

FROM 2,481 - 54,508 RSF
AVAILABLE FOR LEASE



4300
WESTOWN
PARKWAY

WEST DES MOINES, IOWA

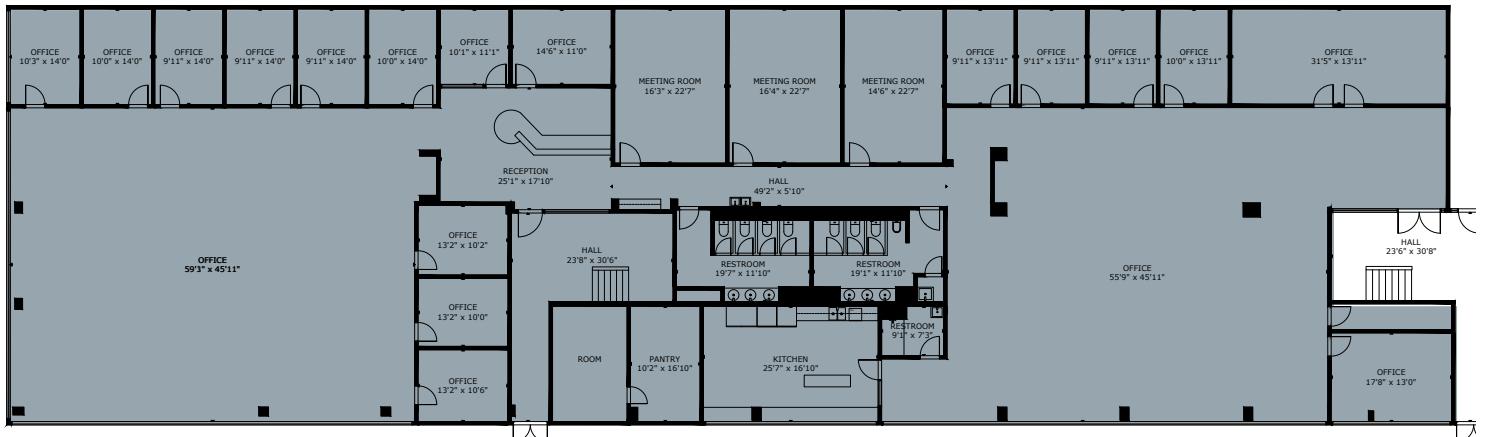
CBRE

BUILDING HIGHLIGHTS

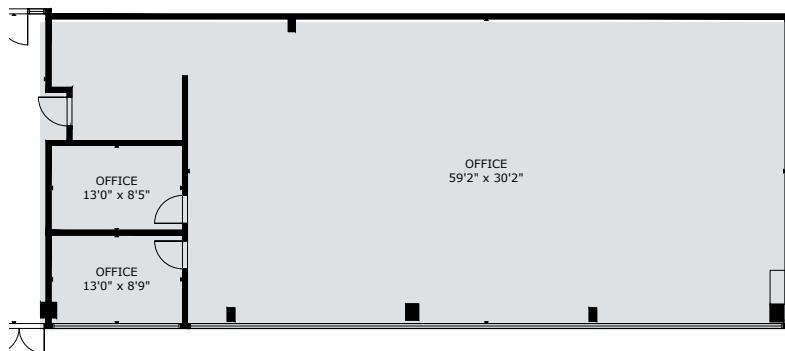
- Prime visibility and frontage along Interstate 235
- Prominent building signage available
- Convenient access to amenities including shopping, dining, and fitness facilities for tenants and visitors
- Excellent connectivity with easy access to major highways I-35 and I-80, linking to the greater Des Moines area
- On-site emergency back-up generator
- Electric vehicle charging stations available
- Generous parking ratio: 5.95 spaces per 1,000 SF
- Modern design features: high ceilings and expansive glass lines
- First-floor & second-floor availability offering a mix of open workspace, private offices, and large breakrooms
- Private entrances available for full floor users



1ST FLOOR AVAILABILITY



SUITE 152



13,392 RSF

SUITE 150

\$8.00/SF NNN

LEASE RATE

2,481 RSF

SUITE 152

OPEX

**CONTACT BROKER FOR ESTIMATED
OPERATING EXPENSES**

1.101

R/U FACTOR

4/1/2026

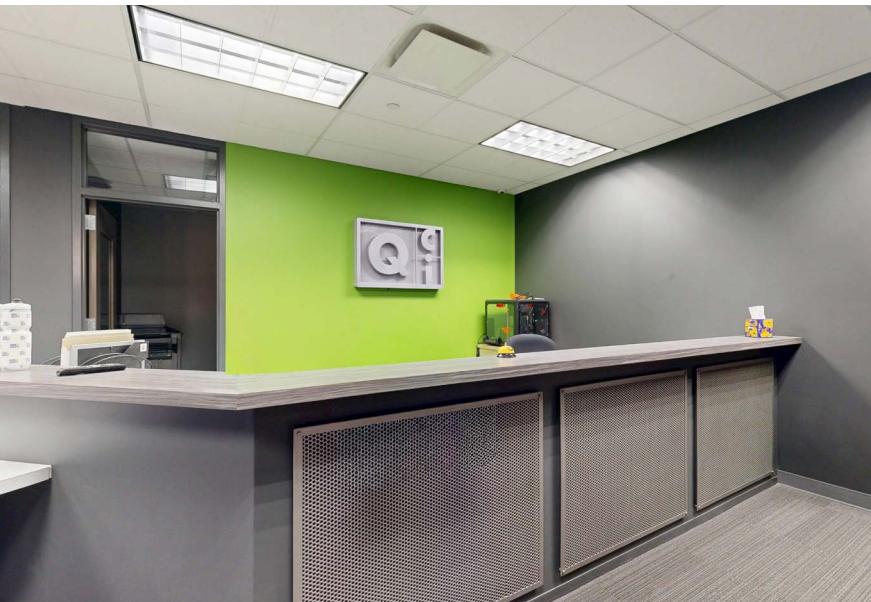
AVAILABLE

NEGOTIABLE

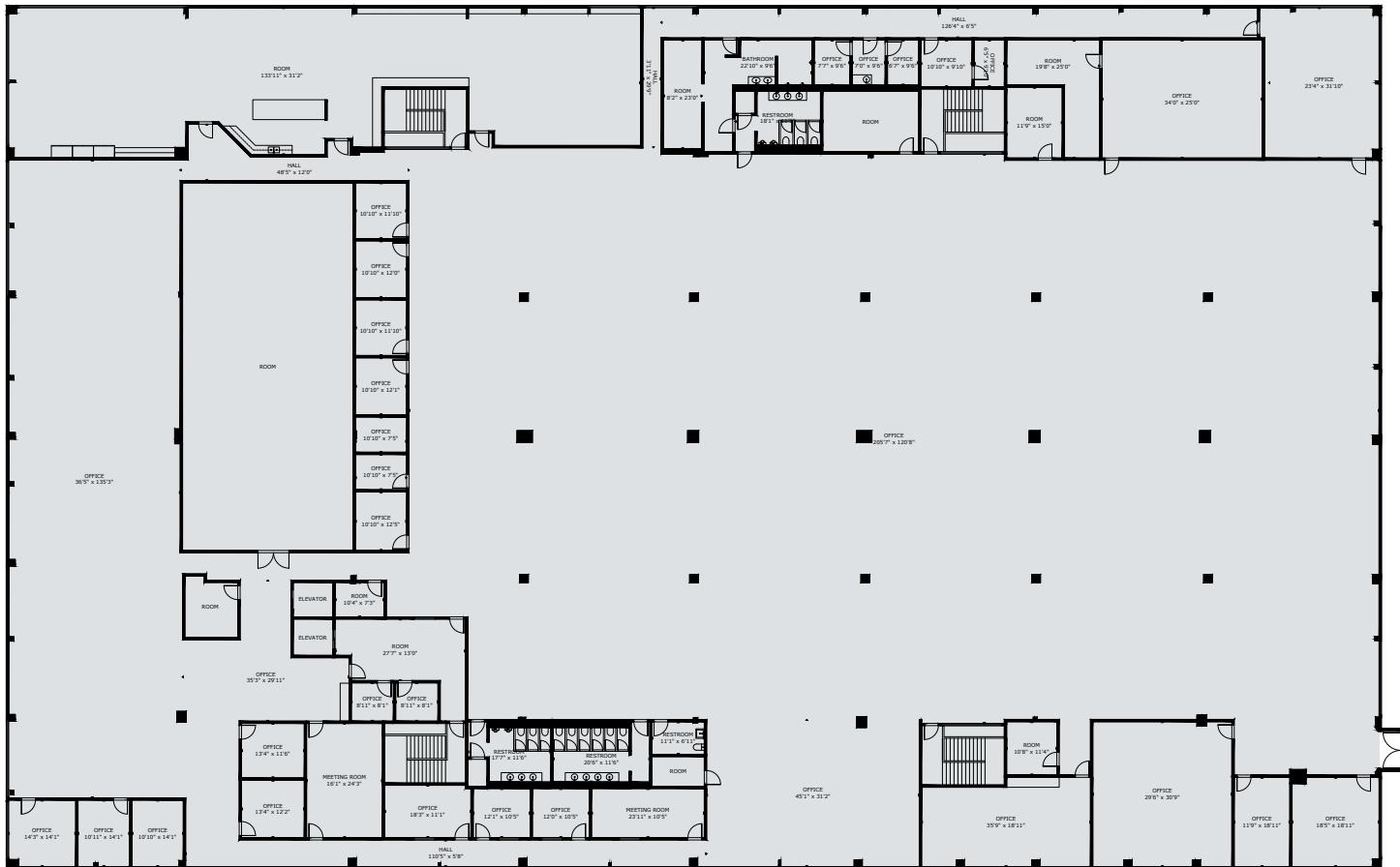
**TENANT IMPROVEMENT
ALLOWANCE**

CLICK HERE FOR VIRTUAL TOUR

1ST FLOOR INTERIOR PHOTOS



2ND FLOOR AVAILABILITY



SUITE 200

54,508 RSF

SUITE 200

\$8.00/SF NNN

LEASE RATE

1.117

R/U FACTOR

4/1/2026

AVAILABLE

OPEX

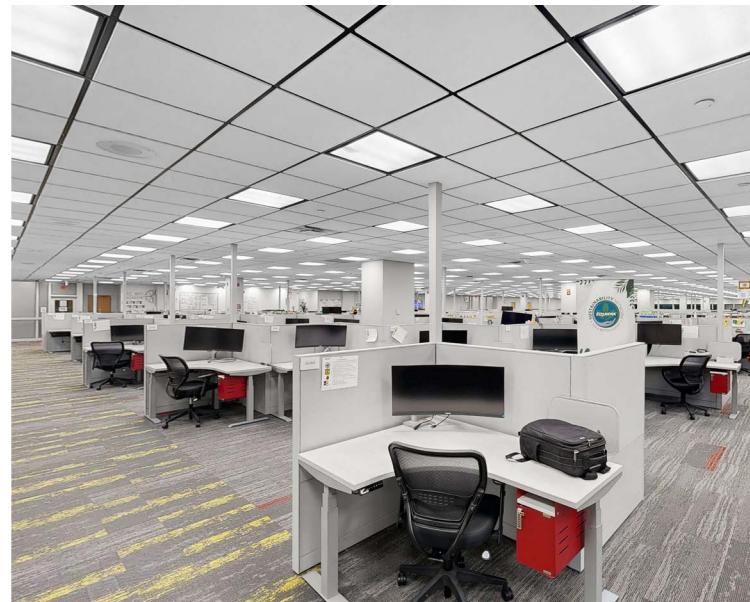
CONTACT BROKER FOR ESTIMATED
OPERATING EXPENSES

NEGOTIABLE

TENANT IMPROVEMENT ALLOWANCE

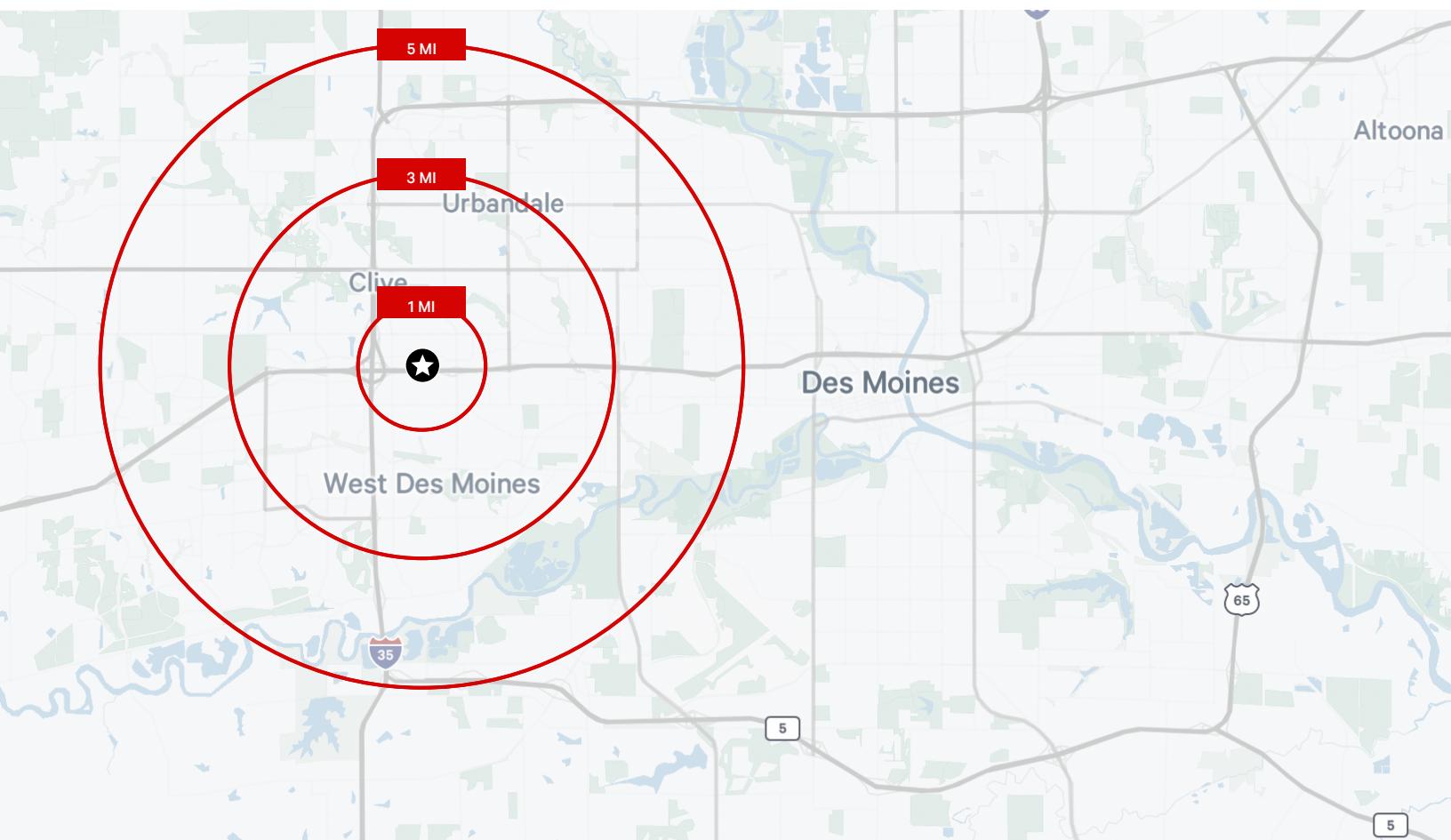
[CLICK HERE FOR VIRTUAL TOUR](#)

SUITE 200 INTERIOR PHOTOS



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	11,314	76,336	182,555
2030 Population - Five Year Projection	11,647	79,428	193,035
2020 Population - Census	10,710	73,904	174,252
2010 Population - Census	10,315	69,541	153,208
2020-2025 Annual Population Growth Rate	1.05%	0.62%	0.89%
2025-2030 Annual Population Growth Rate	0.58%	0.80%	1.12%
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$117,015	\$128,501	\$130,181
2030 Average Household Income	\$129,803	\$142,956	\$144,046
2025 Median Household Income	\$83,350	\$88,977	\$93,471
2030 Median Household Income	\$92,190	\$99,961	\$105,695
2025 Per Capita Income	\$52,424	\$56,166	\$55,217
2030 Per Capita Income	\$58,495	\$62,877	\$61,255
2025 Average Household Size	2.19	2.27	2.34





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WEST DES MOINES, IOWA

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