



For Lease

Class A Office Space For Lease in a premier medical/office park in West Des Moines

- Availability: 4,632 RSF
- Easy access to I-235, I-80 and I-35
- Prime location in West Des Moines “Medical Mile”
- Ample on-site parking with reserved visitor spaces
- Professionally landscaped grounds with scenic lake
- Executive level finishes

**1601 West Lakes Parkway,
West Des Moines, IA**

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Property Information

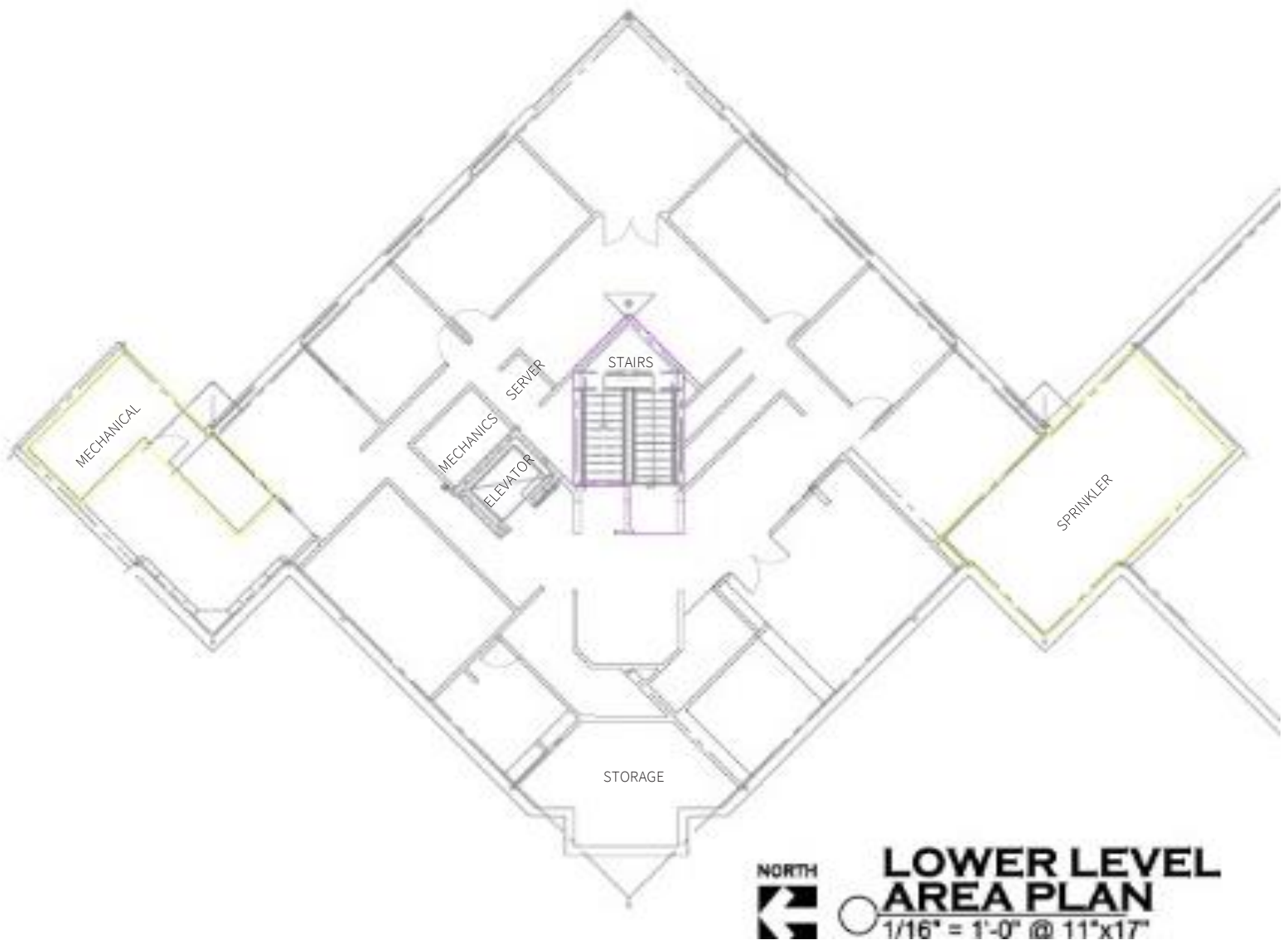
Availability:

- 4,632 RSF
- Lower level space
- Immediate availability

Terms:

- Lease Rate: \$10.50/SF NNN
- Estimated Operating Expenses \$10.87/SF (includes utilities and janitorial)
- Space offered as-is

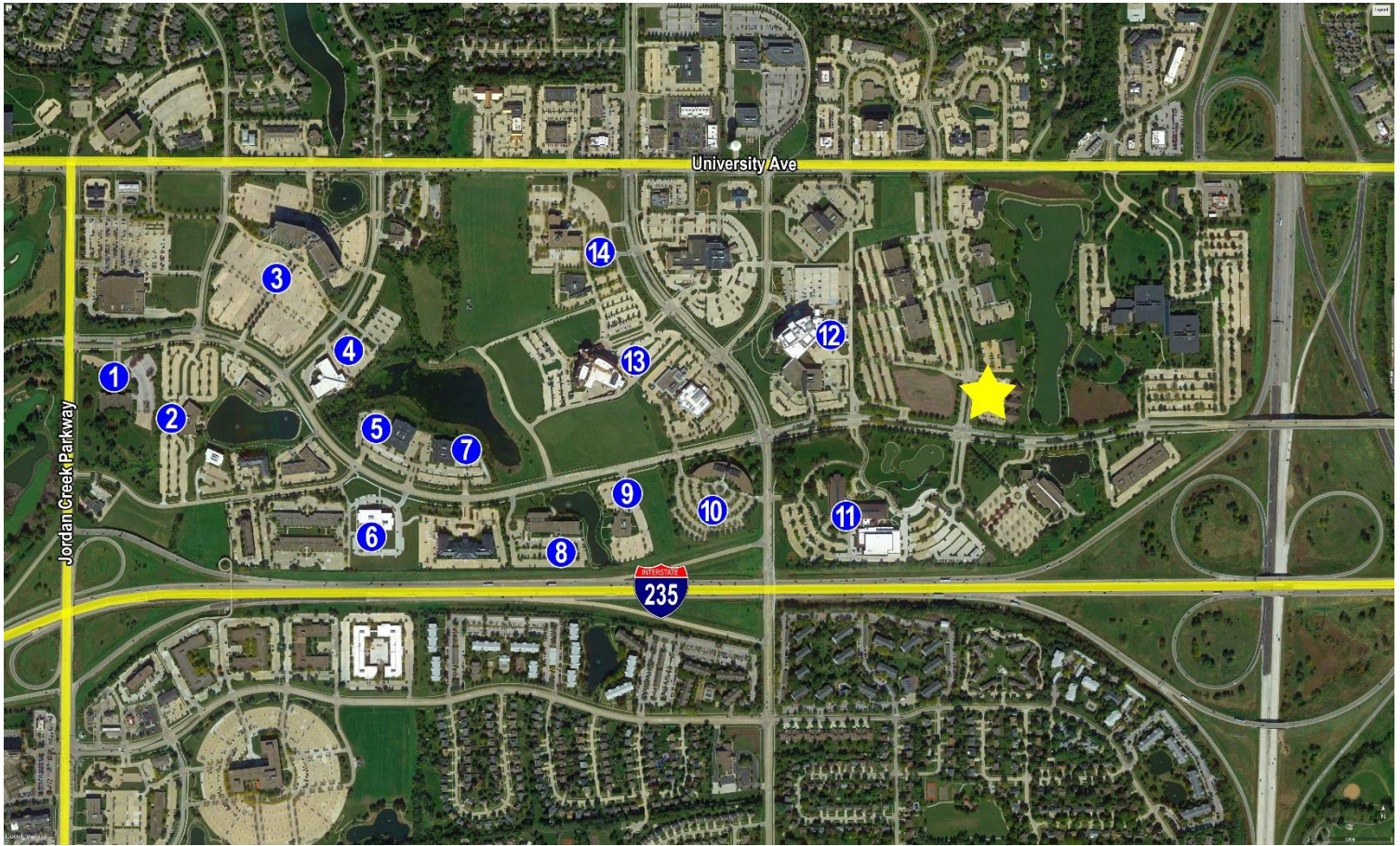
Floor Plan



Property Photos



Location



- | | |
|---------------------------------|------------------------------------|
| 1 Briggs Healthcare | 8 Kum & Go Corporate Headquarters |
| 2 Equitrust Life Insurance | 9 Wolfe Eye Clinic |
| 3 Wells Fargo Home Mortgage | 10 American Equity |
| 4 Farmers Mutual Hail Insurance | 11 Hy-Vee Headquarters |
| 5 Principal Financial Group | 12 Mercy Medical Center West Lakes |
| 6 Merchants Bonding Company | 13 Methodist West Hospital |
| 7 Unity Point/Strategic America | 14 Lake View Medical |