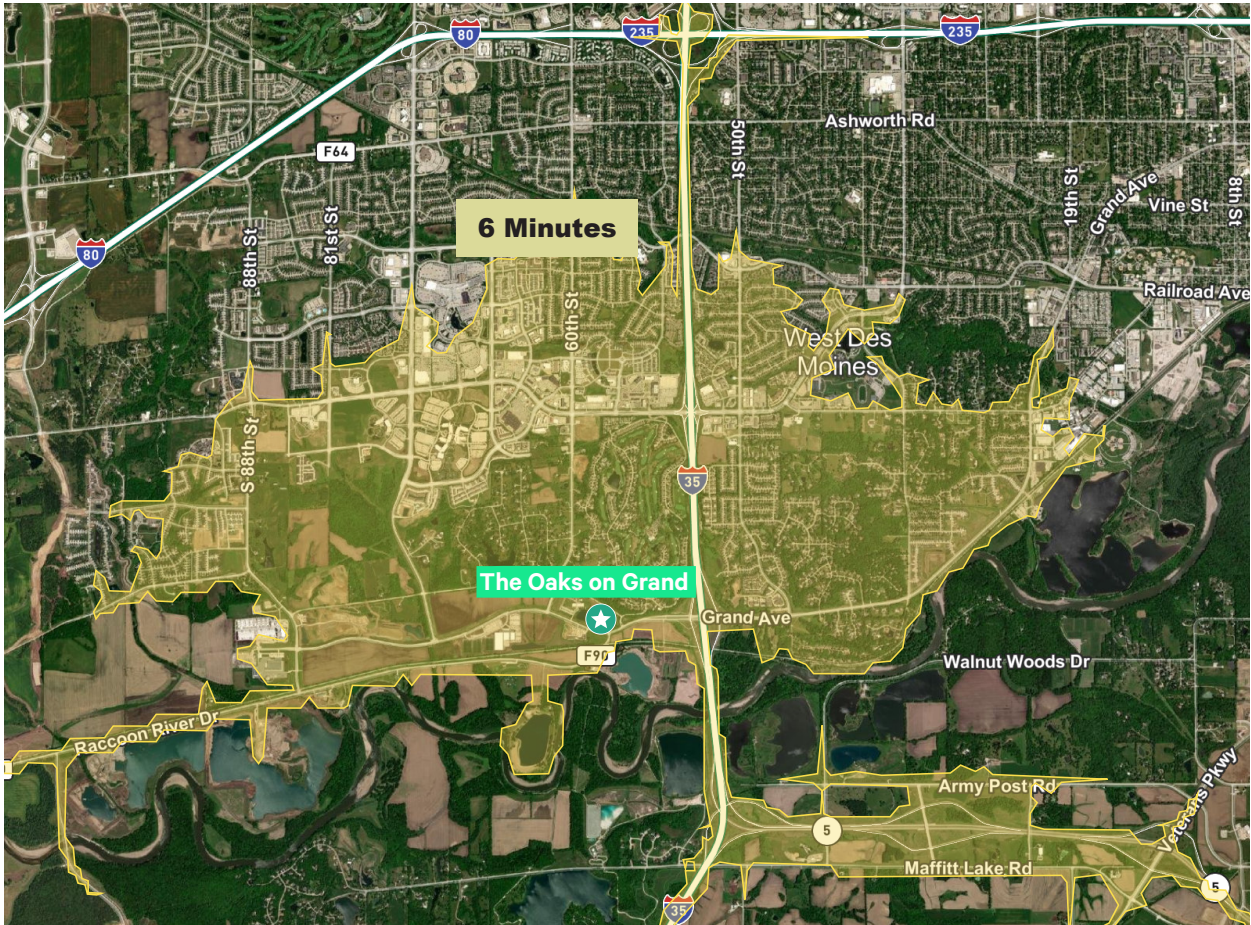
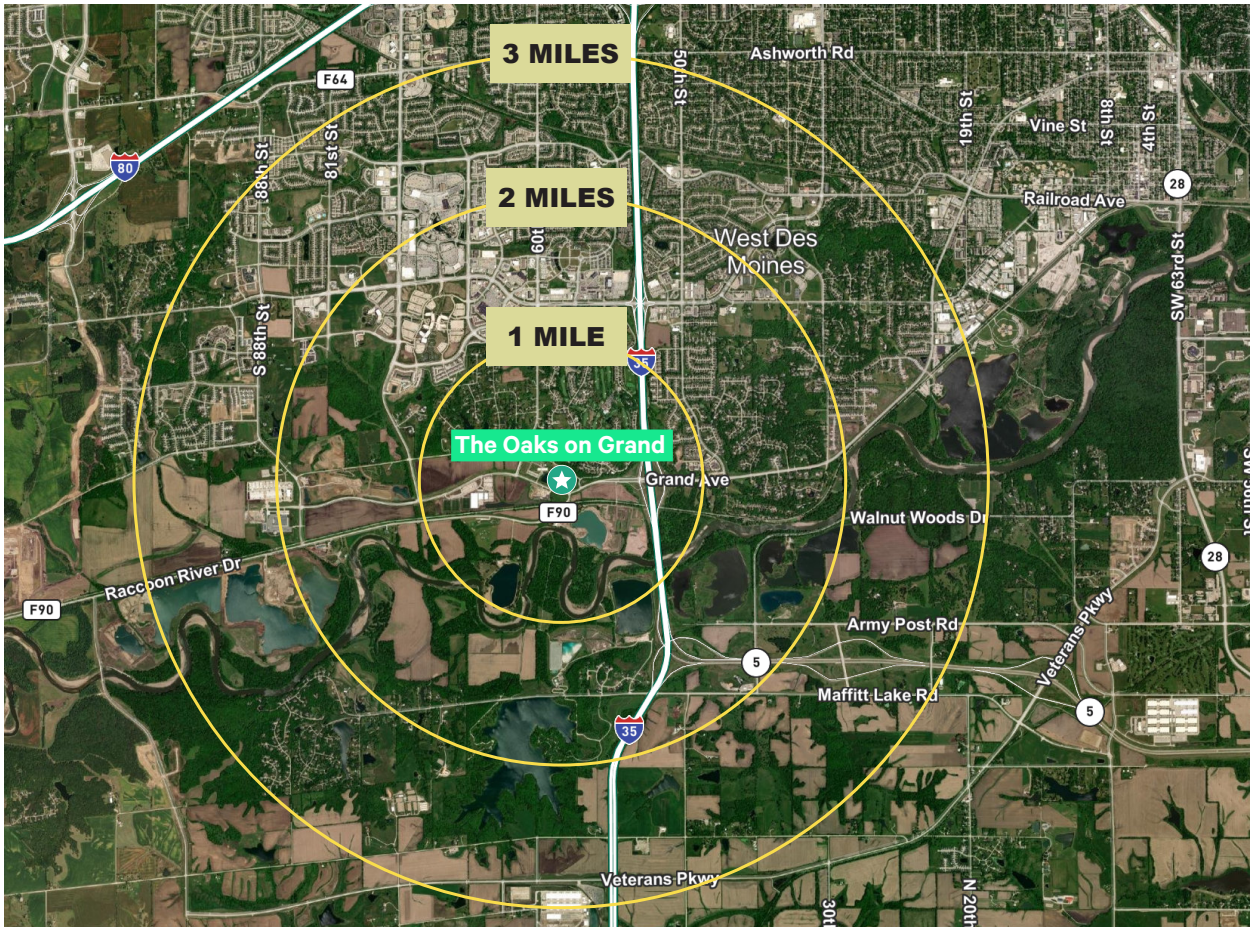


Building's Common Amenity:
Expansive Outdoor Terrace



Level 2





Property Location



5-Mile 2021 Demographics

81,934
Total Population

1.87%
Annual
Population Growth

34,686
Households

1.93%
Annual Household
Growth

\$109K
Household Income

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