



For Lease

Office/Warehouse Available

- Flexible floor plans with multiple layouts and entrances available
- Availability: 2,400 SF – 10,638 SF
- Mix of built-out offices and open space with dedicated conference rooms and kitchen/breakroom area
- Potential furniture package option

**1271 8TH Street,
West Des Moines, IA**

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Property Information

Flexible Floor Plan Available:

- 2,400 SF – 10,683 SF
- Furniture potentially available
- Multiple layouts & entrances available

Terms:

- Lease Rate: \$9.00/SF NNN
- TI Allowance: Negotiable

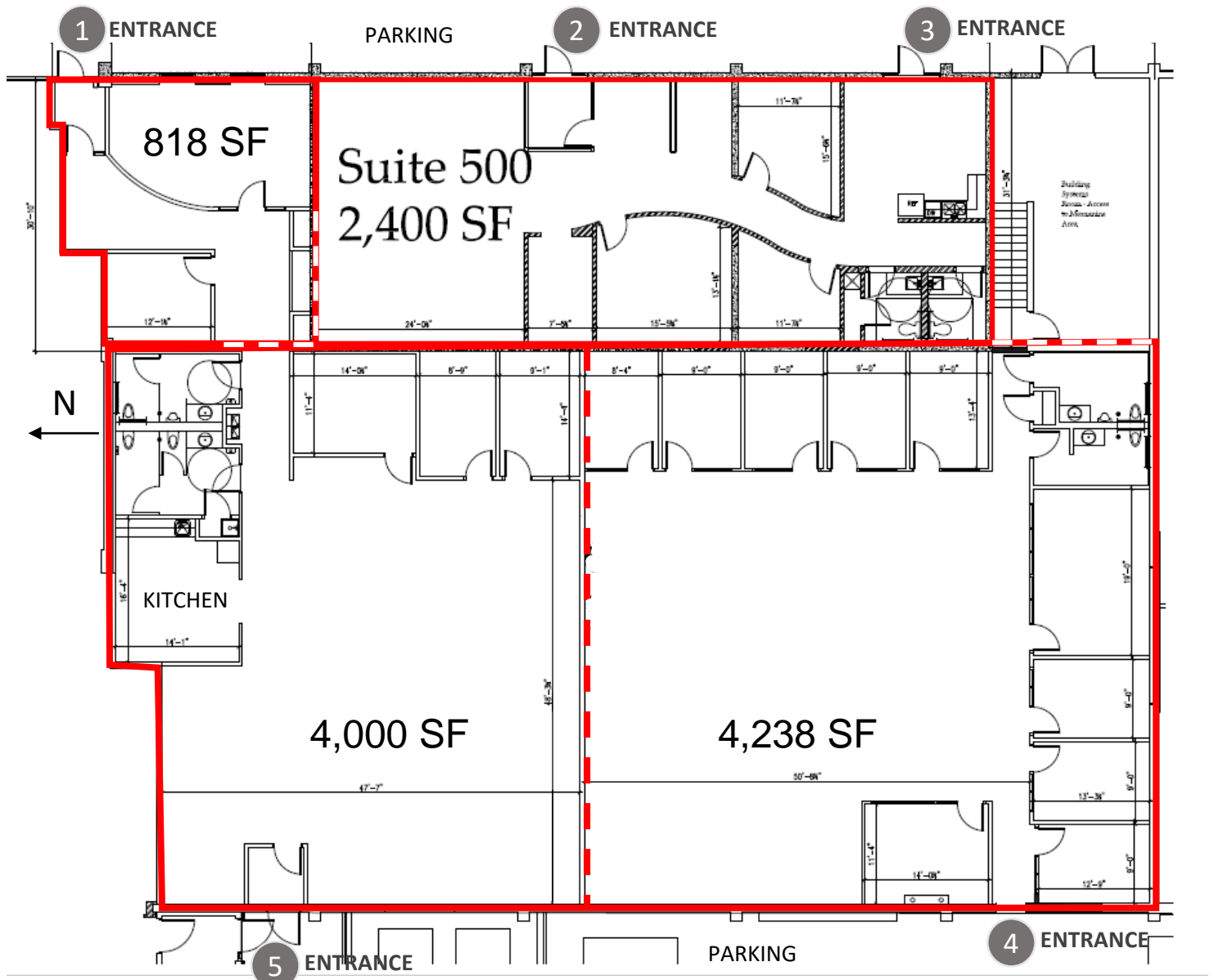
Property Features:

- 24,575 total SF
- On-site parking with dedicated employee parking and entrance
- Other building tenants include: Unity Point Clinic Pediatrics – Walnut Creek, Jimmy John's, Mercy Ambulance Service, and Super Cuts

Location Information:

- Situated right on 8th Street in West Des Moines, with excellent access to I-235
- Adjacent to Kum & Go and Dunkin Donuts
- Other local amenities include: Gilroy's Kitchen + Pub, Days Inn by Wyndham, Wal-Mart & Sam's Club, Walnut Hills YMCA, and Starbucks

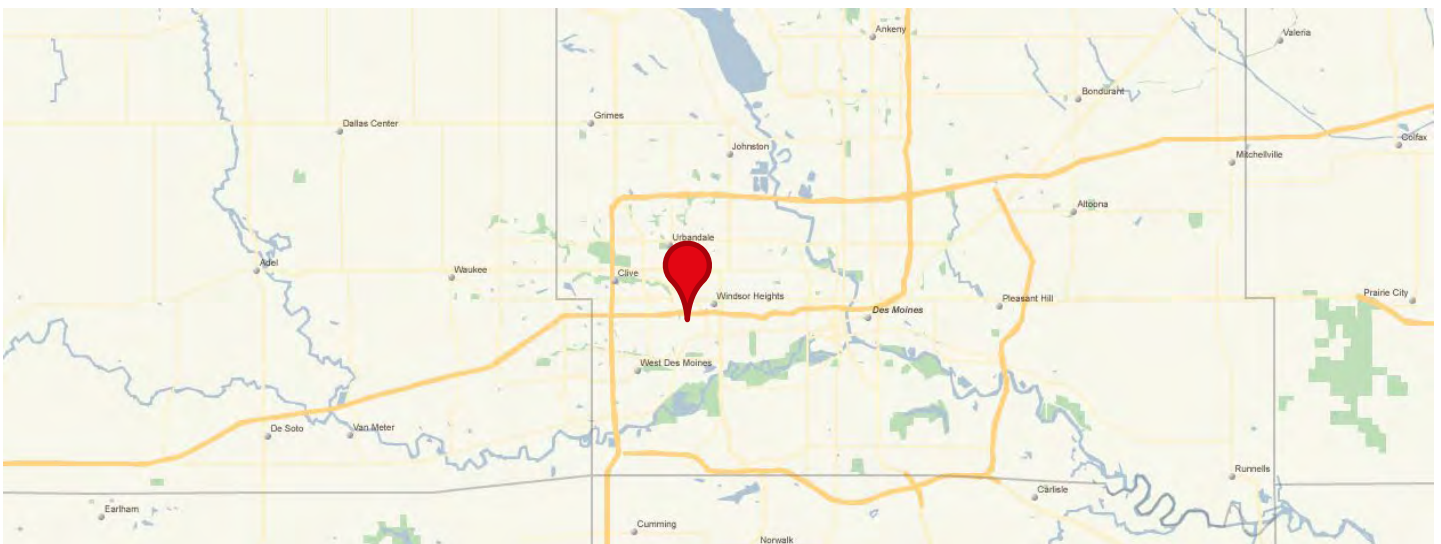
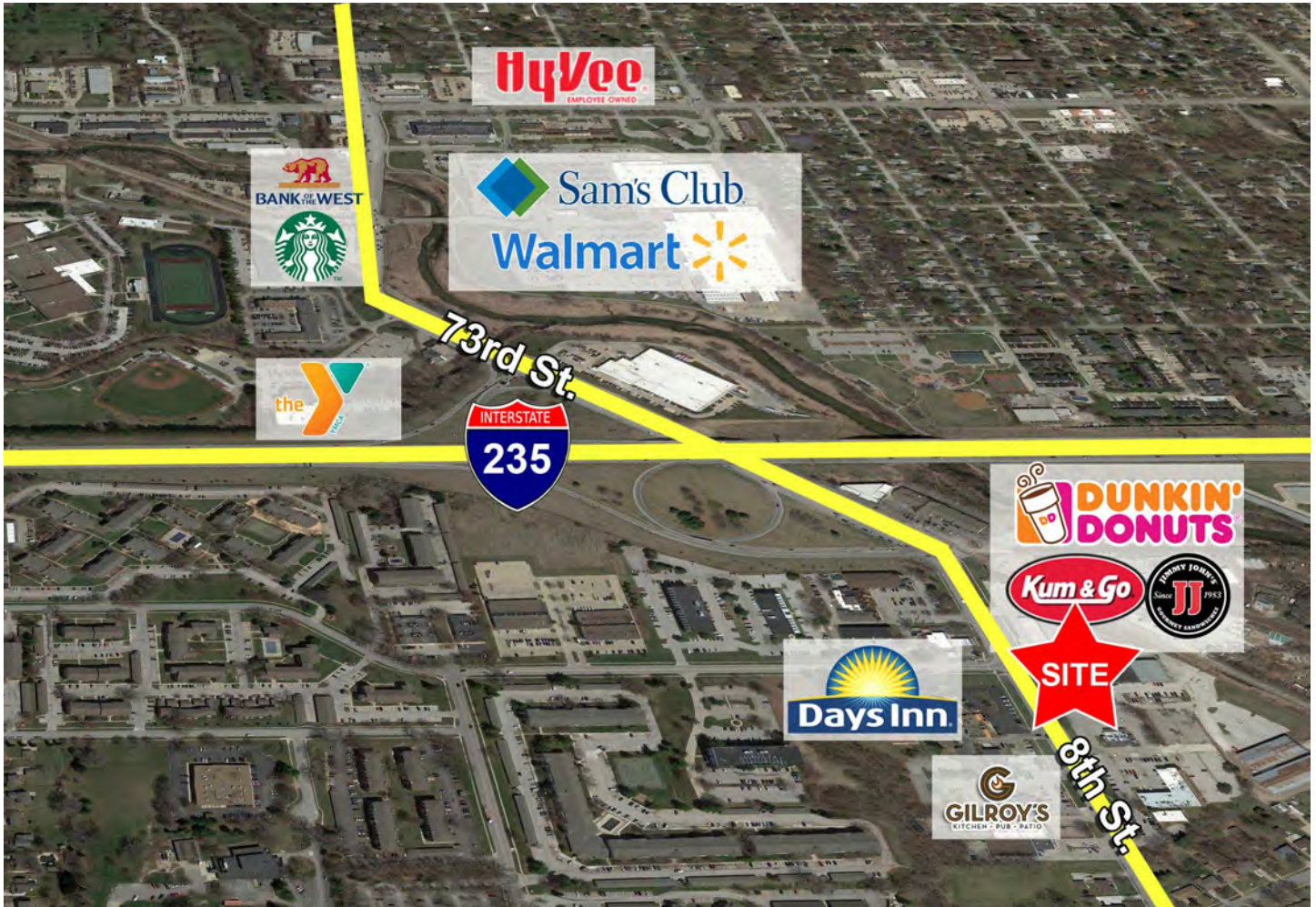
Floor Plan



Property Photos



Location



Owned by:

MDM

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