

# WESTRIDGE OFFICE PARK

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



**Justin Lossner, CCIM, SIOR**

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# WESTRIDGE OFFICE PARK



## PROPERTY OVERVIEW

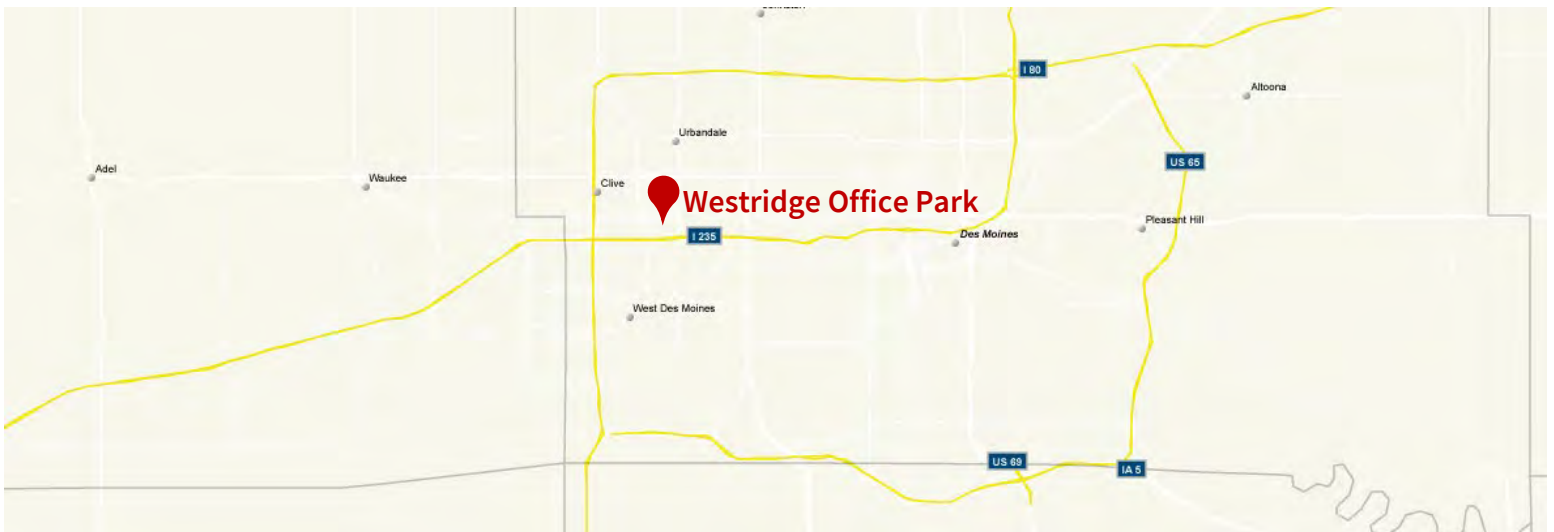
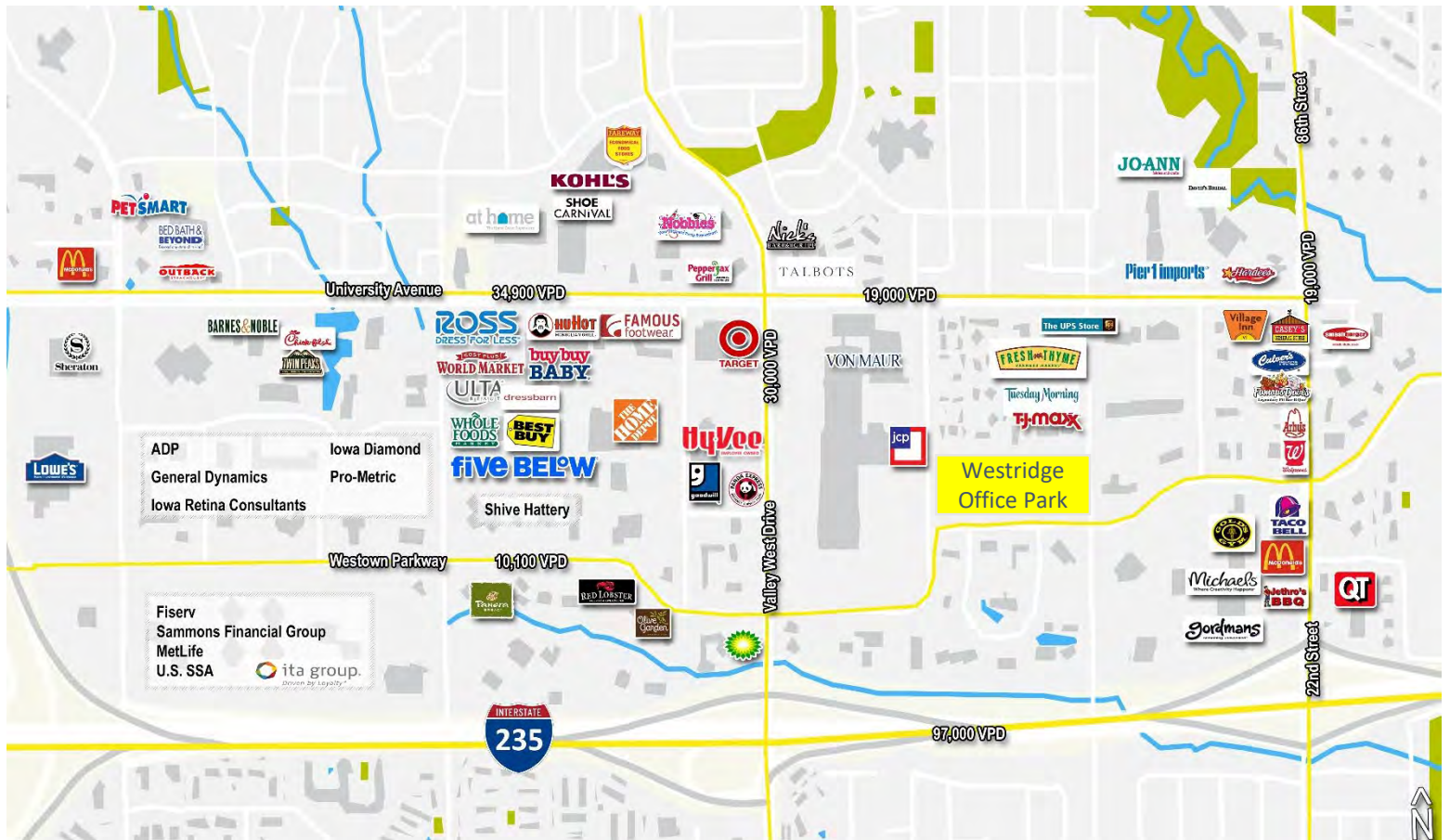
- ✓ Prime West Des Moines location close to restaurants, services, transportation and retail amenities
- ✓ Fiber connectivity
- ✓ Ample parking available
- ✓ Easy access to major transportation arteries, such as University Ave and I-235
- ✓ Generous green space featuring a public art display
- ✓ Completed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

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# WESTRIDGE BUILDING I

3001 Westown Pkwy



## Suites available 3,624 – 12,049 RSF

### SPACE HIGHLIGHTS

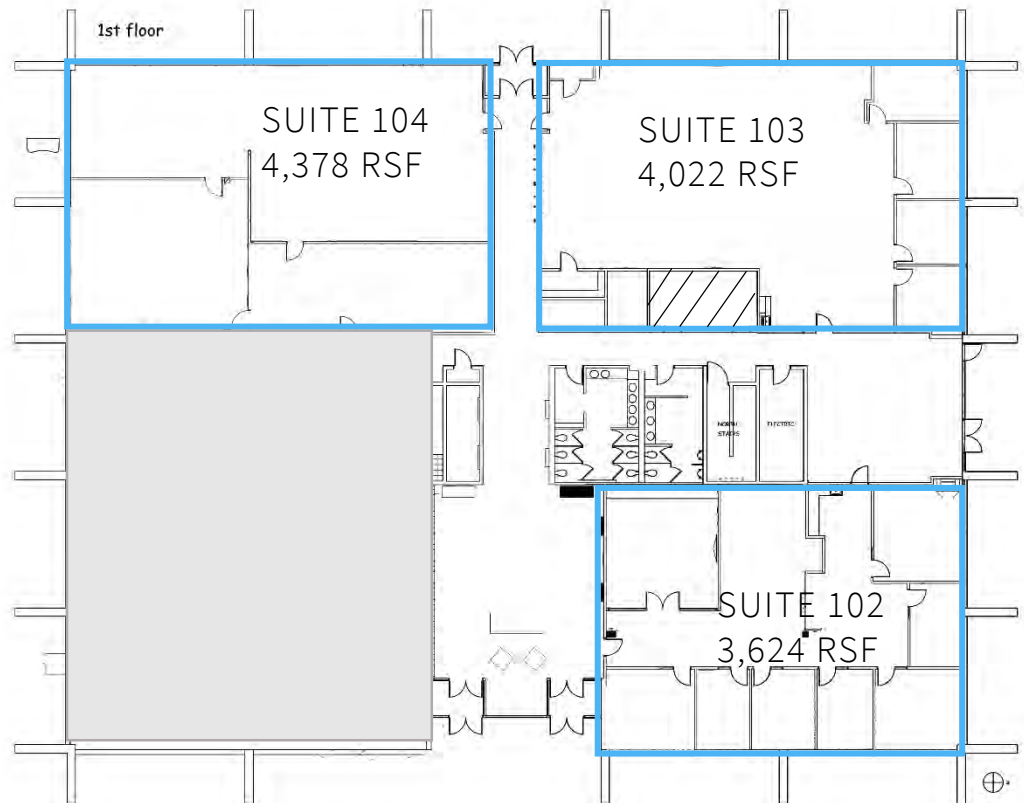
- 22,450 RSF floor plates
- Newly renovated lobby

### AVAILABILITY:

- Suite 102: 3,624 SF
- Suite 103: 4,022 SF
- Suite 104: 4,378 SF
- Suite 201: 12,049 SF

### TERMS

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



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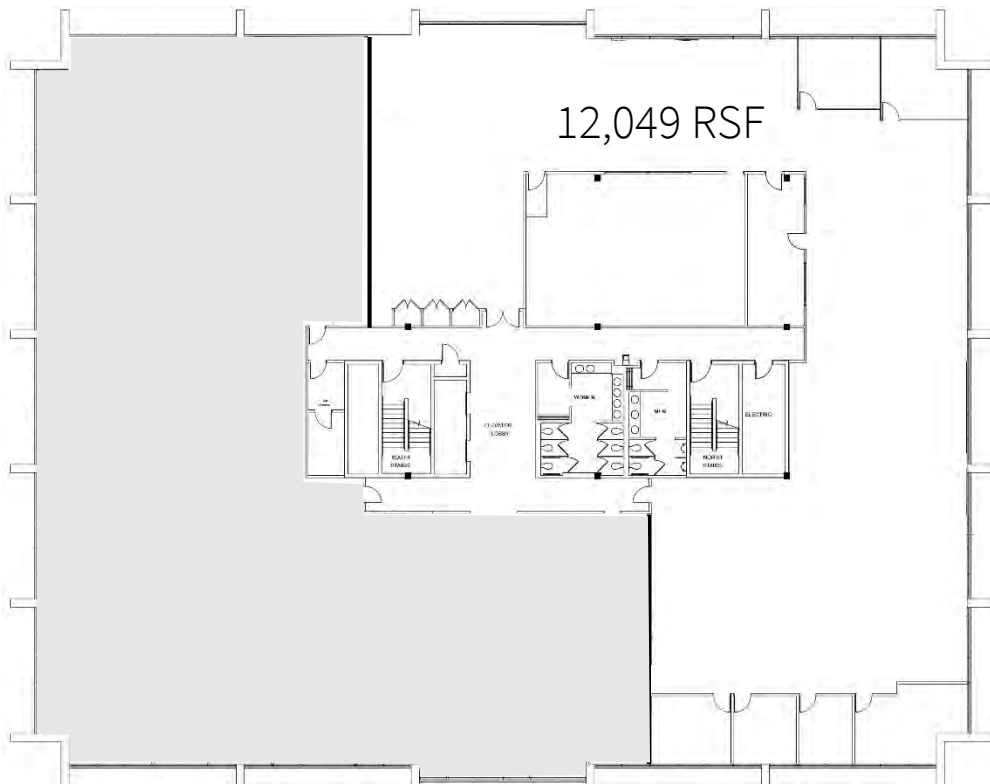


# WESTRIDGE BUILDING I

3001 Westown Pkwy



## SECOND FLOOR



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# WESTRIDGE BUILDING II

2929 Westown Pkwy



One suite available  
**3,270 RSF**

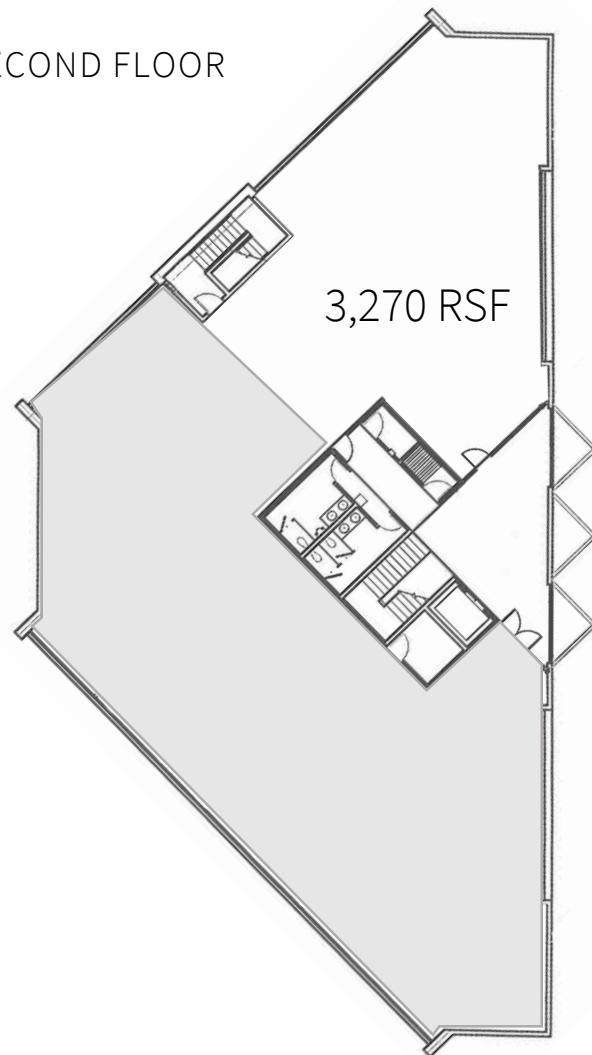
## SPACE HIGHLIGHTS

- Up to 3,270 RSF available
- 2<sup>nd</sup> floor of a three story building
- Shell space
- Access to conference room/training center located on garden level
- Excellent window line

## TERMS

- \$10.00 PSF NNN
- Operating expenses available upon request
- Tenant improvement allowance available

SECOND FLOOR



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# WESTRIDGE BUILDING III

2829 Westown Pkwy



## Divisible Floor Plans

**16,743+/- RSF**

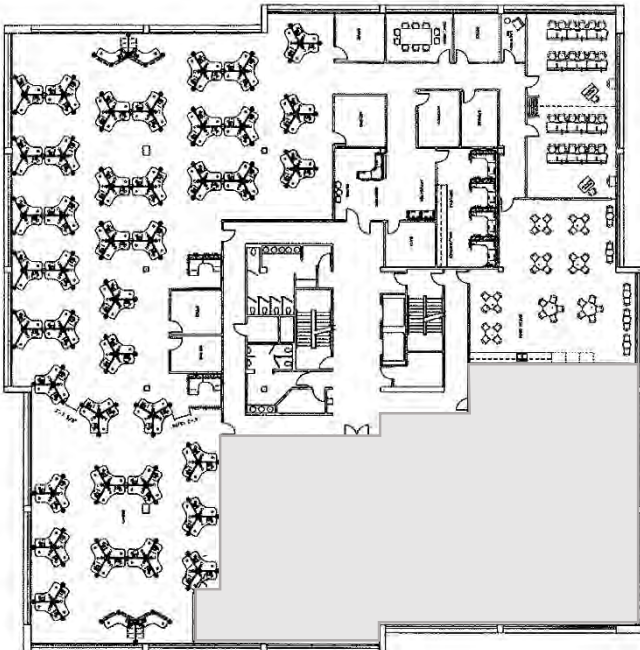
### SPACE HIGHLIGHTS

- 2<sup>nd</sup> floor offers up to 16,743 RSF
  - Furniture available
- 3<sup>rd</sup> floor offers up to 5,218 RSF

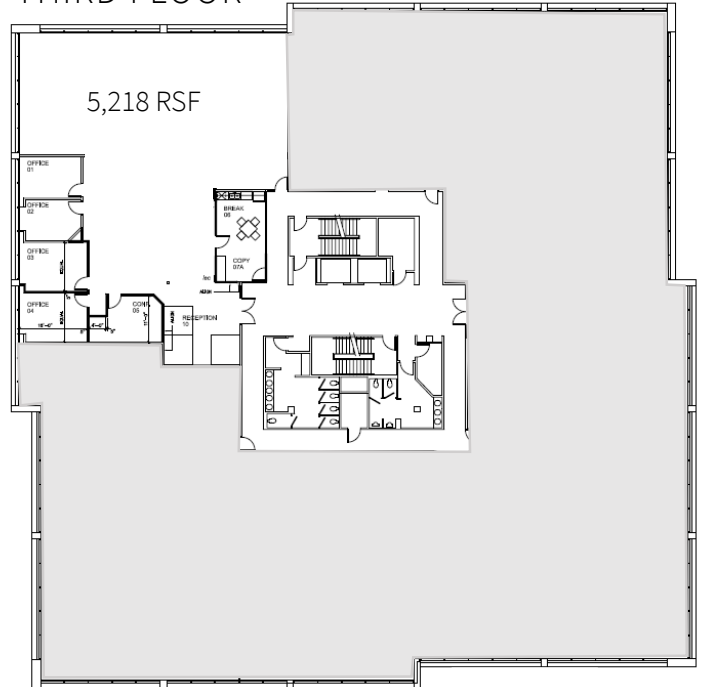
### TERMS

- \$10.00 PSF NNN
- 5 year lease preferred
- Operating expenses available upon request
- Tenant improvement allowance available

### SECOND FLOOR 16,743 RSF



### THIRD FLOOR



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Owned by:



Managed by:



For leasing information, contact:

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