



# For Lease

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

- Availability: 4,956 SF
- High visibility from I-80 and Westtown Parkway
- Easy access to I-235, I-80 and I-35
- Prime location in West Des Moines “Medical Mile”

**6601 Westtown Parkway,  
West Des Moines, IA**

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# Property Information

## Availability:

- 4,956 SF
- 2<sup>nd</sup> floor space
- Immediate availability

## Terms:

- Lease Rate: \$13.50/SF NNN
- Estimated Operating Expenses: available upon request
- TI Allowance: Negotiable

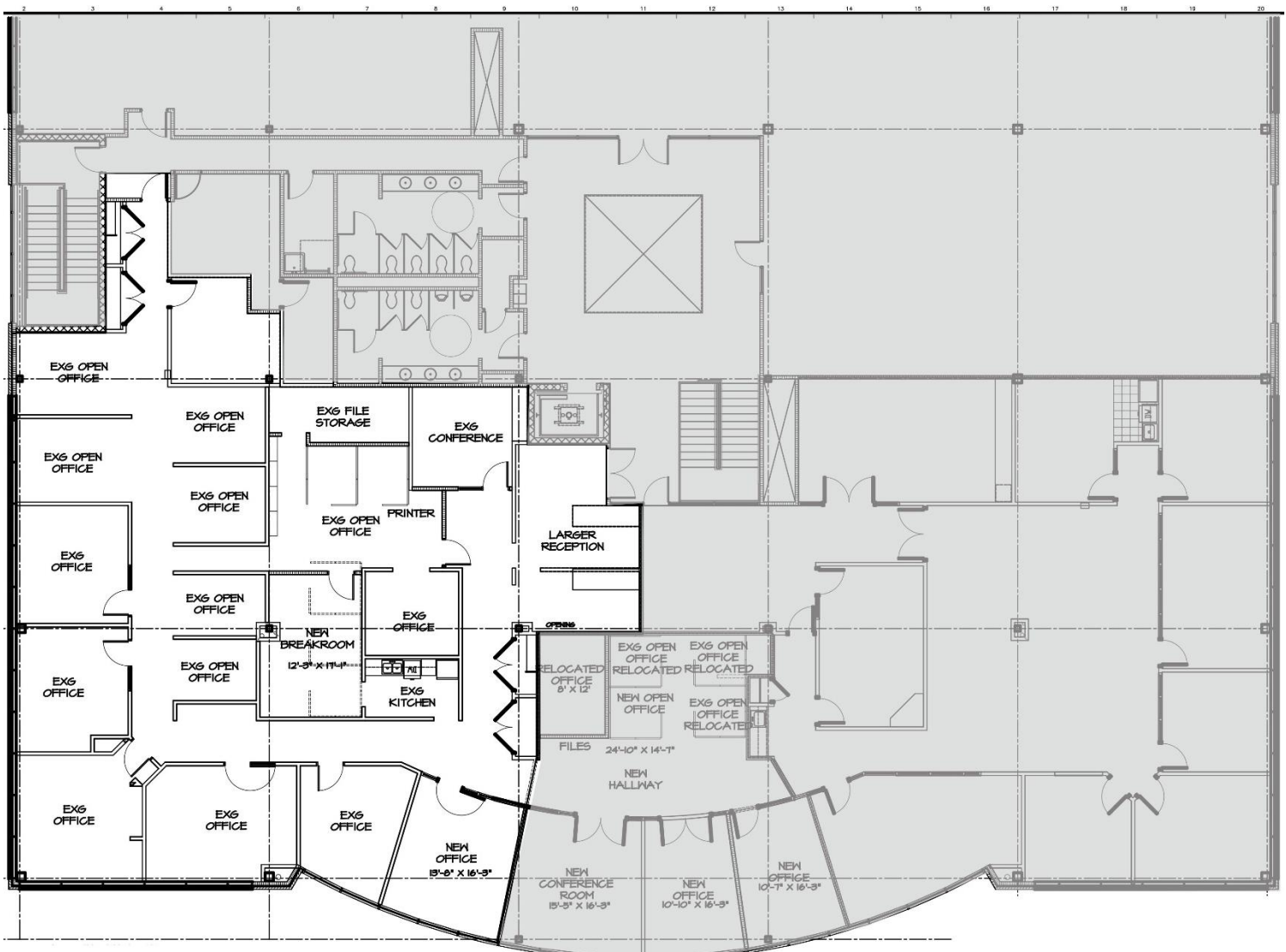
## Property Features:

- 46,213 total SF
- Ample on-site parking with reserved visitor spaces
- Professionally landscaped grounds with scenic lake, outdoor seating area and fountain

## Location Information:

- Located with the "Medical Mile" next to Wolfe Eye Clinic, Methodist West Hospital, Mercy Medical Center West Lakes Hospital, the Mercy Wellness Campus and Lake View Medical.

# Floor Plan



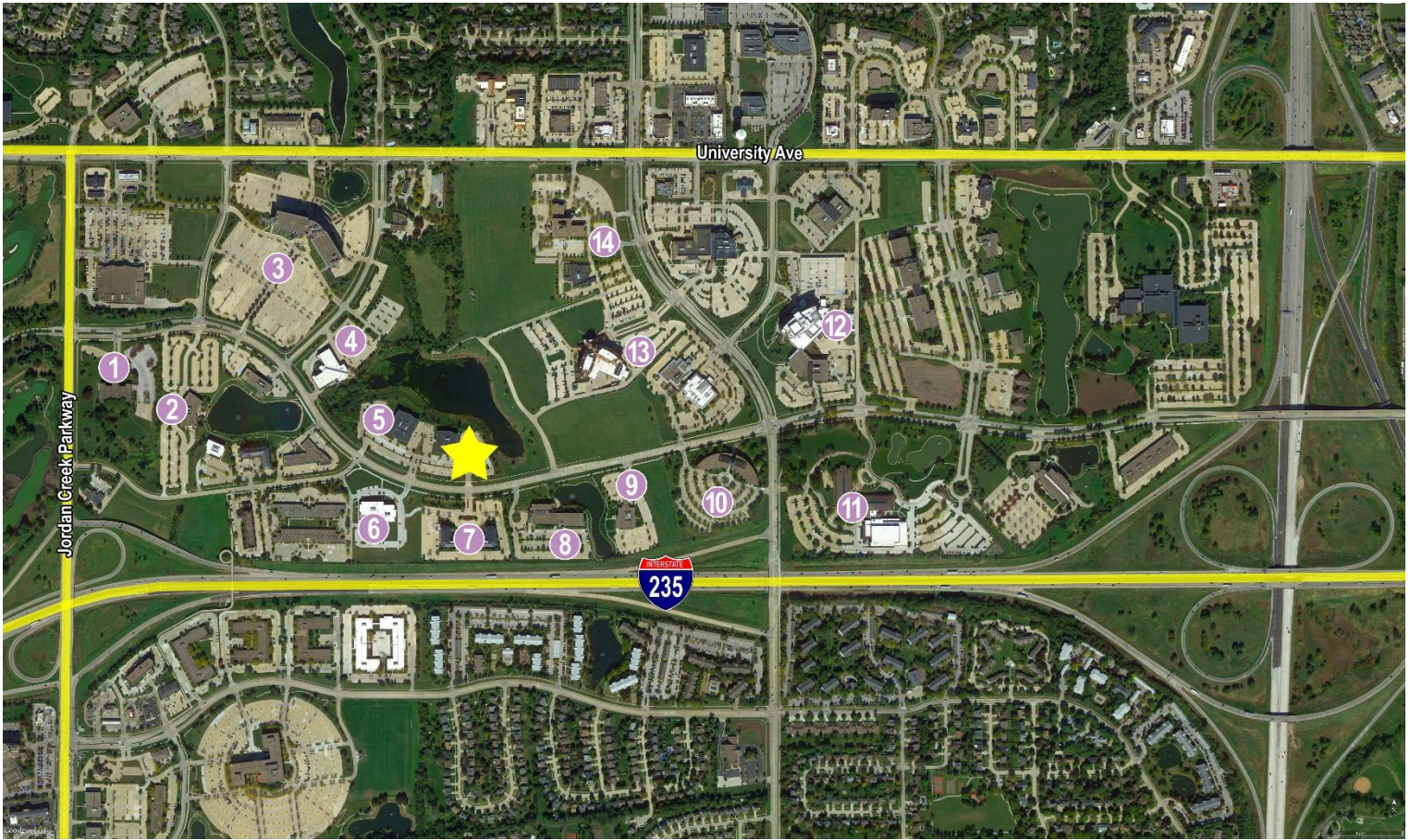


# Property Photos





## 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               |