

Westtown Gateway Building II

1601 48th Street | West Des Moines, IA



AVAILABLE FOR LEASE

Westtown Gateway offers newly renovated exteriors, lobbies and common areas and is conveniently located in the heart of West Des Moines' most prominent office corridor. This location features 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. Building signage available for a future anchor Tenant.

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Availability

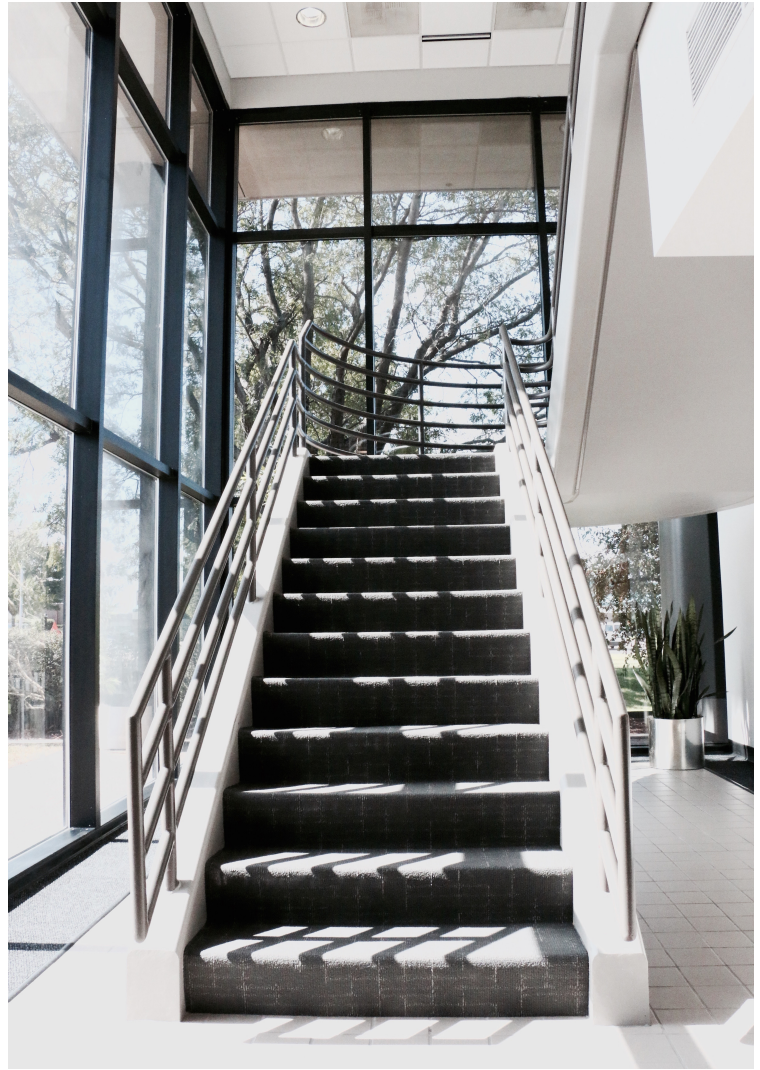
- Suite 120 - 1,771 SF
- Suite 130 - 2,540 SF

Terms

- Lease rate of \$9.00/SF NNN
- Operating expenses available upon request
- 3-5 year lease term
- Negotiable tenant improvement allowance

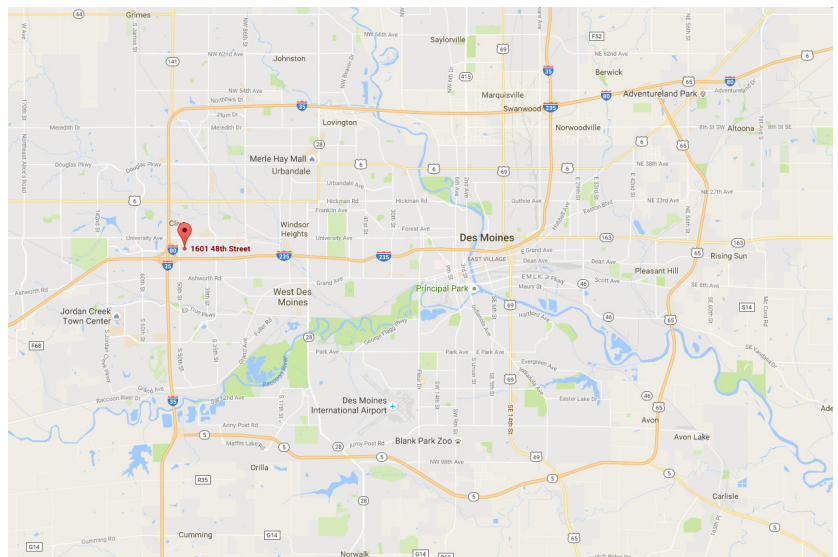
Features

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



Location Overview

- Visibility from Westtown Parkway
- Convenient access to I-235 and Interstates 80/35
- Close proximity to restaurants, retail and other commercial buildings

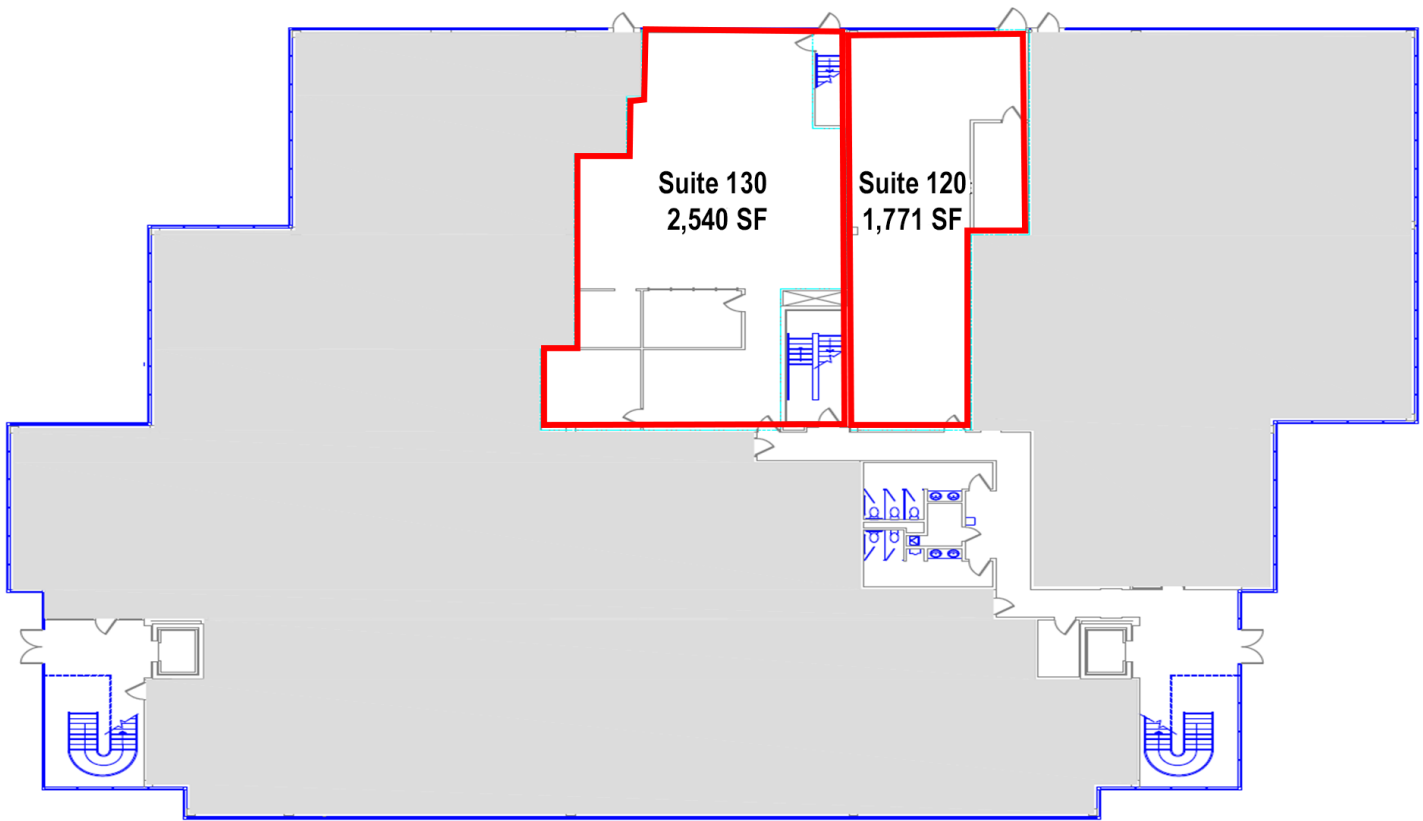


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1st Floor Availability



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