



THE DEPOT

1045 76th St | West Des Moines, IA

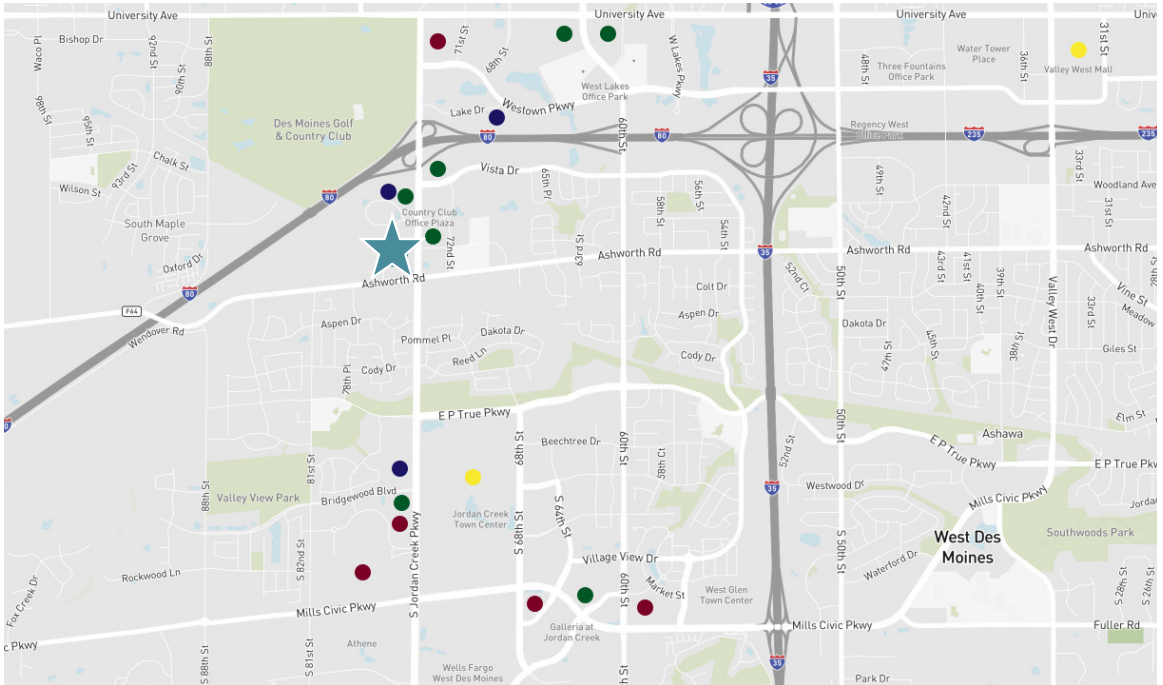
Class A Office Available For Lease

Justin Lossner, CCIM, SIOR
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LOCATION & NEARBY AMENITIES



- Restaurants/Fast Food**
 - Granite City Food & Brewery
 - Table 128 Bistro and Bar
 - Mandarin Grill & Sushi
 - Biaggi's Ristorante Italiano
 - Panera
 - Arby's
 - Taco John's
 - Burger King
 - McDonald's
 - Culver's
 - Perkin's Restaurant & Bakery
 - Pancheros
 - Scratch Cupcakery
 - Starbuck's
 - Firebirds Wood Fired Grill

- Hotels**
 - West Des Moines Marriott
 - Candlewood Suites
 - SpringHill Suites by Marriott
 - Fairfield Inn & Suites
 - Hampton Inn
 - Staybridge Suites
 - Holiday Inn Express & Suites

- Grocery/Convenience**
 - Hy-Vee Health Market
 - Hy-Vee Grocery
 - Kum & Go
 - Casey's General Store
 - Trader Joe's

- Shopping Mall**
 - Jordan Creek Town Center
 - Scheel's
 - Dillard's
 - Century 20 Theater
 - Lowe's
 - Best Buy
 - Costco
 - Nordstrom Rack
 - Valley West Mall
 - Von Maur
 - JC Penney
 - Target



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Lease Rate: \$16.00/SF NNN

Term: 5-year preferred

Class A office building

Parking ratio: 4/1,000

Monument signage opportunity

Close proximity to retail services

Convenient access to I-80 via Jordan Creek Pkwy

Full height windows for generous natural light

Owned by:



Managed by:



KNAPP PROPERTIES

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Jones Lang LaSalle Brokerage, Inc. is a licensed broker in the State of Iowa.



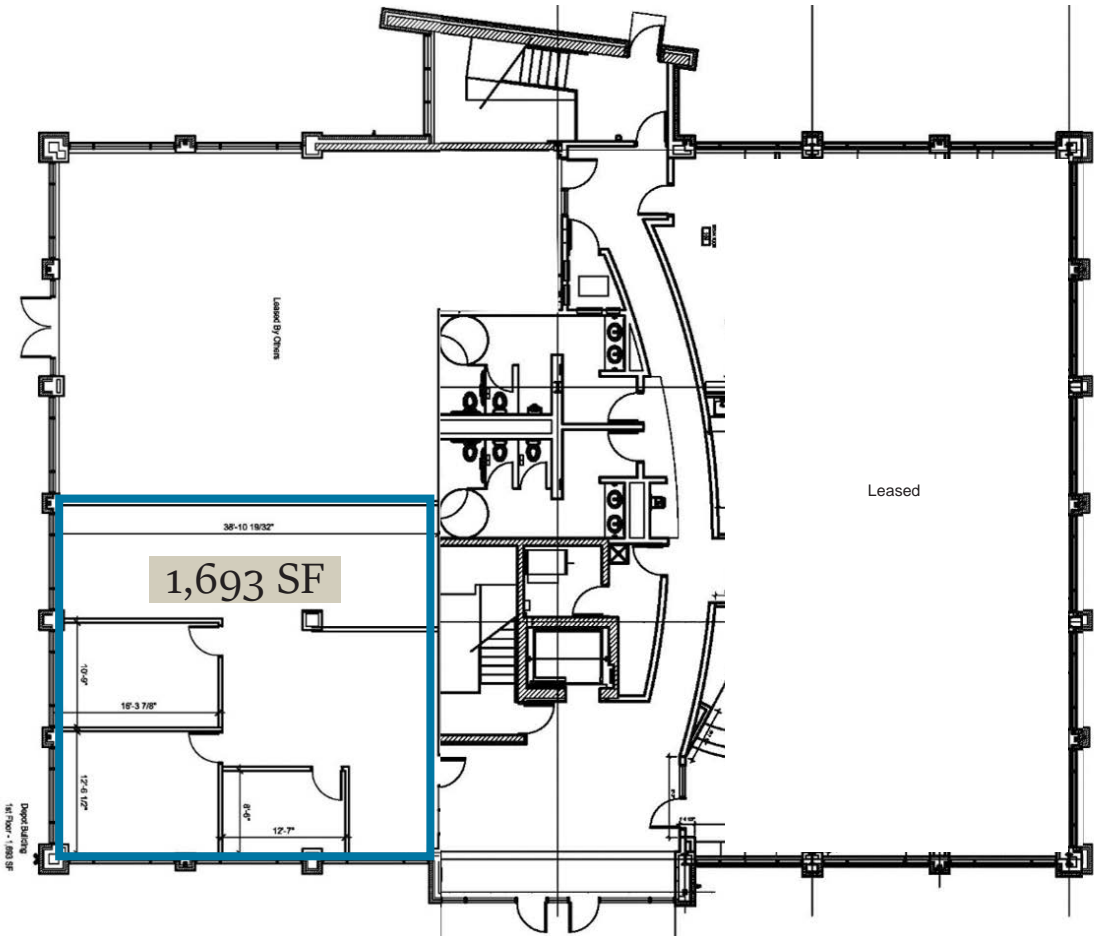
Suite 1000

FIRST FLOOR 1,693 SF

Suite Information:

Suite 1000: 1,693 SF

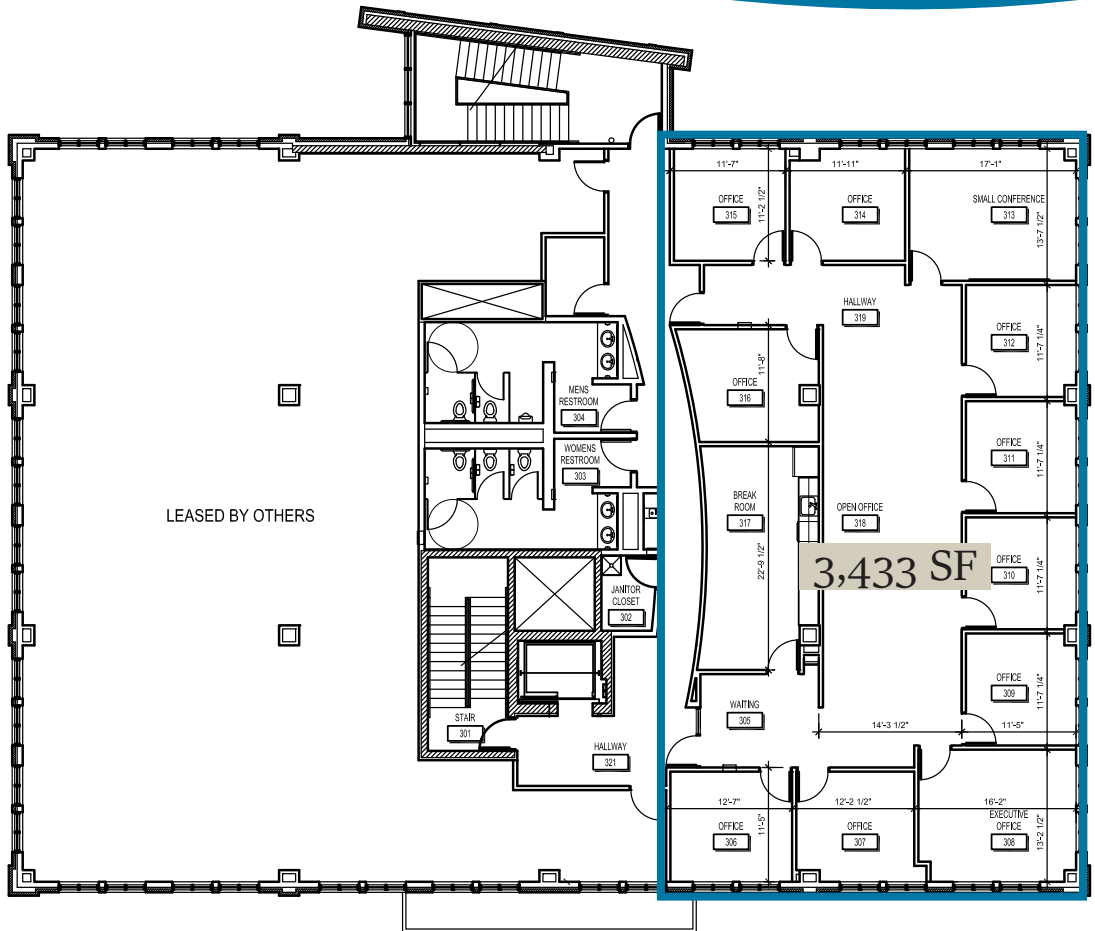
\$3,905 /month Gross

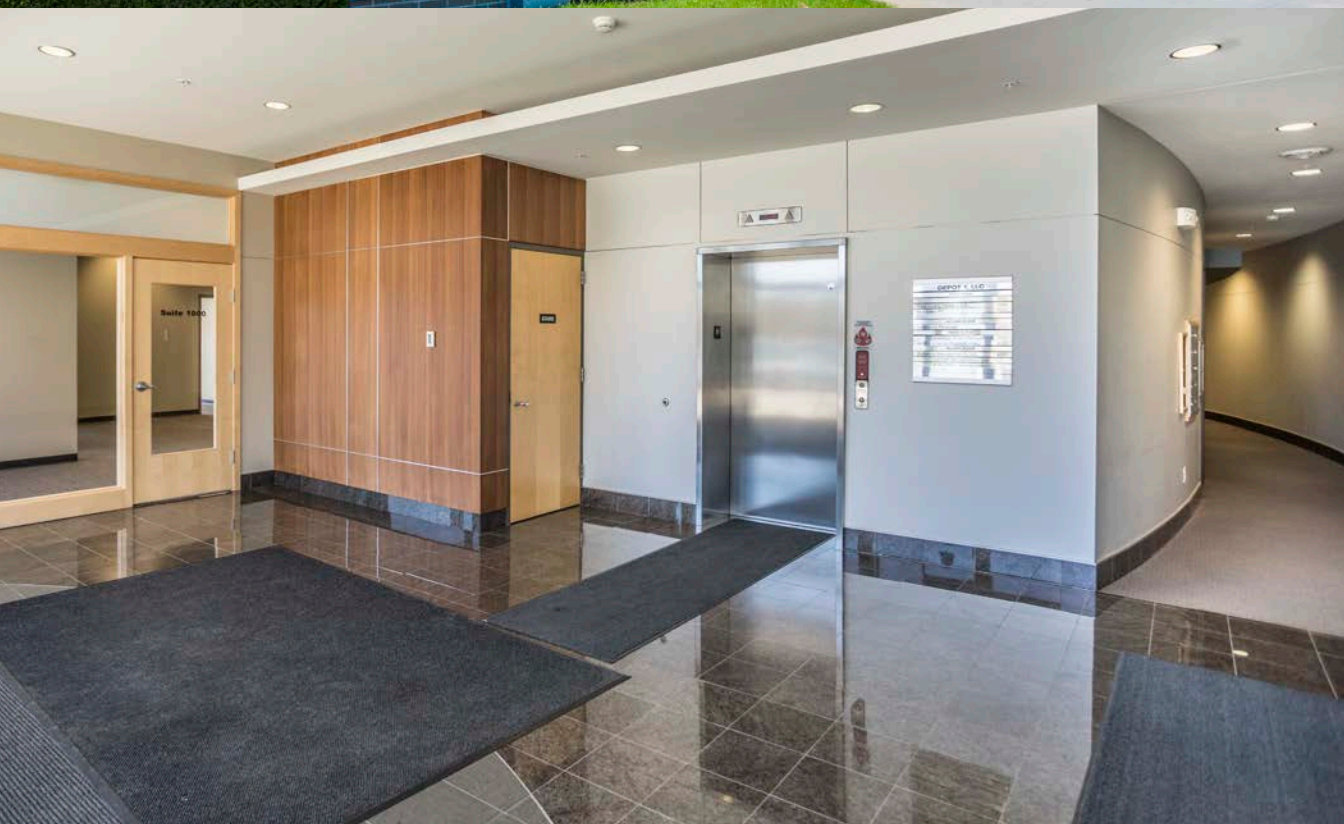


3,433 - 5,134 SF

Suite Information:

Build out includes nine offices, one executive office, conference room, break room and open office area







For leasing information, contact:

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