

FOR LEASE



5000 WESTOWN PARKWAY

West Des Moines, Iowa 50266

Office Space Available
171 RSF - 6,642 RSF +/-

ANGIE TESSAU, CCIM, SIOR
515.707.6889
AngieT@KnappLC.com
Licensed in IA

KOREY BIRKENHOLTZ
515.480.6596
Korey@KnappLC.com
Licensed in IA



**BUILDING
SIGNAGE
OPPORTUNITY**

BUILDING HIGHLIGHTS

- Direct access to I-80 and I-235
- Minutes from top retail & dining options
- Local ownership with responsive property management
- Access to a large shared conference room that fits up to 30 people
- Prime location at a premier West Des Moines corner
- On-site parking with a 4:1 ratio
- Interior and exterior common area enhancements underway
- Contact listing broker for estimated building operating expenses

5000 Westtown Parkway stands as one of the most iconic buildings in West Des Moines. Managed and occupied by Knapp Properties, this premier location offers you the chance to be in great company!



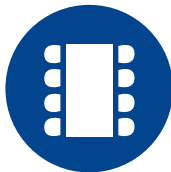
CLASS B



OFFICE SPACE



MANAGED BY KNAPP PROPERTIES



SHARED CONFERENCE SPACE



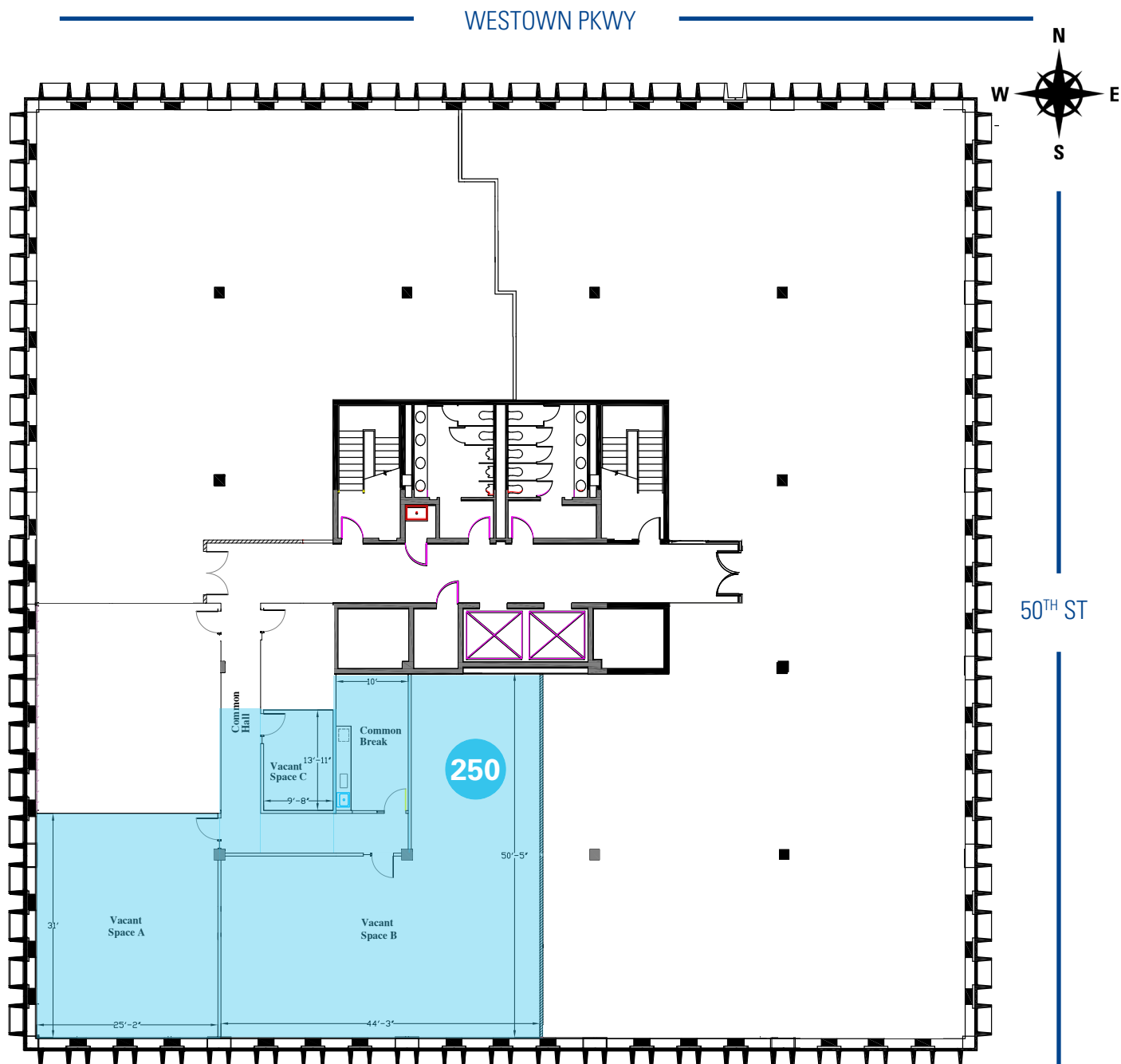
PARKING LOT



EXCELLENT LOCATION

5000 WESTOWN PKWY AVAILABILITY

2nd Floor



SUITE 250

3,148 RSF ±

Total Contiguous

(demise options illustrated above)

Space A: 1,023 SF±

Space B: 1,954 SF±

Space C: 171 SF±

Immediate Availability

Lease Rate:

\$11.00 PSF NNN

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5000 WESTOWN PKWY AVAILABILITY

3rd Floor



SUITE 350
1,397 RSF

OFFICE 352
192 RSF

Suite Lease Rate: \$11.00 PSF NNN
Available Now

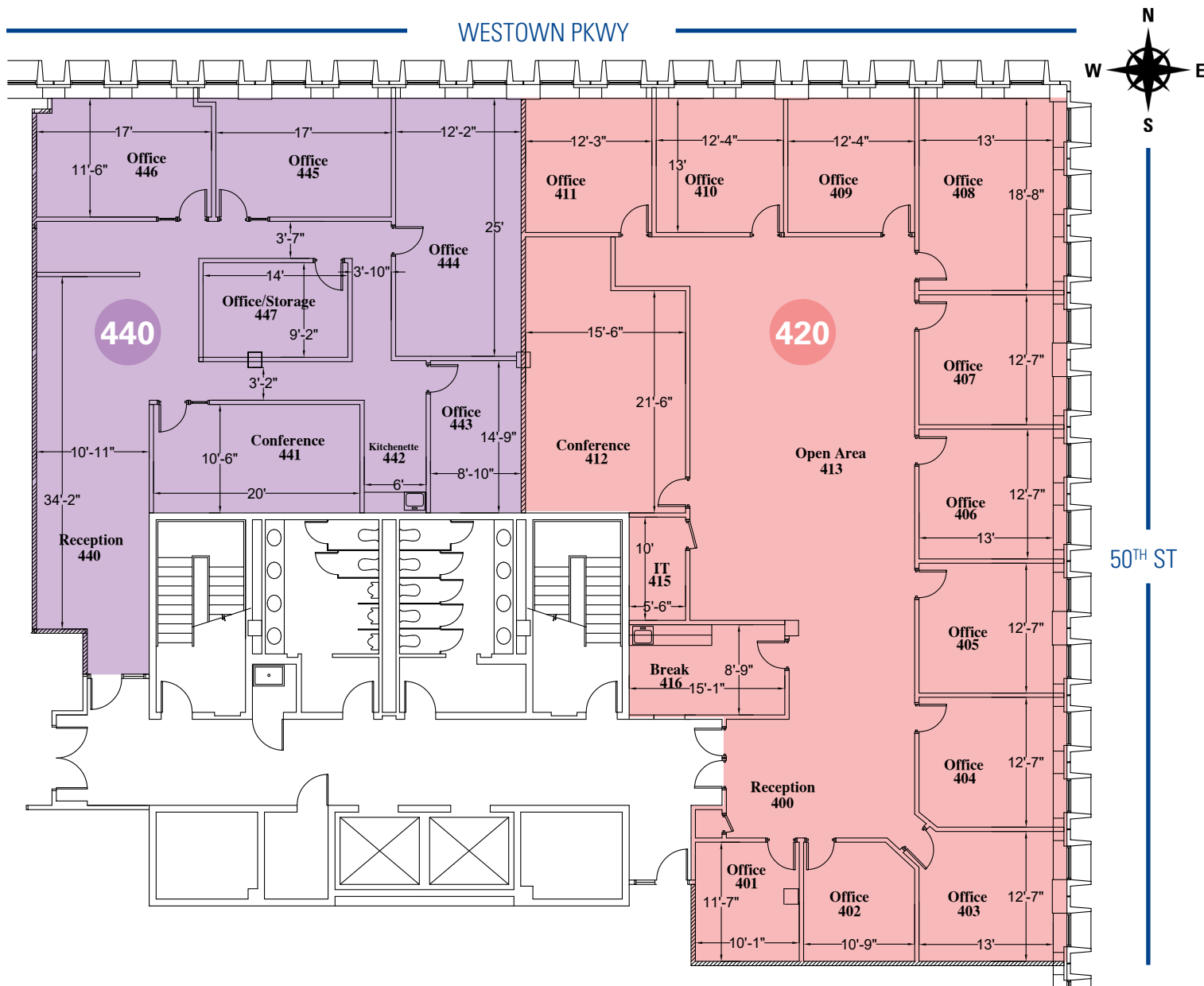
Executive Office Lease Rate: \$500/month
Available 4/1/2026

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5000 WESTOWN PKWY AVAILABILITY

4th Floor



SUITE 420 SUITE 440

4,284 RSF ± 2,358 RSF ±

Total Contiguous 6,642 RSF

Lease Rate: \$11.00 PSF NNN
Available 6/1/2026

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DEMOGRAPHICS

5000 WESTOWN PARKWAY

5 mile radius

INCOME



\$81,888

Median Household Income



\$207,640

Median Net Worth



\$254,492

Median Home Value



\$65,840

Median Disposable Income

EDUCATION



54%

Bachelor's/Grad/Prof Degree

BUSINESS



7,697

Total Businesses



120,256

Total Employees

KEY FACTS



172,645

Population



188,767

Total Daytime Population



37.7

Median Age



71,300

Households

TRAFFIC



13,300

Westown Pkwy



21,000

50th Street

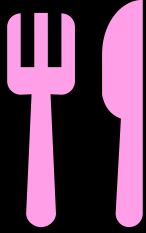
EMPLOYMENT



3.6%

Unemployment Rate

nearby **ATTRACTIONS**



421

Restaurants



33

Bars and
Pubs



43

Coffee
Shops



36

Grocers



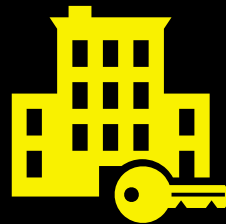
68

C-Stores



159

Retail
Shopping



54

Hotels



47

Attractions/
Entertainment

Average Annual Spend per Household on Eating Out



\$479

Breakfast



\$1,499

Lunch



\$2,298

Dinner

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KNAPP
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Knapp Properties | 5000 Westown Parkway Suite 400 | West Des Moines, Iowa 50266 | P: 515.223.4000 | knappproperties.com