

6600 Westown Parkway
West Des Moines, IA 50266



**Class A office space for lease in a premier
office/medical park in West Des Moines**

Thomas Edwards

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. JLL is a licensed broker in the State of Iowa.

Property information

Availability

- Suite 250: 3,634 RSF

Terms

- Lease Rate: \$17.00/RSF NNN
- Estimated OPEX: \$11.58/RSF
- Secured storage: \$50 per month

Property Features

- 89,145 RSF
- Signature Class “A” office building
- Conference/fitness center available
- Ample on-site parking available
- R/U Factor: 1.15
- Google Fiber Internet Available

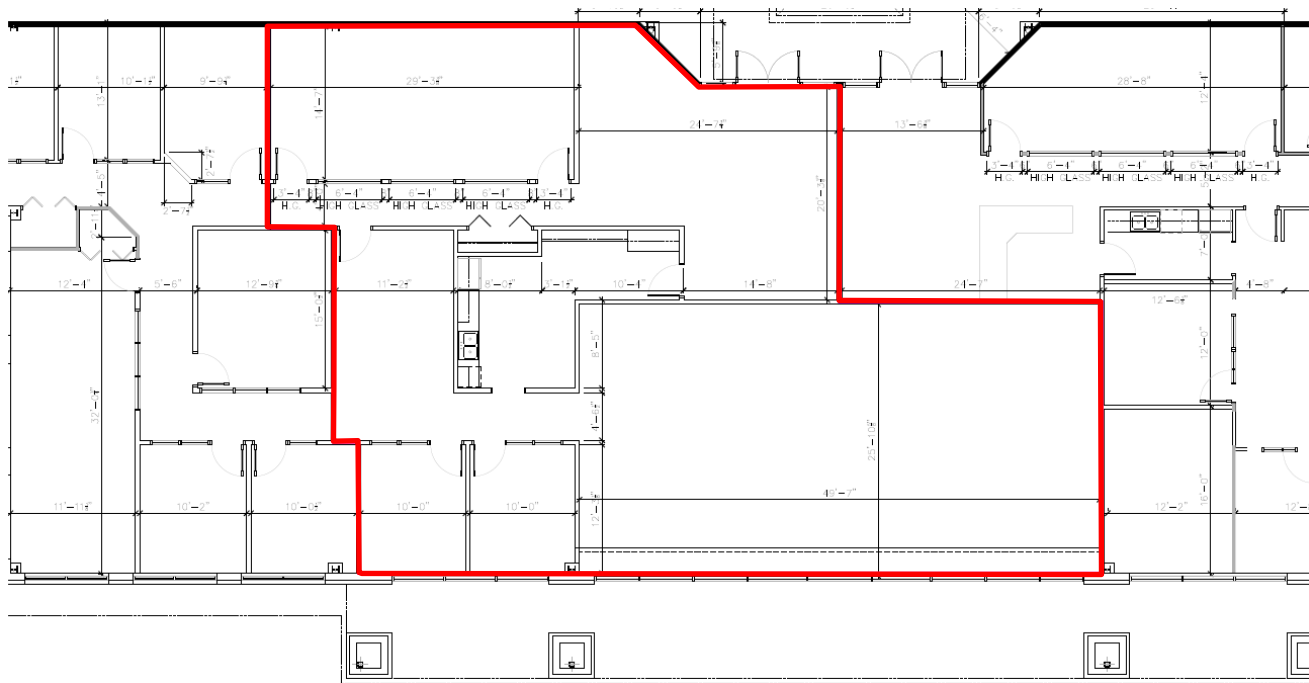
Location Information

- High visibility from I-80 and Westtown Parkway
- Prime location in West Des Moines “Medical Mile”
- Building signage available
- Controlled security card entry and secured file storage available



Floor plan

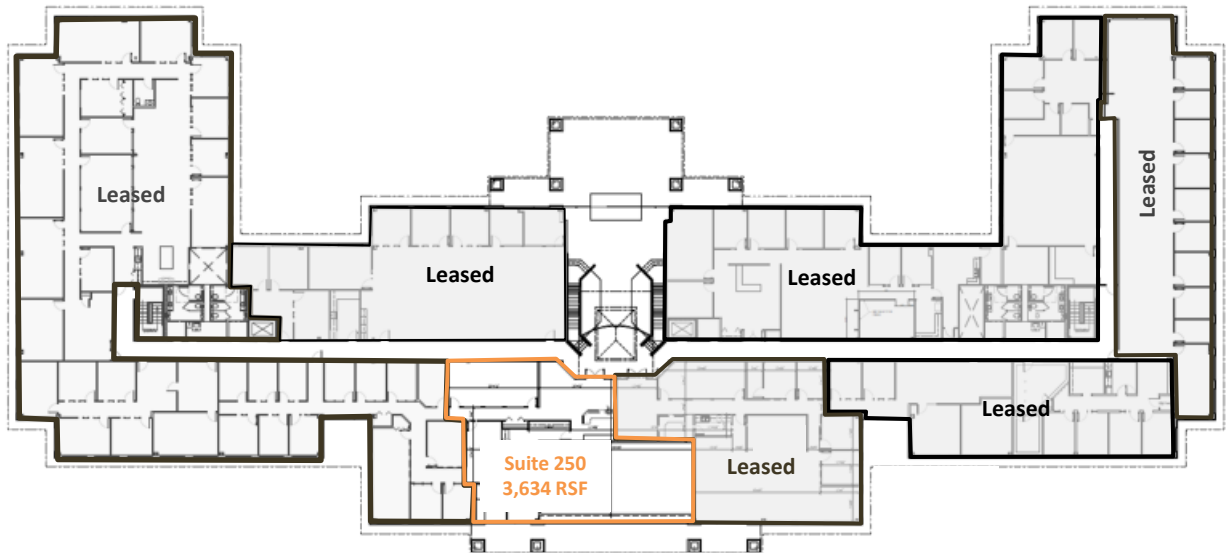
2nd Floor
Suite 250: 3,634 RSF



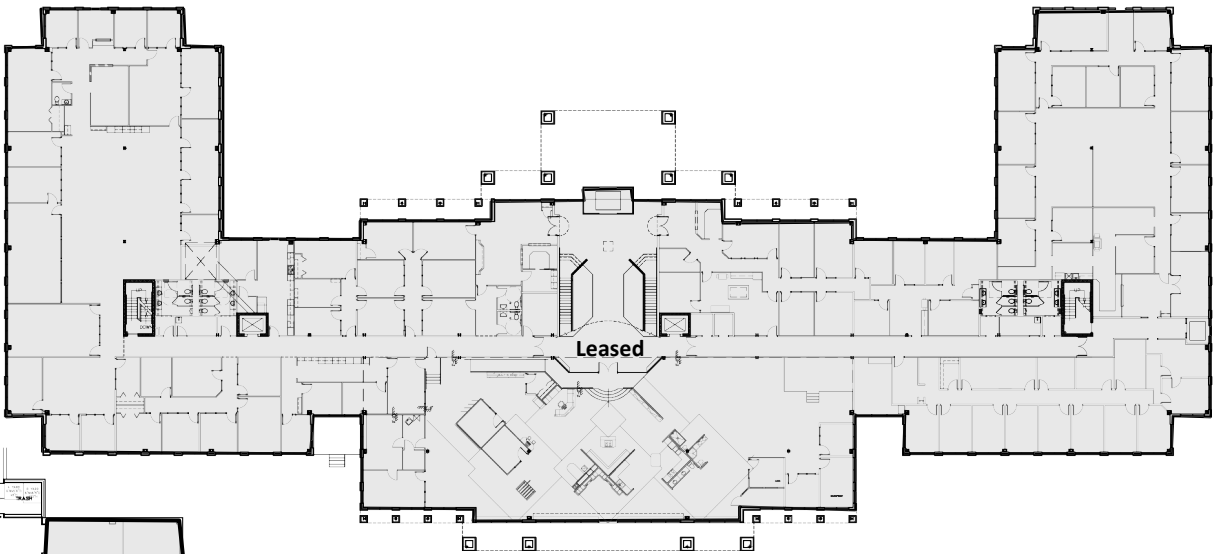
Full building floor plans



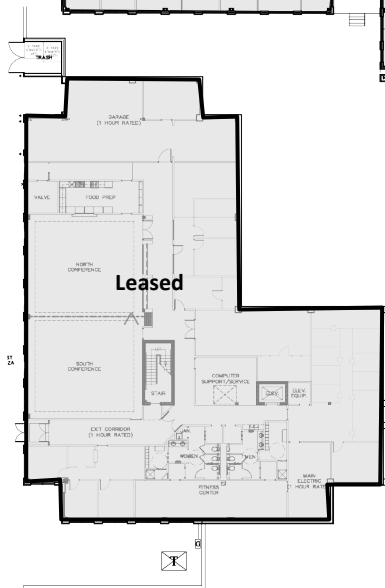
Second Floor



First Floor



Lower Level Walk-out



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Photos



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