



Full building opportunity

For Lease

Office Space in the Westown Parkway Corridor

- Westridge I is a three-story office building offering 67,275 SF
- Trademark visibility and signage
- Easy access to major transportation arteries, such as University Ave and I-235
- Efficient floor plan options
- Fiber connectivity
- Ample parking available
- Generous green space that houses a public art display
- Close proximity to retail shops and restaurants

**3001 Westown Parkway,
West Des Moines, IA**

Justin Lossner, CCIM

Senior Vice President
Jones Lang LaSalle Brokerage, Inc.
+1 515 371 0846

justin.lossner@am.jll.com

Marcus R. Pitts, CCIM, SIOR

Executive Vice President
Jones Lang LaSalle Brokerage
+1 515 556 4727

marcus.pitts@am.jll.com

jll.com/des-moines

Premises

- Located in Westridge Office park
- Up to 67,275 rentable square feet available
- 22,450 SF floor plate
- Ample green space

Terms

- \$10.50 PSF NNN
- Operating expenses available upon request
- Tenant improvement allowance available with long term commitment

Amenities

- Access to park conference center
- Onsite fitness center
- Outdoor seating
- Food truck and park programming



Floor Plans



Second Floor



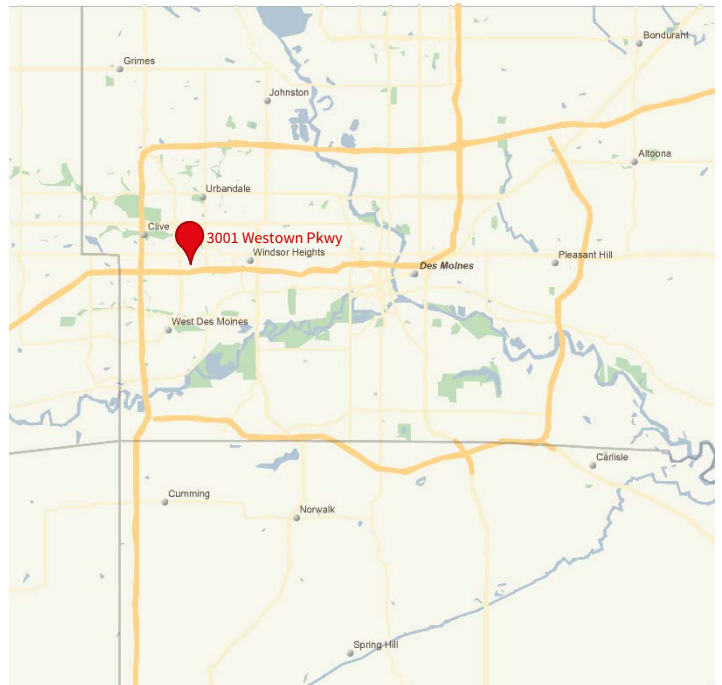
Third Floor





Traffic Count

- Valley West Drive 30,000 VPD
- University Ave 19,000 VPD
- Westtown Parkway 10,100 VPD
- 22nd/86th Street 19,000 VPD
- I-235 97,000 VPD



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.