

WESTRIDGE OFFICE PARK

3001 Westown Pkwy
2929 Westown Pkwy
2829 Westown Pkwy
West Des Moines, IA



Justin Lossner, CCIM

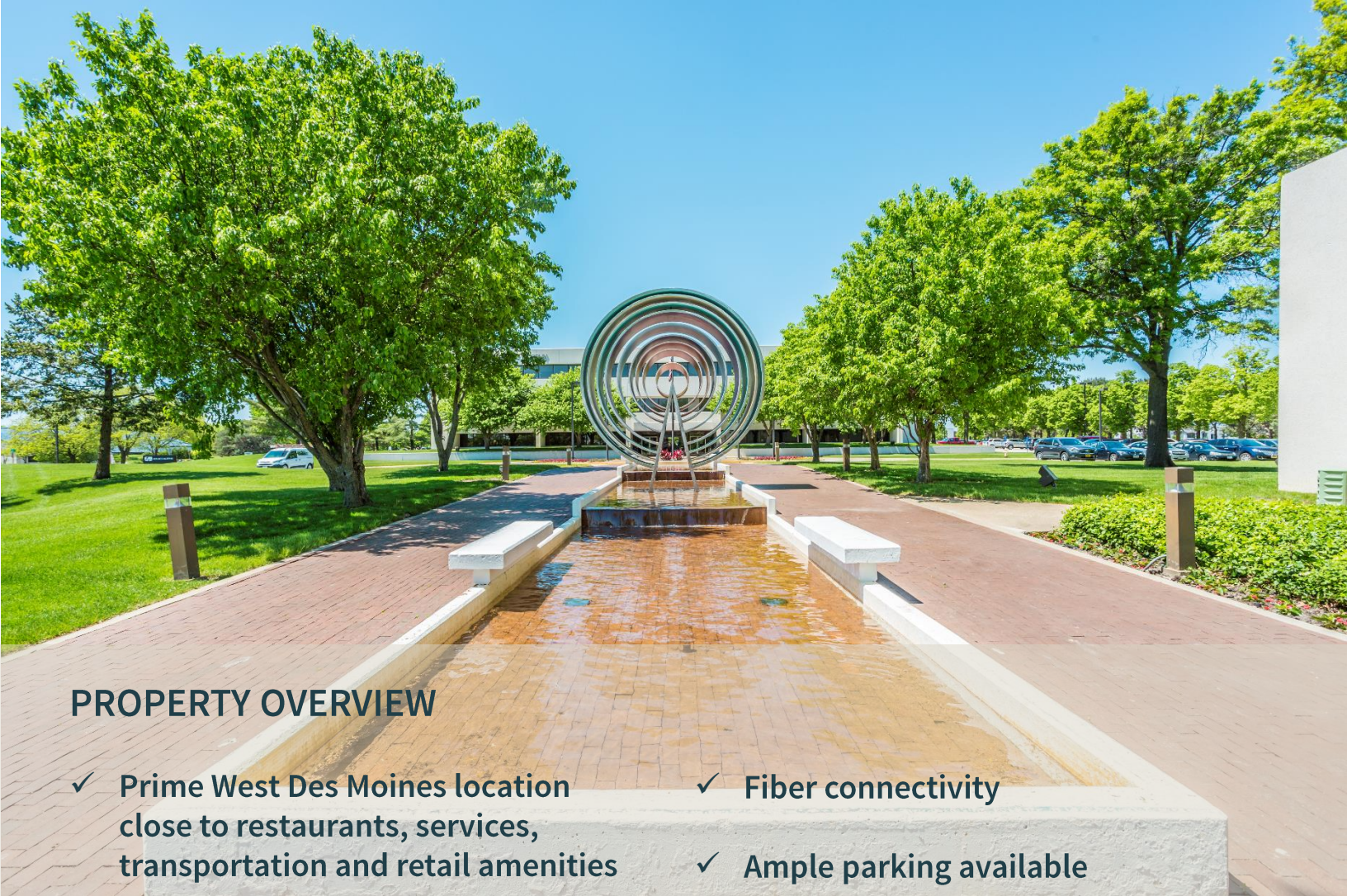
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WESTRIDGE OFFICE PARK



PROPERTY OVERVIEW

- ✓ Prime West Des Moines location close to restaurants, services, transportation and retail amenities
- ✓ Fiber connectivity
- ✓ Ample parking available
- ✓ Easy access to major transportation arteries, such as University Ave and I-235
- ✓ Generous green space featuring a public art display
- ✓ Access to park conference center, onsite fitness center, and outdoor seating
- ✓ Trademark visibility and signage
- ✓ Food truck and park programming
- ✓ Efficient floor plans options

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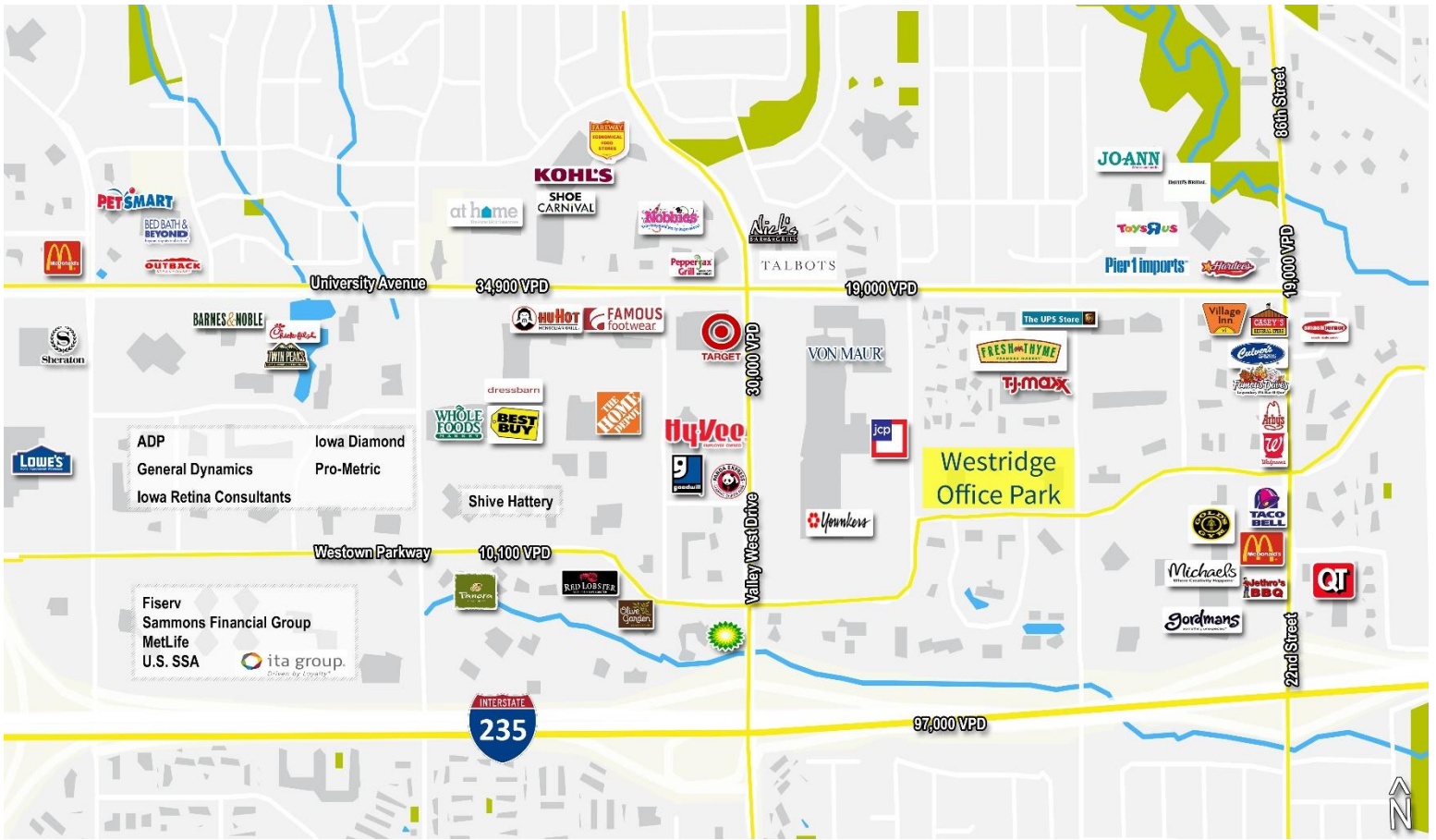
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WESTRIDGE BUILDING I

3001 Westown Pkwy



Full building opportunity

67,275 RSF

Available no later than March 2018

SPACE HIGHLIGHTS

- 22,450 RSF floor plate
- Mix of private office spaces and open working areas
- 1st floor lobby with multiple reception areas
- 2nd floor kitchen/lounge/break area
- Large training room and large open area on 3rd floor

TERMS

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

FIRST FLOOR



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WESTRIDGE BUILDING I

3001 Westown Pkwy



SECOND FLOOR



THIRD FLOOR



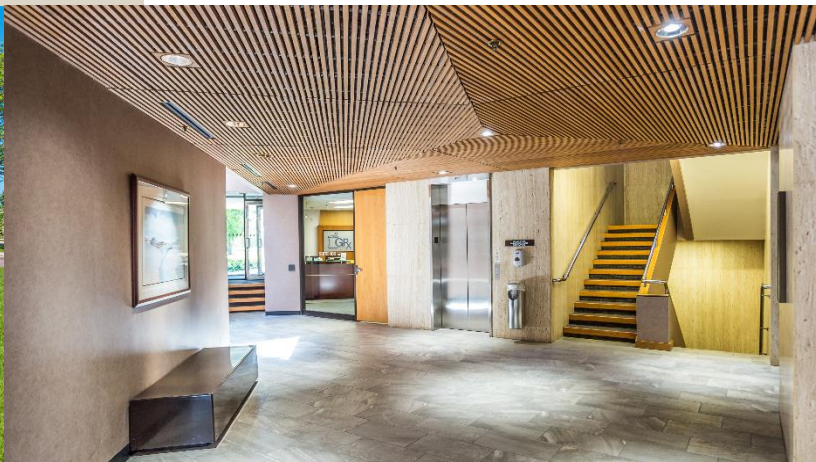
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WESTRIDGE BUILDING II

2929 Westown Pkwy



Shell Space Available 8,600 RSF

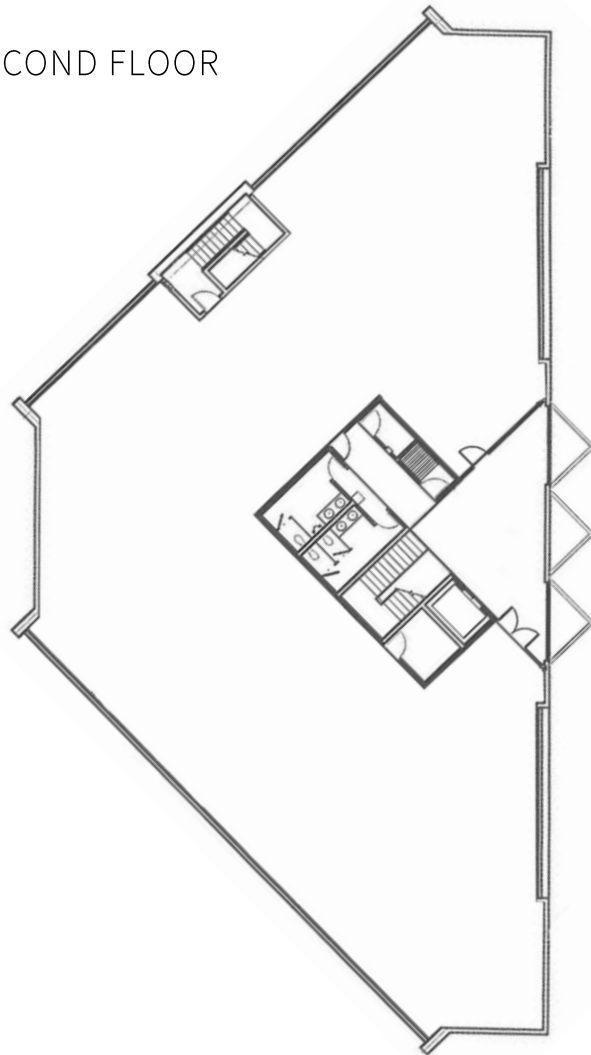
SPACE HIGHLIGHTS

- Up to 8,600 RSF available
- 2nd floor of a three story building
- Completely customizable space
- Access to conference room/training center located on garden level

TERMS

- \$9.50 PSF NNN
- Operating expenses available upon request
- Tenant improvement allowance available

SECOND FLOOR



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WESTRIDGE BUILDING III

2829 Westown Pkwy



Divisible Floor Plans 2,000 RSF - 7,065+/- RSF

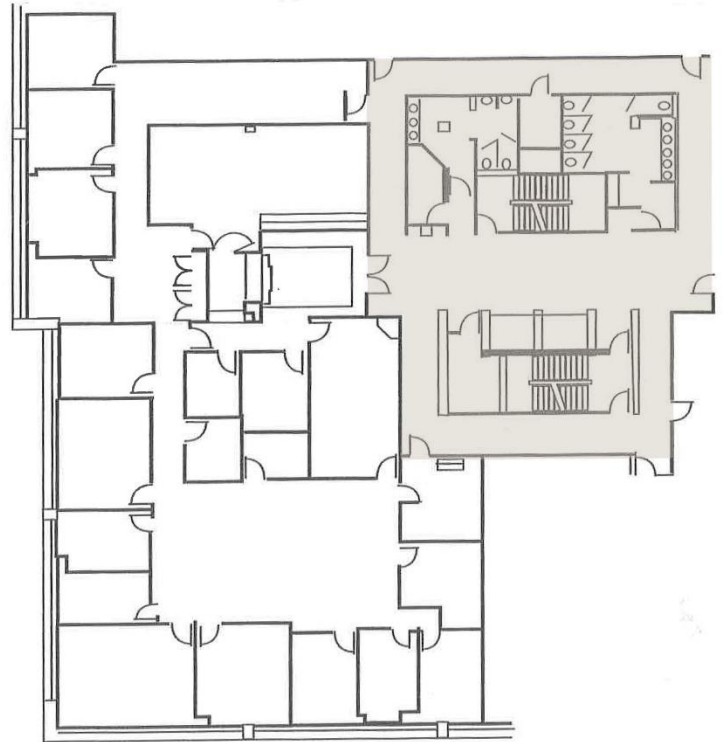
SECOND FLOOR

SPACE HIGHLIGHTS

- Suite 220 offers 7,065 RSF , minimum divisible 2,000 RSF
- 3rd floor offers 5,000 RSF, divisible into suites of 2,000 RSF and 3,000 RSF

TERMS

- \$9.50 PSF NNN
- 5 year lease preferred
- Operating expenses available upon request
- Tenant improvement allowance available



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