

For Sublease

Retail / Studio

704 SF



6920 EP True Parkway, Suite 115

West Des Moines, Iowa 50266

Property Highlights

- For Sublease: 704 SF studio plus common areas
- Current Tenant: Pulse Dance Fitness
- Primary Lease is through 1/2033
- Average Daily Traffic Count: 10,000 vehicles
- Zoning: C - Commercial
- Operating Expenses Available Upon Request

Property Description

Located in the north parking lot of Jordan Creek Town Center, close to Scheels and Dillard's. Building faces EP True Parkway. Neighboring tenants include Putts & Pins, Halberstadt's Clothiers, and OMG Nails.

OFFERING SUMMARY

Available SF	704 SF
Lease Rate	Contact Agent
Building Size	17,082 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	11,981	\$121,350
3 Miles	62,018	\$125,026
5 Miles	141,256	\$126,903

For more information

Kevin Crowley, SIOR

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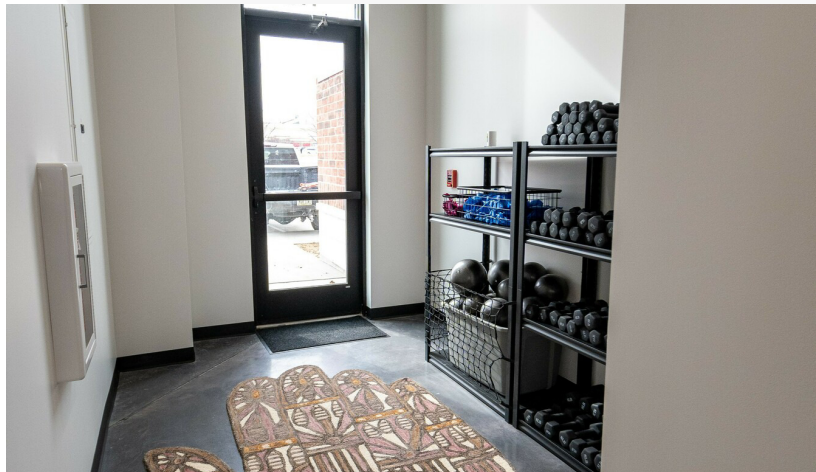
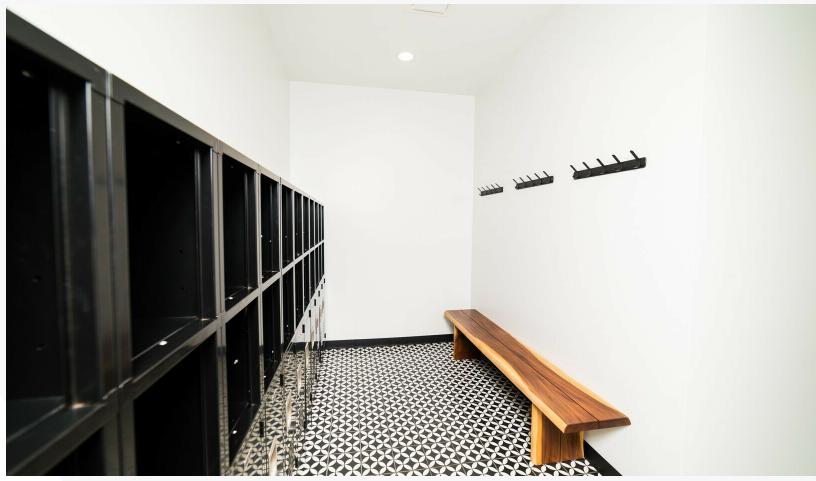
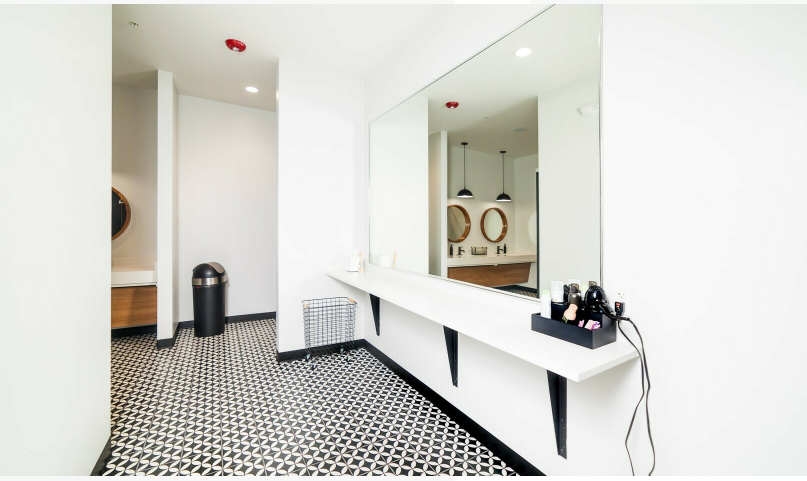
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For Sublease

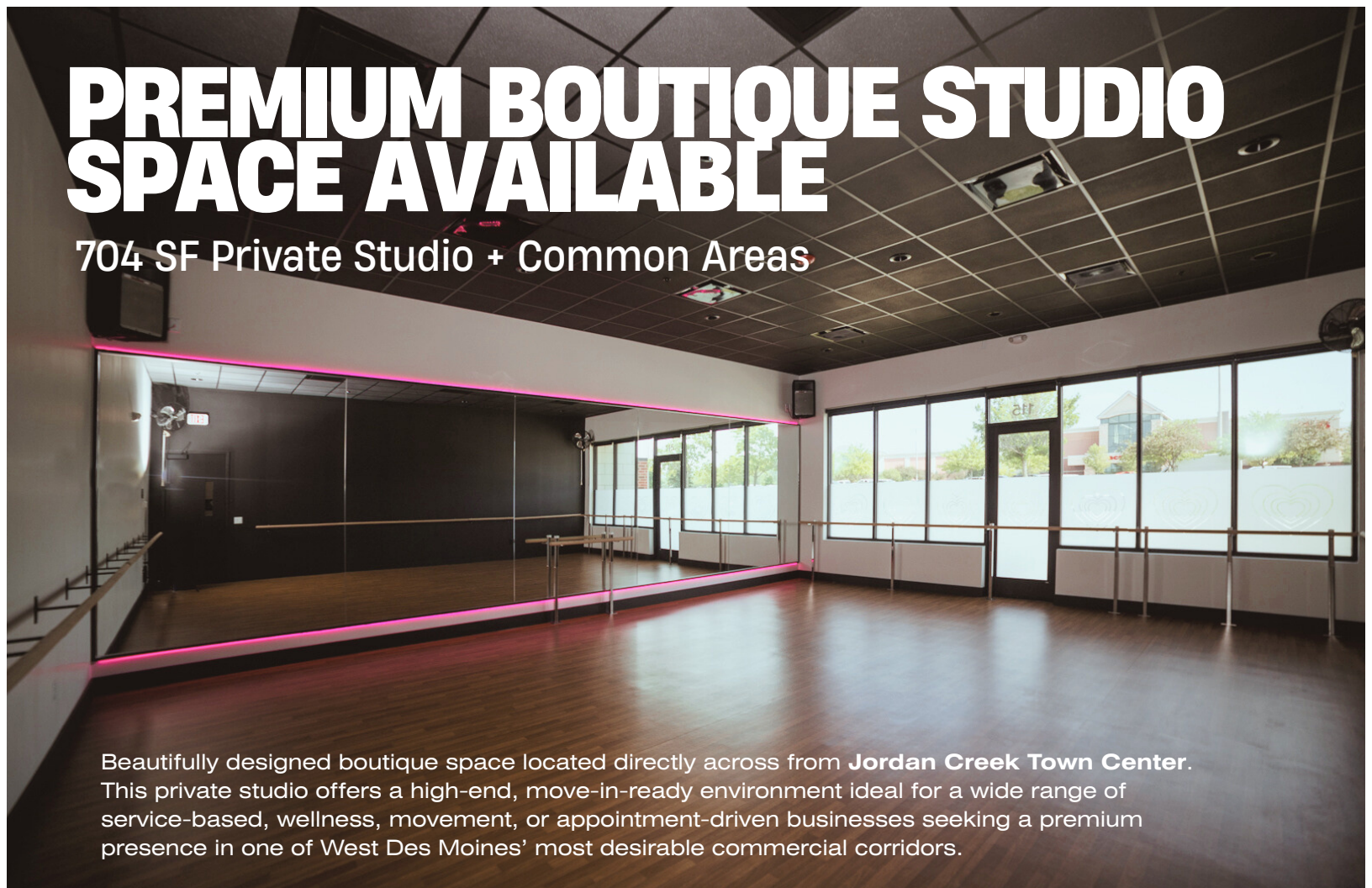
Retail / Studio

704 SF



PREMIUM BOUTIQUE STUDIO SPACE AVAILABLE

704 SF Private Studio + Common Areas



Beautifully designed boutique space located directly across from **Jordan Creek Town Center**. This private studio offers a high-end, move-in-ready environment ideal for a wide range of service-based, wellness, movement, or appointment-driven businesses seeking a premium presence in one of West Des Moines' most desirable commercial corridors.

FEATURES & AMENITIES

- Private exterior entrance
- Dedicated signage facing Jordan Creek Mall
- Ample parking directly outside
- High-visibility corridor
- Established neighboring businesses
- Washer & dryer access available

**6920 EP True Parkway, Suite 115 S
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Neighboring tenants include:
Pulse Dance Fitness Studio, OMG Nails,
Vietopia Asian Fusion, Tous les Jours

LEASE TERMS

- **3-5 year lease options**
- **Available March 2026**

FOR MORE INFORMATION

KEVIN CROWLEY

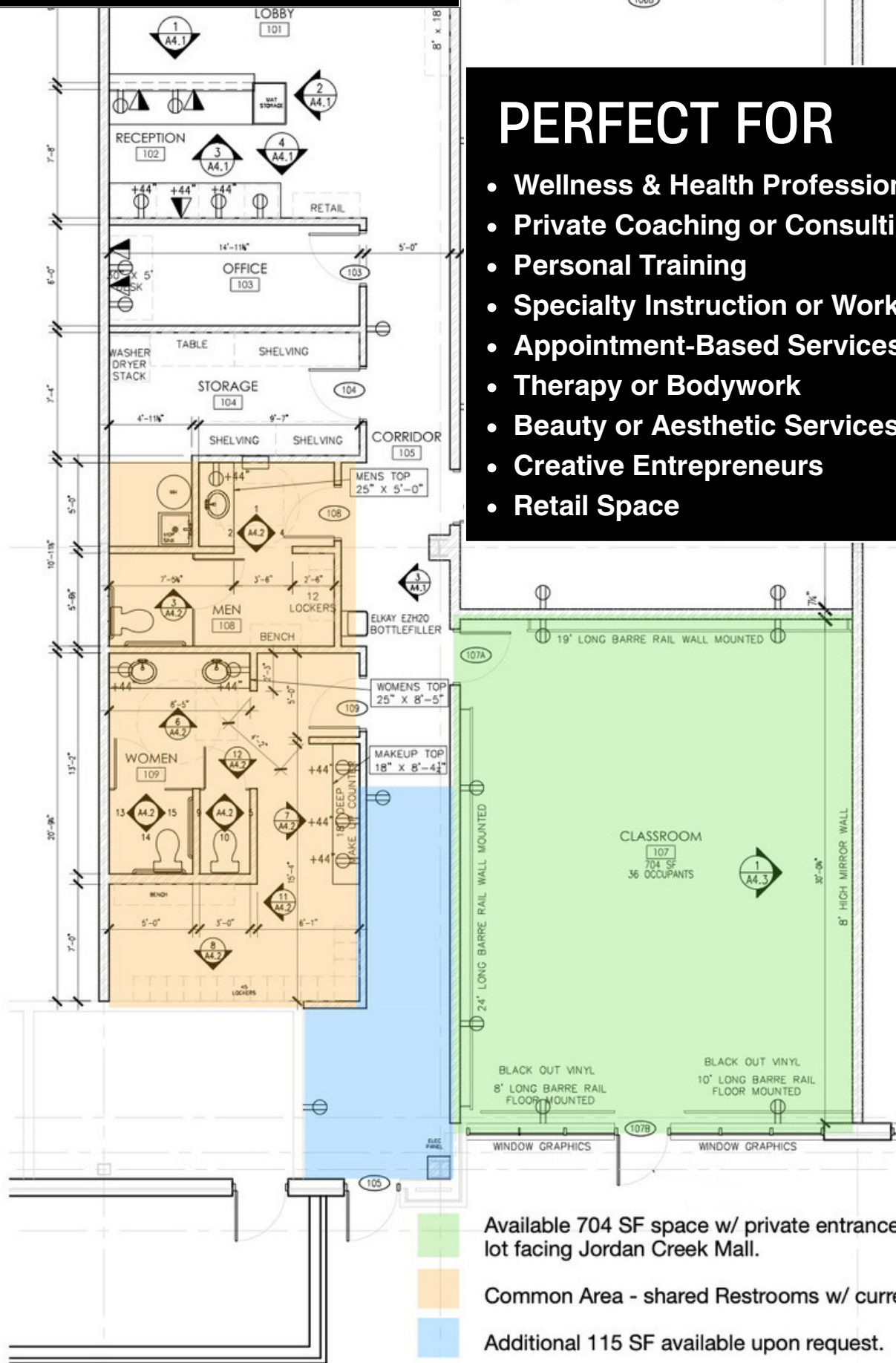
☎ 515-991-7000

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📅 Tours by appointment only



FLOOR PLAN



PERFECT FOR

- Wellness & Health Professionals
- Private Coaching or Consulting
- Personal Training
- Specialty Instruction or Workshops
- Appointment-Based Services
- Therapy or Bodywork
- Beauty or Aesthetic Services
- Creative Entrepreneurs
- Retail Space

- Available 704 SF space w/ private entrance & parking lot facing Jordan Creek Mall.
- Common Area - shared Restrooms w/ current tenant.
- Additional 115 SF available upon request.

EXTERIOR



South Facing Entrance Towards
Jordan Creek Town Center

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FOR MORE INFORMATION

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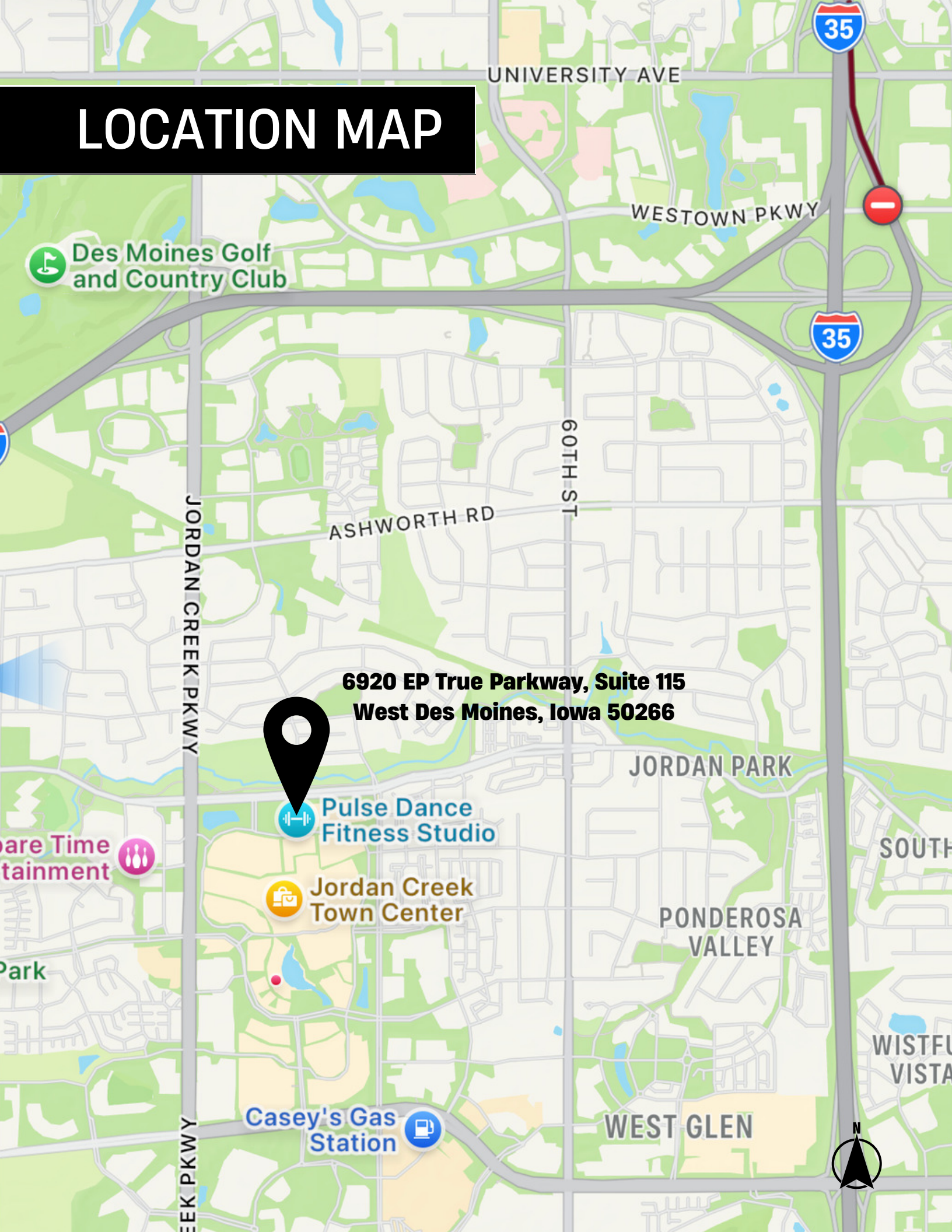
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LOCATION MAP



**6920 EP True Parkway, Suite 115
West Des Moines, Iowa 50266**



**Pulse Dance
Fitness Studio**

**Jordan Creek
Town Center**

**Casey's Gas
Station**

JORDAN PARK

PONDEROSA
VALLEY

WEST GLEN

