



For Lease

Office and Retail Opportunity on Jordan Creek Parkway

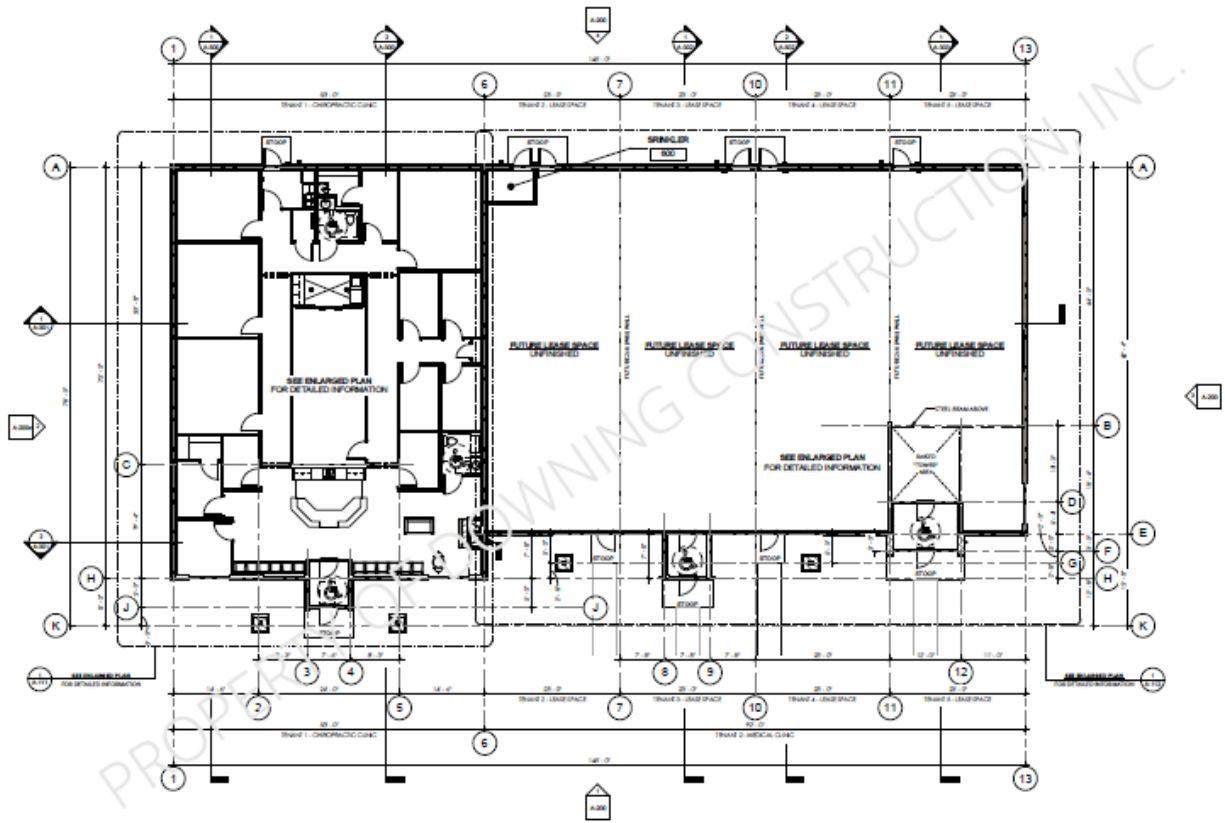
- Total Building Area: 10,500 +/- SF
- New construction mixed-use building available Q4 2017
- Conveniently located off of Jordan Creek Parkway
- Just south of the Jordan Creek Interstate ramp on I-80/I-235
- Close proximity to offices, restaurants, and amenities nearby, including Jordan Creek Mall
- Zoning: PUD – Business and Commercial
- Ideal for professional, medical, and retail service uses.
- High-end stone and brick façade with multiple glass lines.
- Drive up parking and building signage opportunities

**1121 Jordan Creek Pkwy,
West Des Moines, IA**

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Floor Plan



Availability & Terms

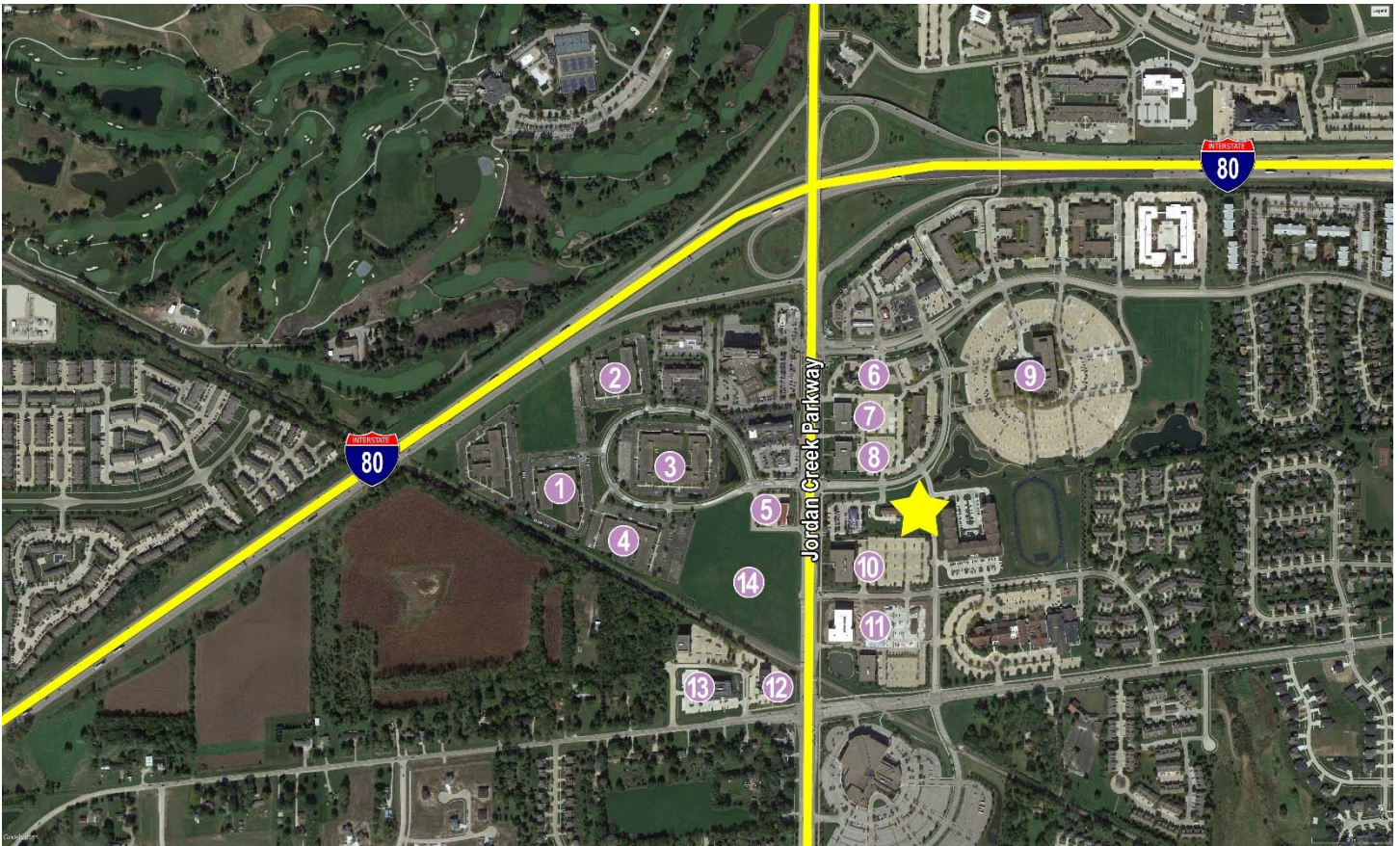
- 1,434+/- SF to 5,380+/- SF
- Lease Rate: \$24.00/SF NNN
- Expected completion: Q4 2017
- Ten year lease terms requested
- Available landlord contribution toward interior improvements
- Professional image with signage and exposure to Jordan Creek Parkway traffic in busy West Des Moines

Demographics

	1 mile	3 miles	5 miles
Population	8,972	62,014	125,592
Households	3,625	24,825	50,261
Average HH Income	\$86,608	\$113,776	\$106,925

Traffic Counts (2014)

Jordan Creek Parkway	38,038 VPD
I-80	40,200 VPD
Ashworth Road	32,300 VPD



Nearby Businesses

- ① Aureon/Alliance Technologies
- ② Wells Fargo Home Mortgage
- ③ Federal Reserve Bank, Iowa Office
- ④ Aureon
- ⑤ Bank Iowa Corporation
- ⑥ Freedom Financial Bank
- ⑦ Wells Fargo Advisors
- ⑧ Midwest Oral & Facial Surgery
- ⑨ Wells Fargo Consumer Lending Group
- ⑩ Travelers Insurance
- ⑪ Intl F.C. Stone
- ⑫ Bank of the West
- ⑬ Aerotek
- ⑭ Westfield Complex (opening 2018)