



AVAILABLE FOR LEASE

WESTOWN GATEWAY

1601-1701 48TH STREET, WEST DES MOINES



Conveniently located in the heart of West Des Moines' most prominent office corridor, Westtown Gateway offers easy access to the interstate system, beautiful green space, visibility from Westtown Parkway, and a range of efficient floor plans to accommodate multiple space plans.

TERMS

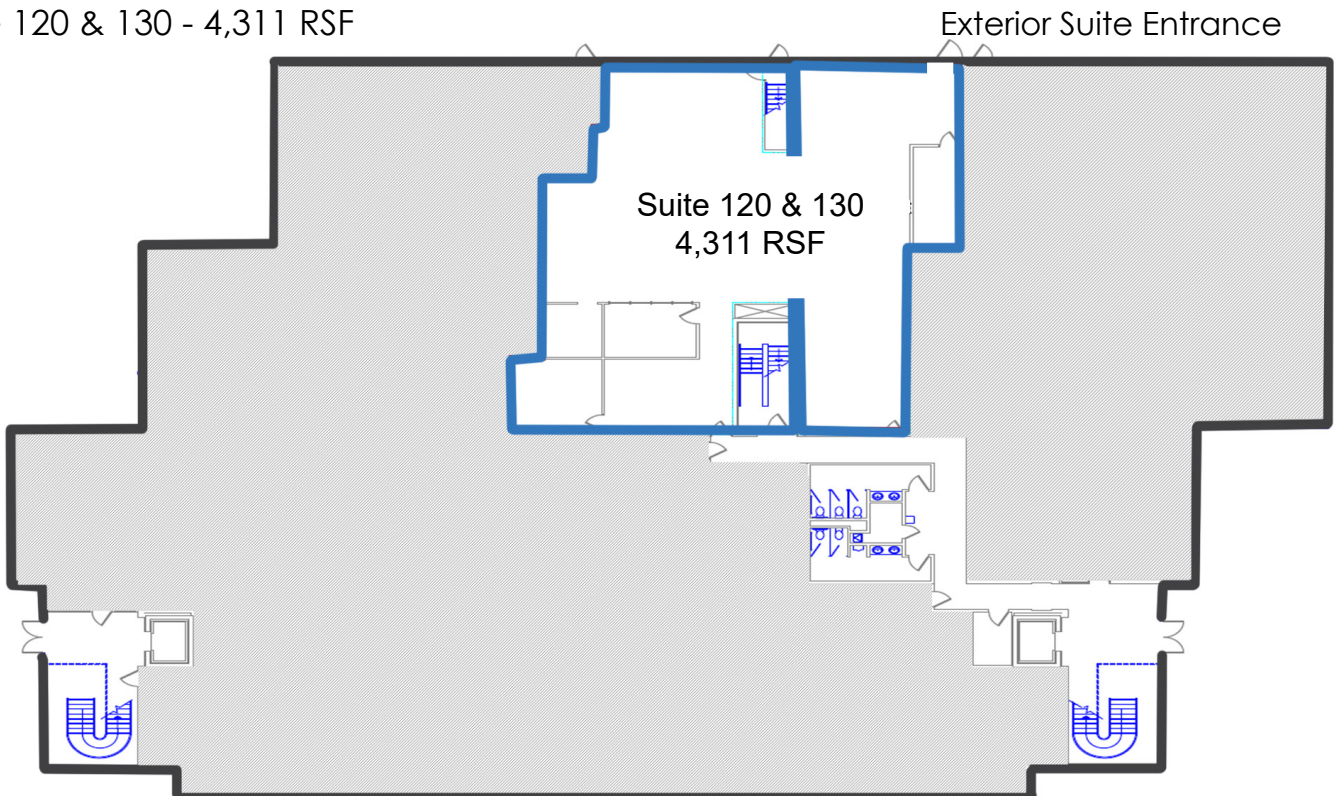
- Lease rate: \$9.50/SF NNN
- Operating expenses upon request
- 3-5 year lease term
- TI Allowance: Negotiable

FEATURES

- Parking Ratio: 4.10/1,000
- Key card access system
- Convenient West Des Moines location
- Building signage opportunities

1601 48th Street

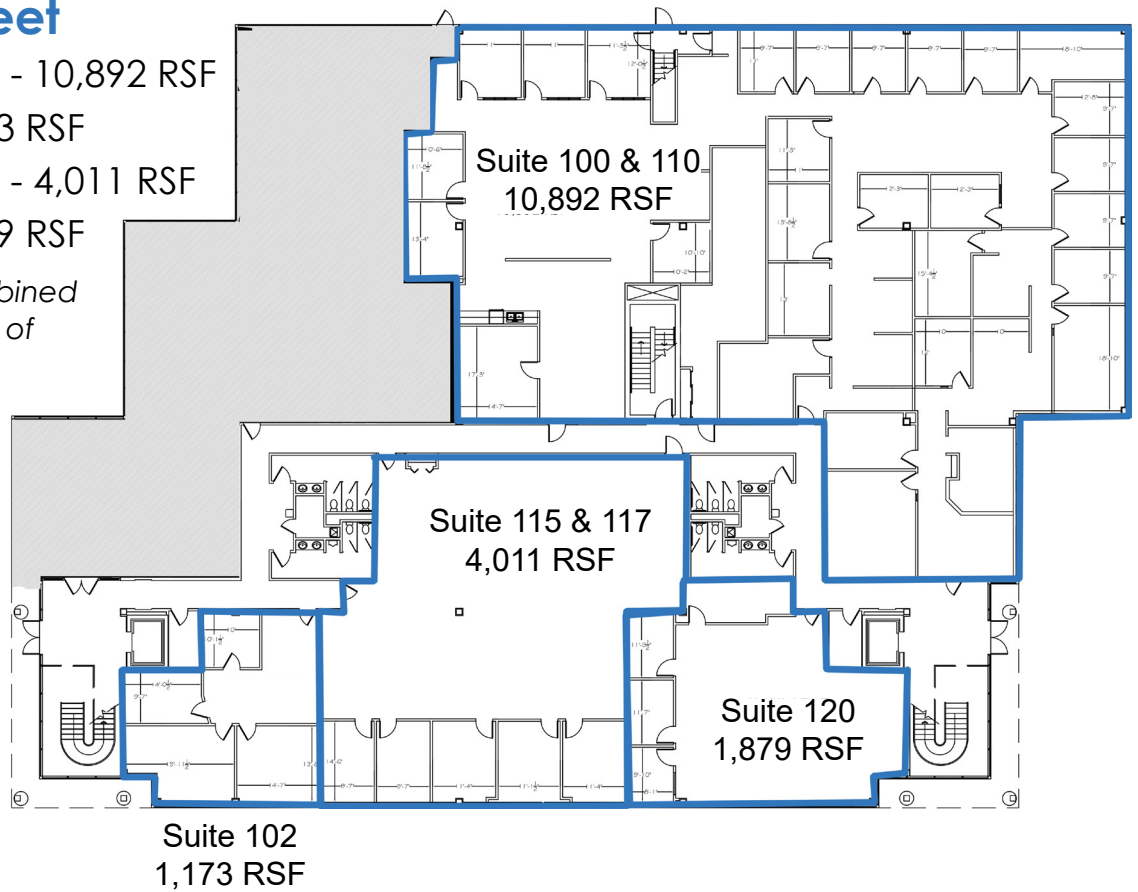
- Suite 120 & 130 - 4,311 RSF



1701 48th Street

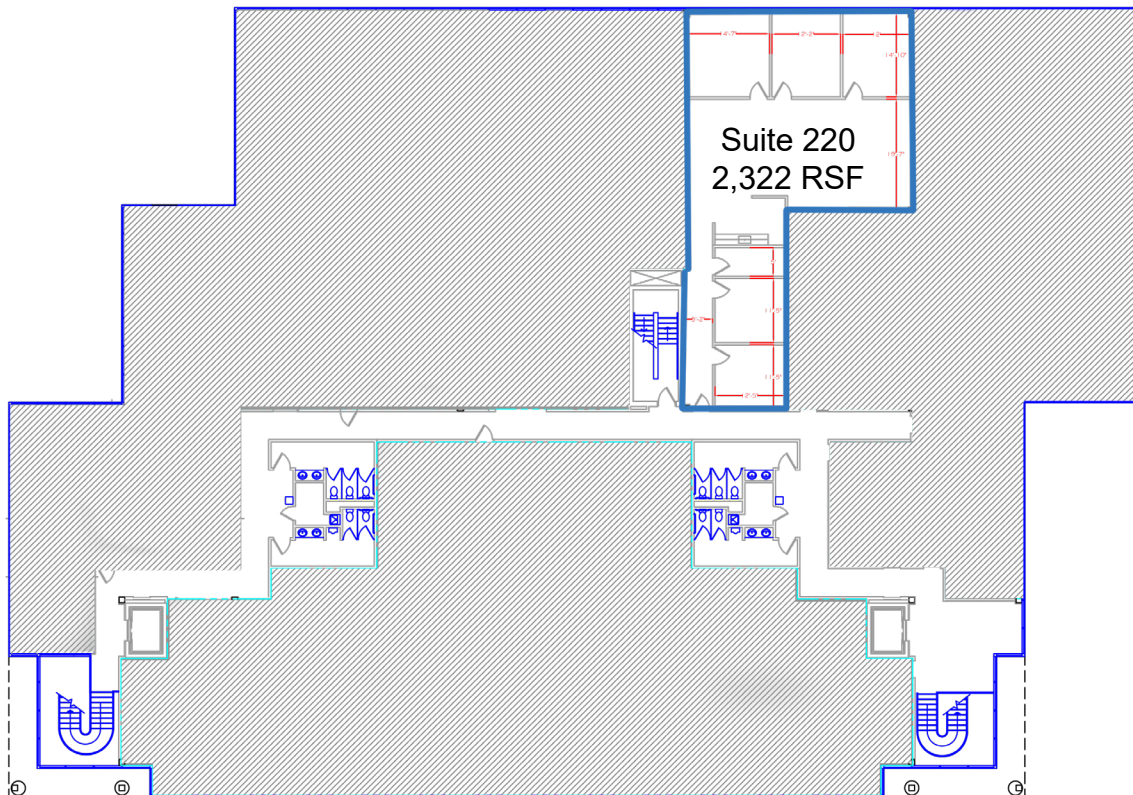
- Suite 100 & 110 - 10,892 RSF
- Suite 102 - 1,173 RSF
- Suite 115 & 117 - 4,011 RSF
- Suite 120 - 1,879 RSF

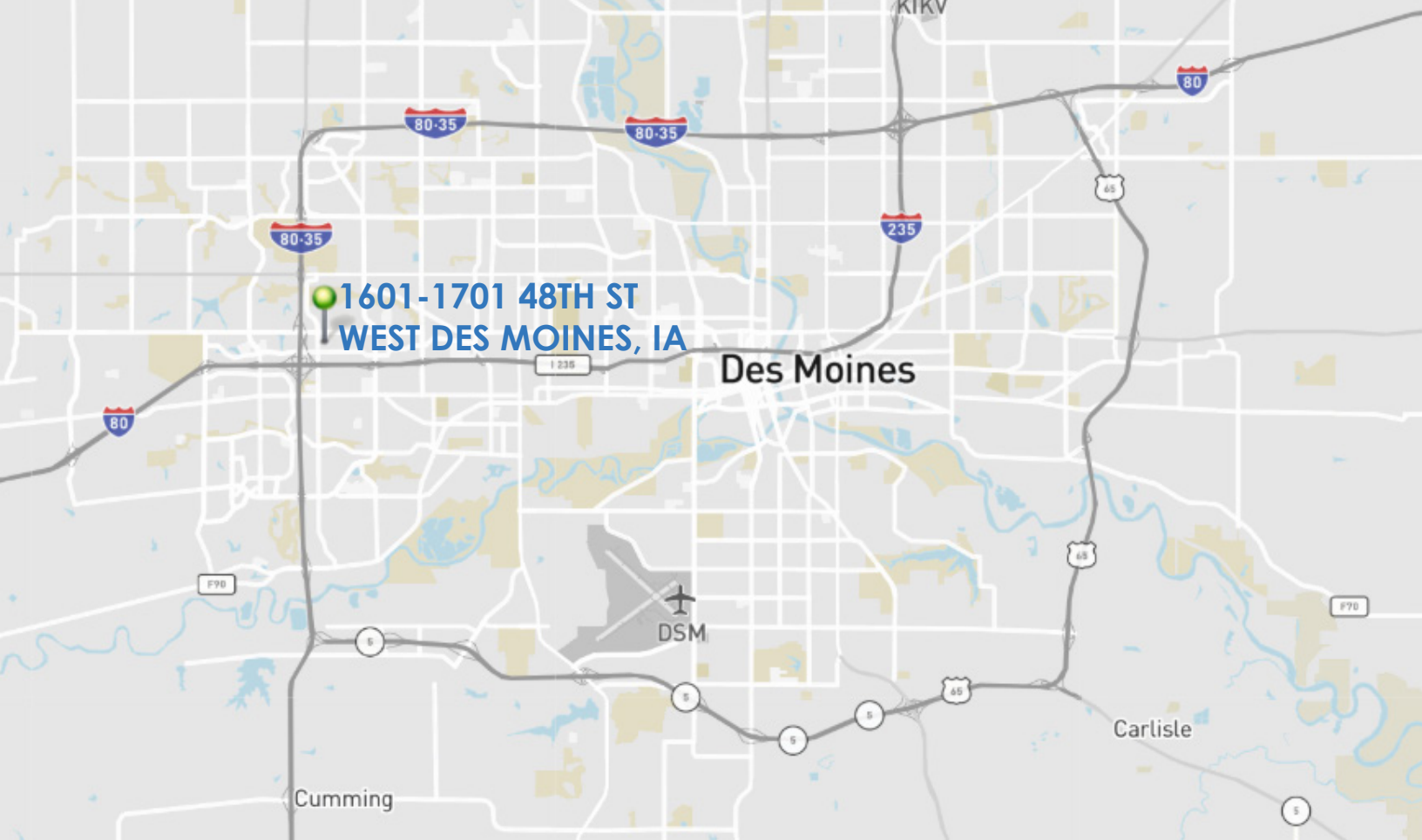
Suites can be combined to create 18,000 SF of contiguous space



1701 48th Street

- Suite 220 - 2,322 RSF





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