

# WESTRIDGE OFFICE PARK

3001 Westown Pkwy  
2929 Westown Pkwy  
2829 Westown Pkwy  
West Des Moines, IA

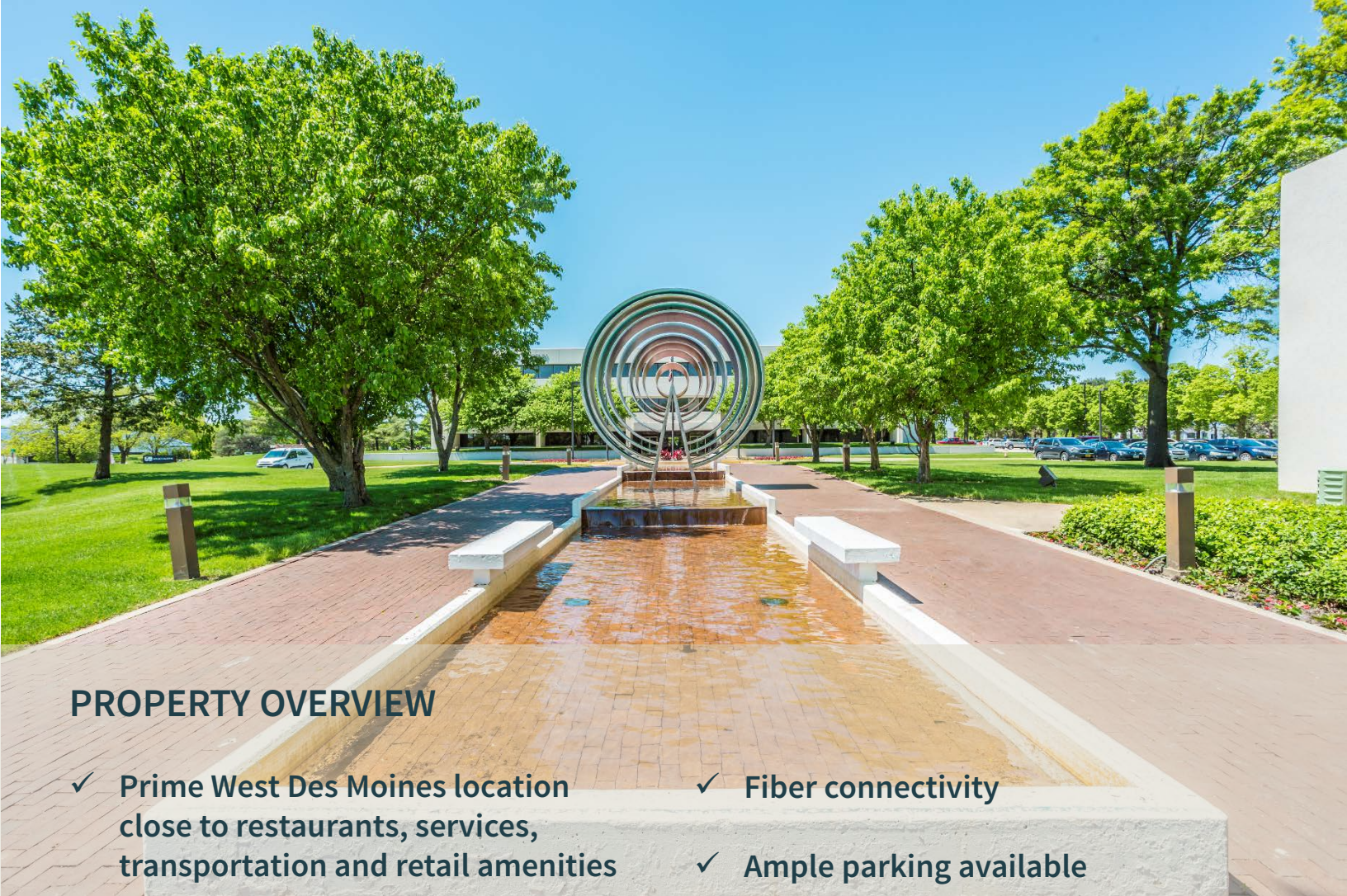


**Justin Lossner, CCIM**  
Executive Vice President  
Jones Lang LaSalle Brokerage, Inc.  
+1 515 371 0846  
justin.lossner@am.jll.com

**Meredith Young**  
Associate  
Jones Lang LaSalle Brokerage, Inc.  
+1 515 419 2963  
meredith.young@am.jll.com



# WESTRIDGE OFFICE PARK



## PROPERTY OVERVIEW

- ✓ Prime West Des Moines location close to restaurants, services, transportation and retail amenities
- ✓ Fiber connectivity
- ✓ Ample parking available
- ✓ Easy access to major transportation arteries, such as University Ave and I-235
- ✓ Generous green space featuring a public art display
- ✓ Trademark visibility and signage
- ✓ Access to park conference center, onsite fitness center, and outdoor seating
- ✓ Efficient floor plans options
- ✓ Food truck and park programming

### Justin Lossner, CCIM

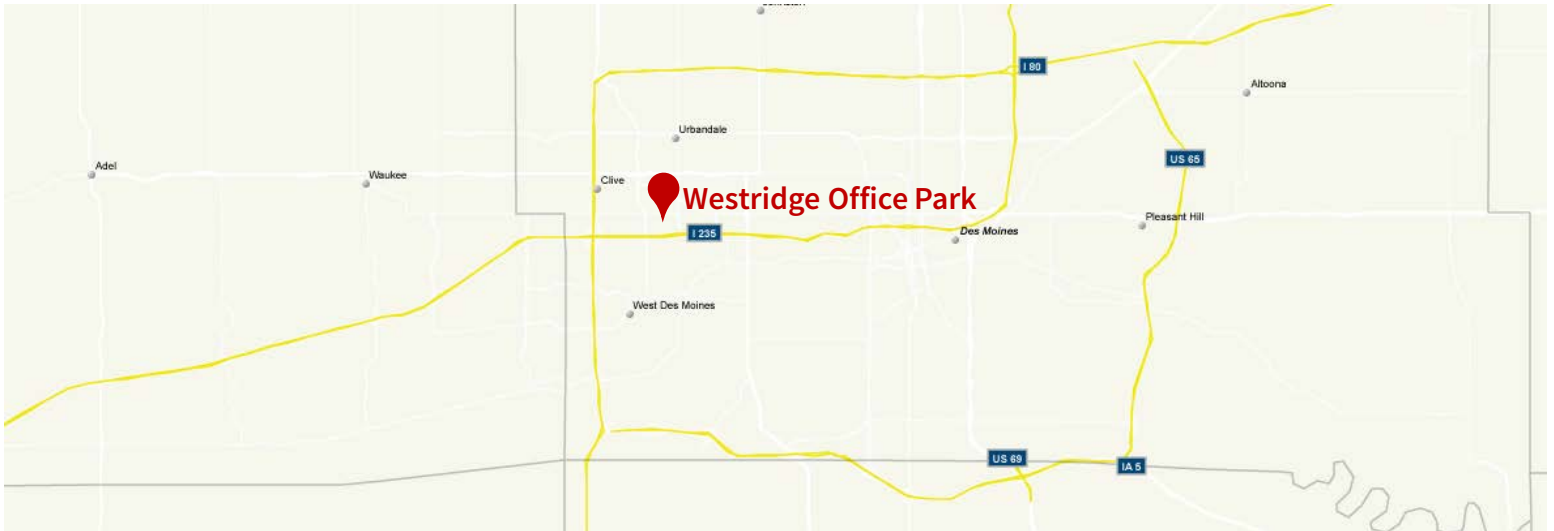
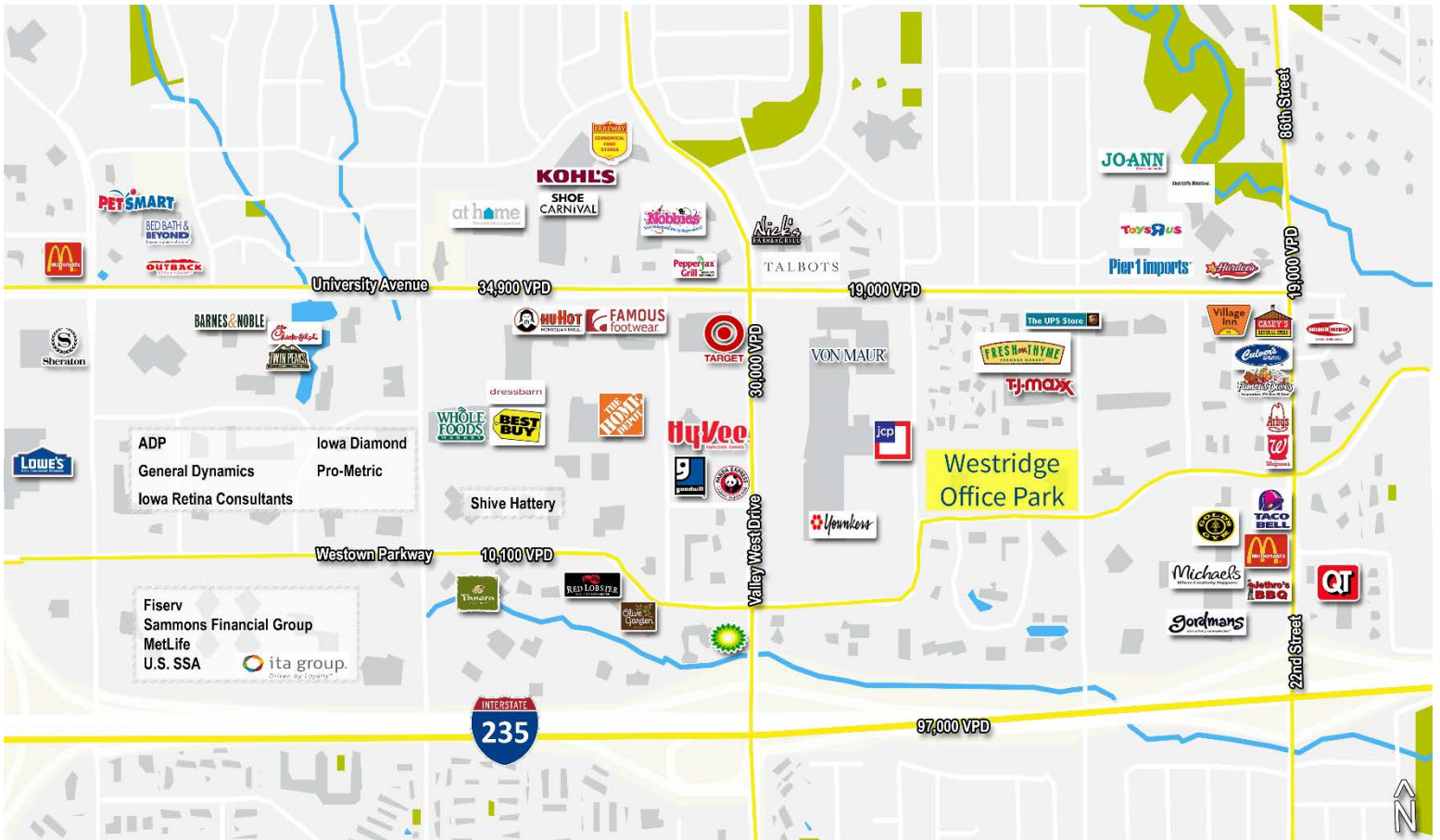
Executive Vice President  
Jones Lang LaSalle Brokerage, Inc.  
+1 515 371 0846  
justin.lossner@am.jll.com

### Meredith Young

Associate  
Jones Lang LaSalle Brokerage, Inc.  
+1 515 419 2963  
meredith.young@am.jll.com



# WESTRIDGE OFFICE PARK



**Justin Lossner, CCIM**  
 Executive Vice President  
 Jones Lang LaSalle Brokerage, Inc.  
 +1 515 371 0846  
 justin.lossner@am.jll.com

**Meredith Young**  
 Associate  
 Jones Lang LaSalle Brokerage, Inc.  
 +1 515 419 2963  
 meredith.young@am.jll.com



# WESTRIDGE BUILDING I

3001 Westown Pkwy



## Full building opportunity 67,275 RSF

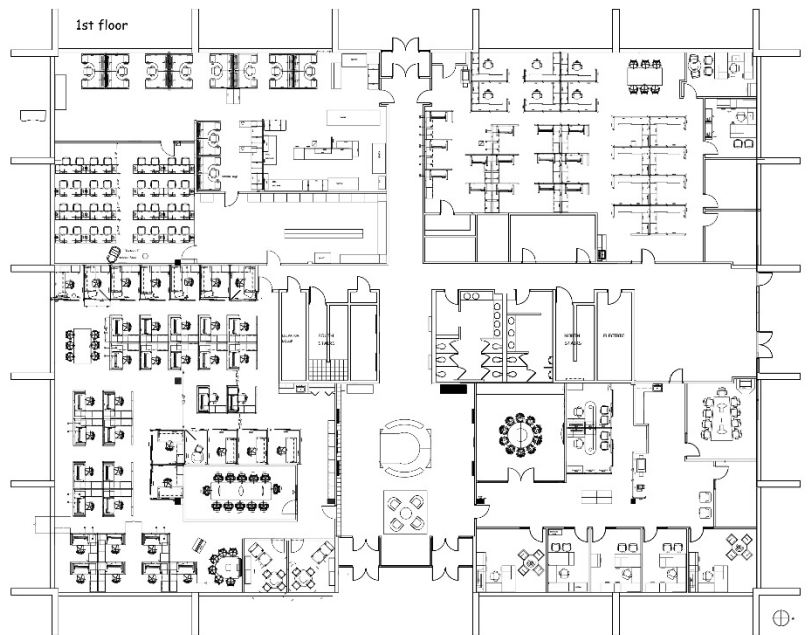
### SPACE HIGHLIGHTS

- 22,450 RSF floor plate
- Mix of private office spaces and open working areas
- 1<sup>st</sup> floor lobby with multiple reception areas
- 2<sup>nd</sup> floor kitchen/lounge/break area
- Large training room and large open area on 3<sup>rd</sup> floor

### TERMS

- \$10.50 PSF NNN
- Operating expenses available upon request
- Tenant improvement allowance available with long term commitment

### FIRST FLOOR



### Justin Lossner, CCIM

Executive Vice President  
Jones Lang LaSalle Brokerage, Inc.  
+1 515 371 0846  
justin.lossner@am.jll.com

### Meredith Young

Associate  
Jones Lang LaSalle Brokerage, Inc.  
+1 515 419 2963  
meredith.young@am.jll.com

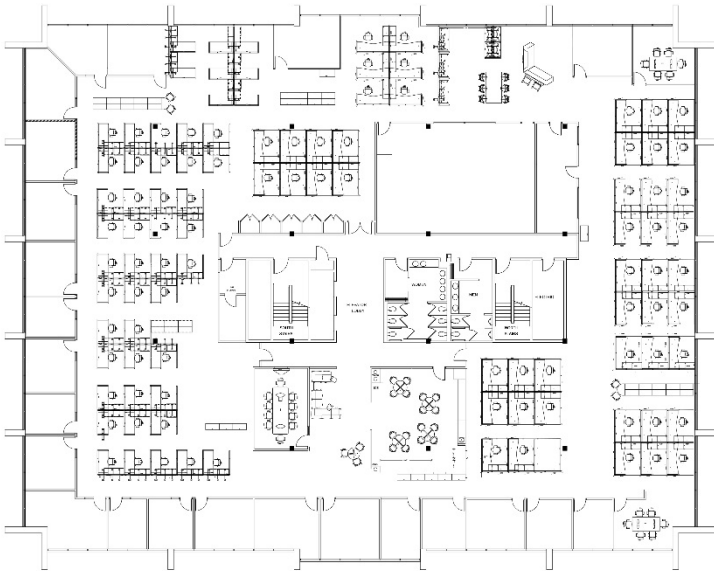


# WESTRIDGE BUILDING I

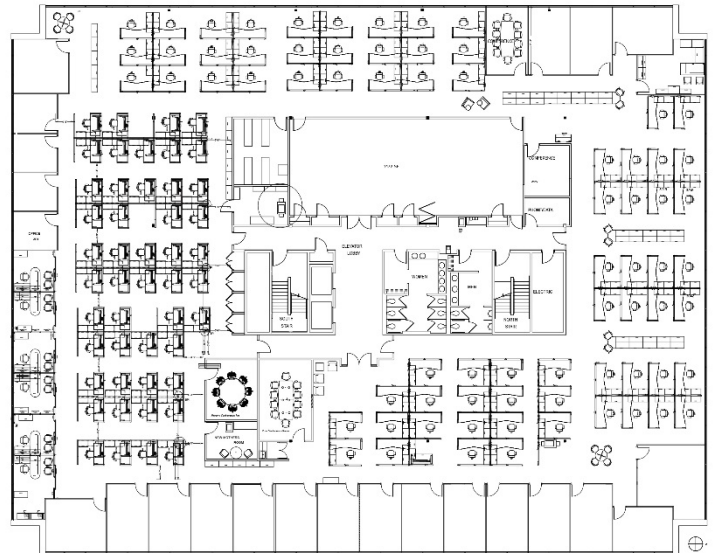
3001 Westown Pkwy



## SECOND FLOOR



## THIRD FLOOR



### Justin Lossner, CCIM

Executive Vice President

Jones Lang LaSalle Brokerage, Inc.

+1 515 371 0846

justin.lossner@am.jll.com

### Meredith Young

Associate

Jones Lang LaSalle Brokerage, Inc.

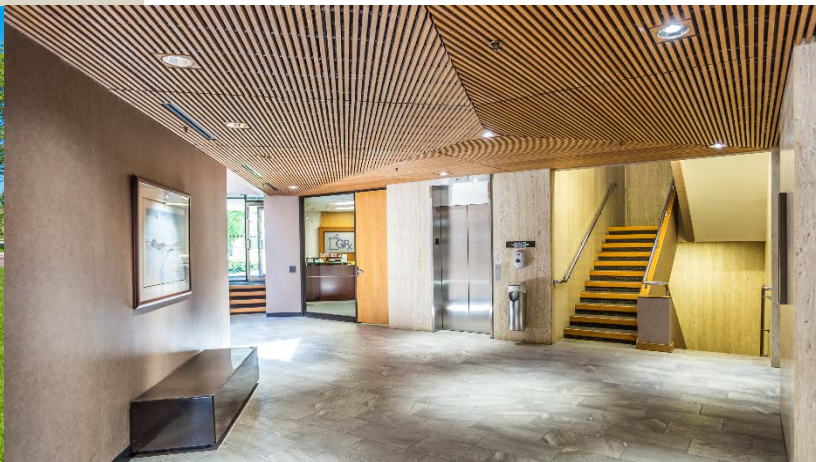
+1 515 419 2963

meredith.young@am.jll.com



# WESTRIDGE BUILDING II

2929 Westown Pkwy



## Shell Space Available **8,600 RSF**

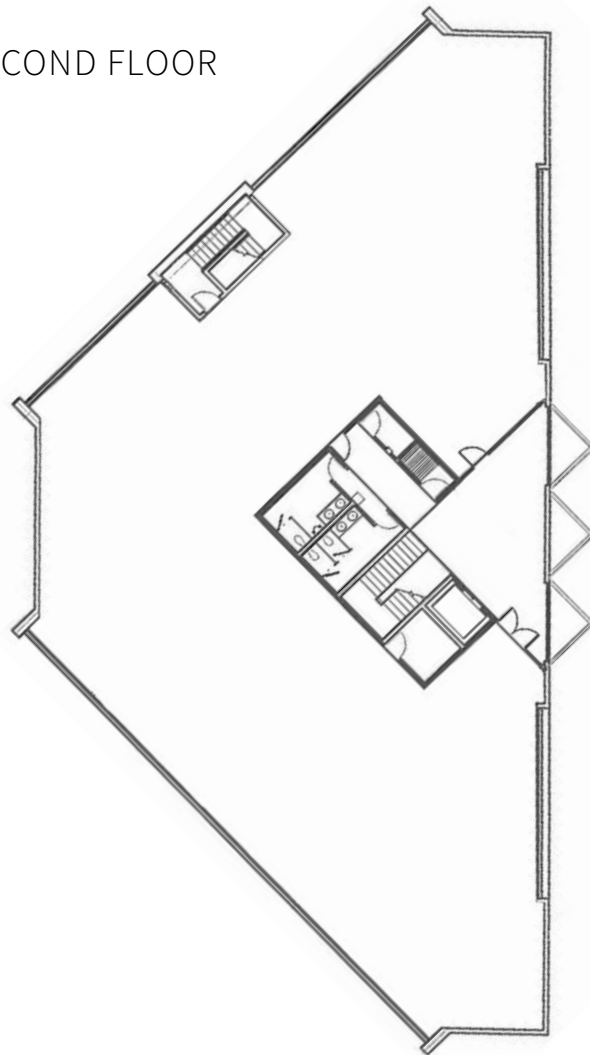
### SPACE HIGHLIGHTS

- Up to 8,600 RSF available
- 2<sup>nd</sup> floor of a three story building
- Completely customizable space
- Access to conference room/training center located on garden level

### TERMS

- \$9.50 PSF NNN
- Operating expenses available upon request
- Tenant improvement allowance available

SECOND FLOOR



### Justin Lossner, CCIM

Executive Vice President  
Jones Lang LaSalle Brokerage, Inc.  
+1 515 371 0846  
justin.lossner@am.jll.com

### Meredith Young

Associate  
Jones Lang LaSalle Brokerage, Inc.  
+1 515 419 2963  
meredith.young@am.jll.com



# WESTRIDGE BUILDING III

2829 Westown Pkwy



## Divisible Floor Plans 2,500 RSF – 7,500+/- RSF

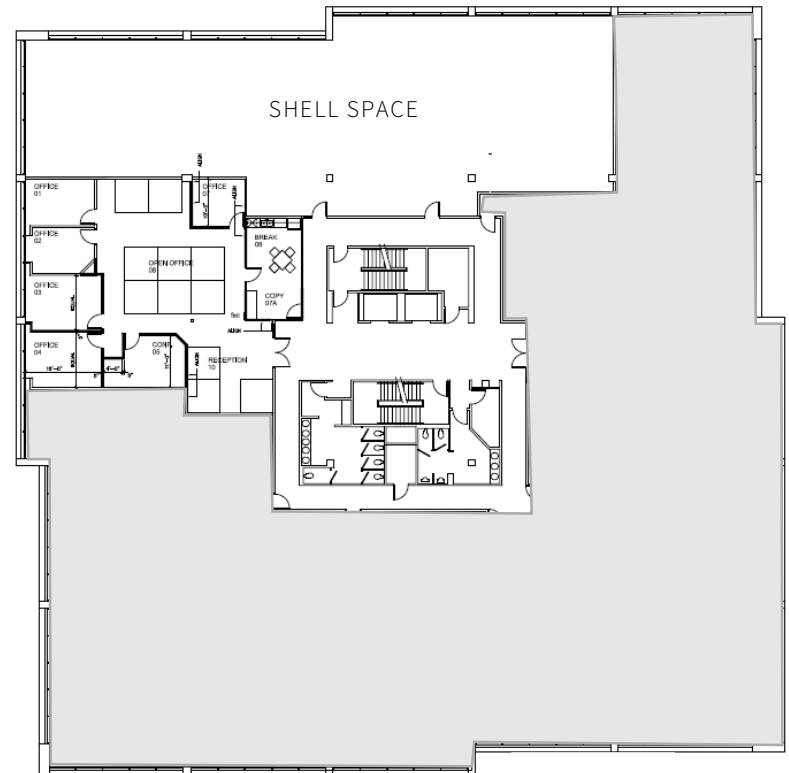
### THIRD FLOOR

#### SPACE HIGHLIGHTS

- 3<sup>rd</sup> floor offers up to 7,500 RSF

#### TERMS

- \$9.50 PSF NNN
- 5 year lease preferred
- Operating expenses available upon request
- Tenant improvement allowance available



#### Justin Lossner, CCIM

Executive Vice President  
Jones Lang LaSalle Brokerage, Inc.  
+1 515 371 0846  
justin.lossner@am.jll.com

#### Meredith Young

Associate  
Jones Lang LaSalle Brokerage, Inc.  
+1 515 419 2963  
meredith.young@am.jll.com





**Justin Lossner, CCIM**  
Executive Vice President  
Jones Lang LaSalle Brokerage, Inc.  
+1 515 371 0846  
justin.lossner@am.jll.com

**Meredith Young**  
Associate  
Jones Lang LaSalle Brokerage, Inc.  
+1 515 419 2963  
meredith.young@am.jll.com

