

DISCOVER

the perfect fit for your business

Retail/Office Space For Lease



5465 Mills Civic Pkwy | West Des Moines, IA 50266

- West Glen Town Center is a 417,000 square foot mixed-use, upscale lifestyle center
- Home to retail, office, entertainment and 154 apartment units and over 2 million square feet along retail corridor
- The Center is situated on 27 acres at the northwest corner of Interstate 35 and Mills Civic Parkway
- Less than one mile from Iowa's premier super regional shopping center, Jordan Creek Town Center

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Town Center East - Retail for Lease



Promenade Plaza - Office for Lease



The Hub - Office & Retail for Lease



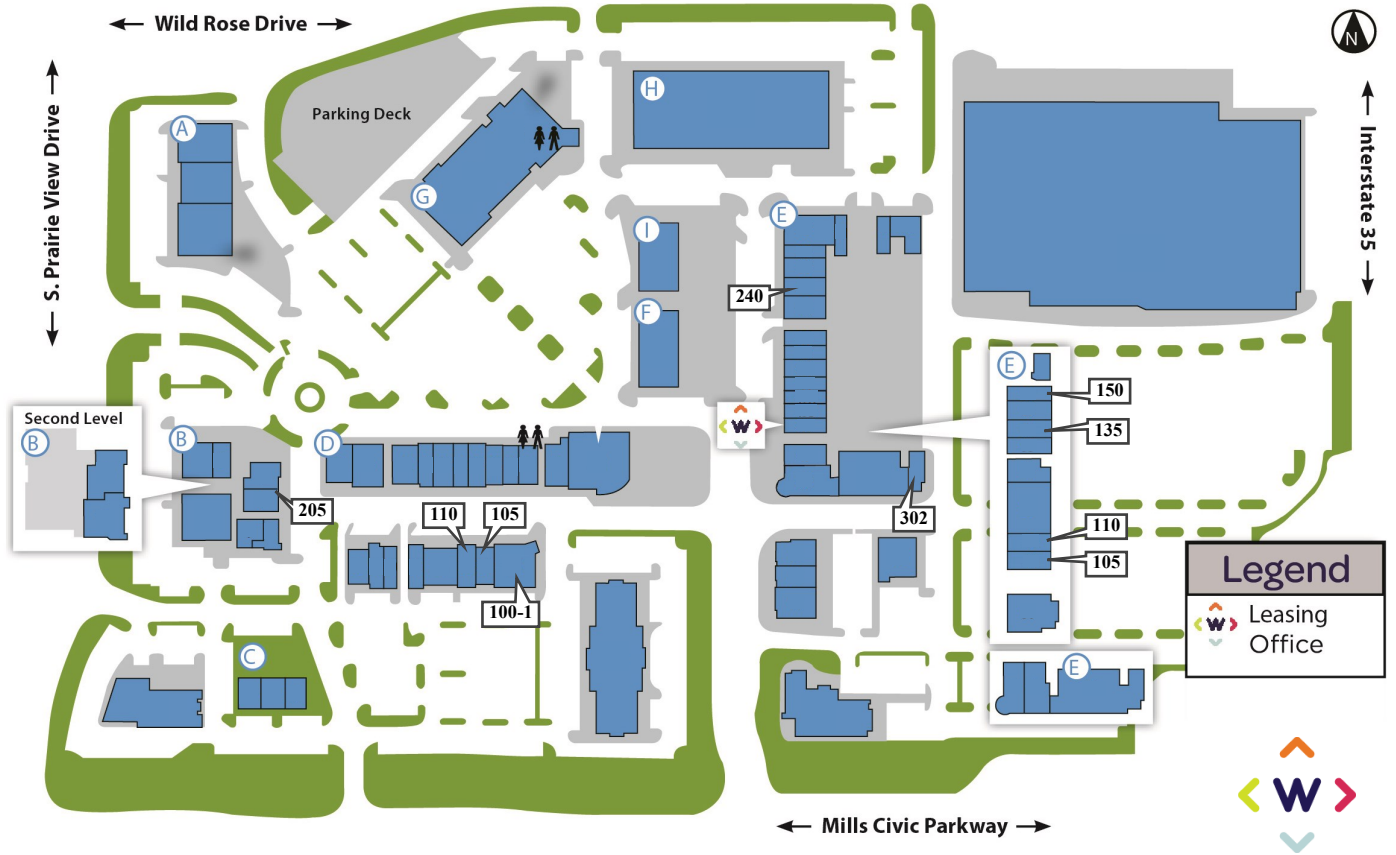
Avenue of the Arts - Retail for Lease



South Creek Crossing - Retail for Lease



West Glen Town Center



Available Space for Lease

Town Center East

First Floor

Suite 105	1,520 SF	\$10.00 PSF NNN
Suite 110	2,907 SF	\$10.00 PSF NNN
Suite 135	1,788 SF	\$10.00 PSF NNN
Suite 150	1,074 SF	\$10.00 PSF NNN
Suite 240	1,781 SF	\$15.50 PSF NNN

Third Floor

Suite 302	4,033 SF	\$12.00 PSF NNN
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Avenue of the Arts

5525 Mills Civic Pkwy

Suite 100-1	3,861 SF	\$17.00 PSF NNN
Suite 105	1,795 SF	\$15.00 PSF NNN
Suite 110	1,603 SF	\$15.00 PSF NNN

The Hub

Suite 205	3,000 SF	\$15.00 PSF NNN
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*Demisable



BARNES & NOBLE FOREVER 21
 BANANA REPUBLIC AÉROPOSTALE J.S.A. BANK
 LANE BRYANT chico's
 BCBGM AXAZRIA TALBOTS HOLLISTER
 LOFT EXPRESS WHITE BLACK J.Crew
 Buckle PACSUN PLACE Justice
 charlotte PAGES AMERICAN EAGLE
 ANTHROPOLOGIE lululemon ATHLETA
 GYMBOREE COACH VICTORIA'S SECRET Apple
 Dillard's GNC WILLIAMS-SONOMA
 POTTERY BARN REGIS SALONS SEPHORA
 claire's MASIE CALLS Bath & Body Works
 CENTURY CINEMARK
 STARBUCKS JACK JOHN'S Chick-fil-A COLD STONE villa
 HARLEY'S SUBWAY Payless
 FINISH LINE ALDO SCHEELS
 verizon Sprint

DOLLAR TREE the Vitamin Shoppe
 sleep + number noodles world kitchen
 9 gandhi

maurices carter's
 tj-maxx Pier 1 Imports KIRKLAND'S
 TRADER JOE'S OfficeMax

FIVE GUYS
 Firehouse SUBS
 STARBUCKS

Ethan Allen
 Applebees
 Firestone
 Hampton

CVS pharmacy
 TARGET
 STARBUCKS
 HyVee
 Kum & Go
 SportClips
 McDonald's
 SLEEP
 Walgreens
 Quince
 nutrition

SUPER CUTS
 WELLS FARGO
 BANK OF AMERICA
 SLEEP
 McDonald's
 Walgreens
 Quince

This form is required by the real estate laws of the State of Iowa.
DISCLOSURE OF AGENCY RELATIONSHIP

The undersigned acknowledge that Michael Shindler, Ben Brackett, and Mitch Phillips, as Appointed Agent(s) of Ferguson Commercial Real Estate Services, and Dan Dutton and Dan Goaley, as Appointed Agent(s) of New World Group, LLC d/b/a OMNE Partners, represent MRES West Glen Holdings, LP named below (hereinafter the "Client") with respect to the lease of the following property: West Glen Town Center

If the Appointed Agent[s] represents both the Seller/Landlord and Buyer/Tenant, the duties of the Appointed Agent[s] are set forth in the Dual Agency Consent Forms executed by each client and those forms are incorporated herein as if fully set forth.

If the Appointed Agent[s] represents either the Seller/Landlord or Buyer/Tenant, but not both, the Appointed Agent has the following duties to its client:

- a) Place the client's interests ahead of the interests of any other party unless loyalty to a client violates a duty as a disclosed dual agent or other applicable law.
- b) Disclose the information known that is material to the transaction that is not known by the client or could not be discovered by the client through a reasonably diligent inspection.
- c) Fulfill any obligations within the scope of the brokerage agreement, except those obligations which are inconsistent with other duties the Appointed Agent[s] has under law.
- d) Disclose any financial interests Appointed Agent[s] has in any business entity to which the client has been referred for any service or product related to this transaction.

The following duties apply to all parties:

- a) To provide brokerage services to all parties in the transaction honestly and in good faith.
- b) To diligently exercise reasonable skill and care in providing brokerage services to all parties.
- c) To disclose to each party all material adverse facts that we know, except for the following:
 - [1] Material adverse facts known by that party.
 - [2] Material adverse facts a party could discover through a reasonably diligent inspection and which would be discovered by a reasonably prudent person under like or similar circumstances.
 - [3] Material adverse facts the disclosure of which is prohibited by law.
 - [4] Material adverse facts that are known to a person who conducts an inspection on behalf of a party.
- d) To account for all property coming into the possession of the Broker or the Appointed Agent[s] that belongs to any party within a reasonable time after receiving the property.

Ferguson Commercial Real Estate Services and its licensees may provide brokerage services simultaneously to more than one party in different transactions.

Each party by signing this form acknowledges that this disclosure was made prior to providing specific assistance or prior to any offer being made or accepted by a party to a transaction, whichever is sooner.

SELLER/LANDLORD: MRES West Glen Holdings, LP BUYER/TENANT:

By _____

By _____

Title _____

Title _____

Date _____

Date _____